BEVERLY GLEN

BLVD

HILGARD AVE

VETERAN

SEPULVEDA

SUNSET

BLVD

GAYLEY

UNIVERSITY OF CALIFORNIA AT LOS ANGELES

TIVERTON AVE

LE CONTE AVE

LOS ANGELES COUNTRY CLUB

LOS ANGELES COUNTRY CLUB

BLVD

CLUB VIEW DR

WILSHIRE

BLVD

SEPULVEDA

Northerly Line of a Divided Major Scenic Highway

MANNING AVE

WESTWOOD BLVD

AVE

SANTA MONICA BLVD

GENERALIZED CIRCULATION
(See Note "D")

LEGEND
- Freeway
- Major Highway Class II
- Secondary
- Collector
- Proposed
- Local
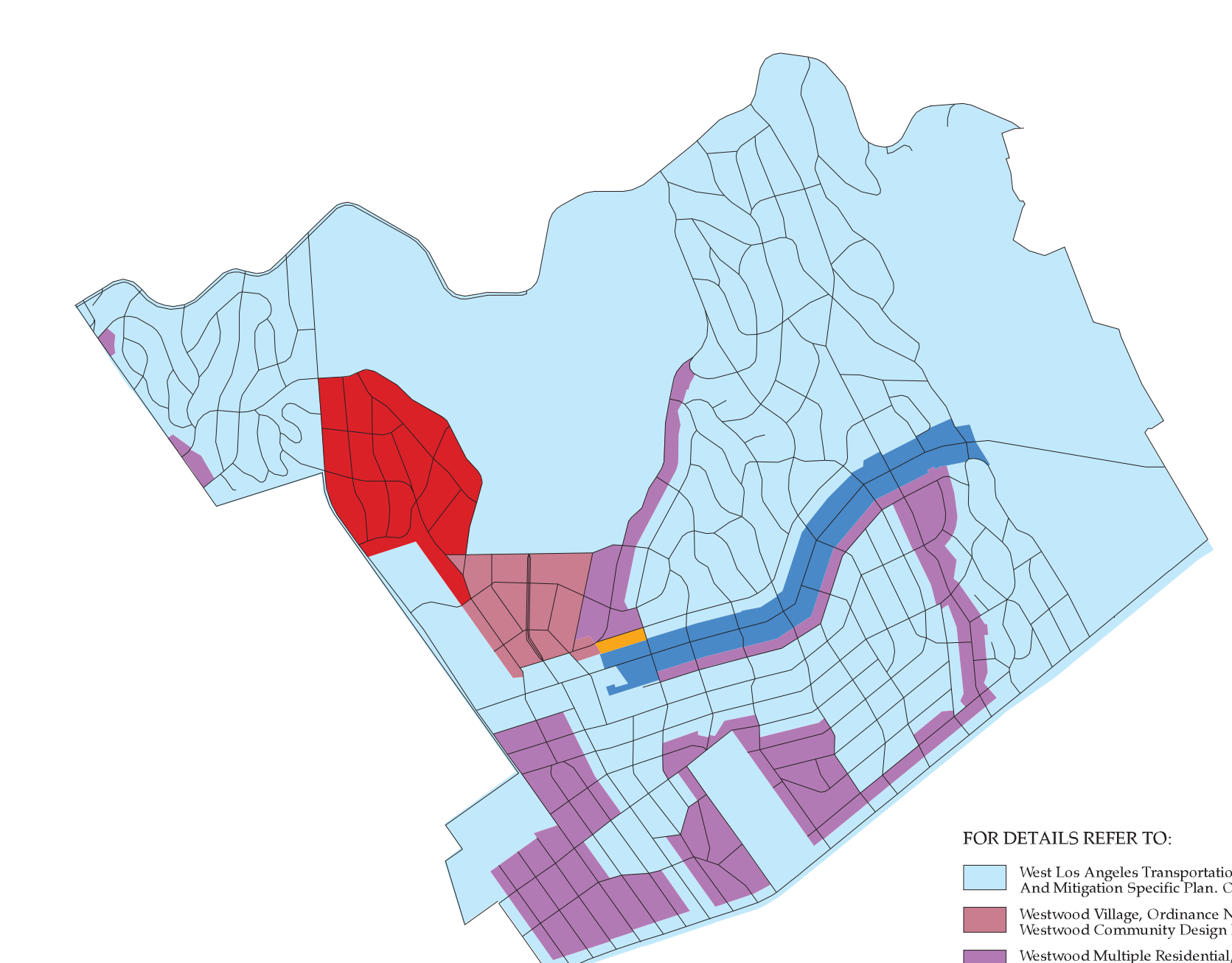
SPECIFIC PLAN AREAS

FOR DETAILS REFER TO:
- West Los Angeles Transportation Improvement And Mitigation Specific Plan, Ord No. 171492
- Westwood Village, Ordinance No 164305 Westwood Community Design Review Board,Ord No 163204
- Westwood Multiple Residential, Ordinance No 163203 Westwood Community Design Review Board,Ord No 163204
- North Westwood Village, Ordinance No 163202 Westwood Community Design Review Board,Ord No 163204
- Wilshire-Westwood Scenic Corridor,Ordinance No 175044 Westwood Community Design Review Board,Ord No 163204
- Wilshire-Westwood Scenic Corridor, Ordinance No 175044 Westwood Multiple Residential, Ordinance No 163203 Westwood Community Design Review Board,Ord No 163204

LAND USE

RESIDENTIAL

LOW DENSITY	CORRESPONDING ZONES	MULTIPLE FAMILY	CORRESPONDING ZONES
MINIMUM	OS,A1,A2,RE40	LOW MEDIUM I	R2,RD3,RD4,RZ3,RZ4, RU,RW1
VERY LOW I	RE20,RA	LOW MEDIUM II	RD1.5,RD2,RW2,RZ2.5
LOW	RE9,RS,R1,RU, RD6,RD5	MEDIUM	R3
		HIGH MEDIUM	R4
		HIGH	R5

COMMERCIAL

NEIGHBORHOOD COMMERCIAL	C1,C1.5,C2,C4, RAS3,RAS4	
GENERAL COMMERCIAL	C1.5,C2,C4,CR RAS3,RAS4	
COMMUNITY COMMERCIAL	CR,C2,C4,RAS3, RAS4	
REGIONAL CENTER	CR,C1.5,C2,C4,RAS3 RAS4,R3,R4,R5	

PARKING

PARKING BUFFER	P,PB

OPEN SPACE, PUBLIC FACILITIES

OPEN SPACE	OS,A1
PUBLIC FACILITIES	PF

CIRCULATION

- Major Scenic Hwy II
- Divided Major Hwy II
- Major Highway II
- Secondary Hwy
- Collector Street
- Local Street

SERVICE SYSTEMS

SCHOOL SITES
- É Elementary School - Public
- E Elementary School - Private
- JH Junior High School - Public

RECREATIONAL SITES
- Neighborhood Park
- Golf Course - Private

OTHER FACILITIES
- Fire Station
- Power Distribution Station
- HW House Of Worship
- Cultural Historical Site
- Cultural Art Center
- Memorial Park

ADMINISTRATIVE BOUNDARY
- Community Boundary
- City Boundary

FOOTNOTES :

1. Height District 1VL : Floor Area Ratio 1.5:1 with a 45-foot height limit.

2. Height District 1L on Sepulveda Boulevard between Massachusetts Avenue and Santa Monica Boulevard.

3. Height District 2 : Floor Area Ratio 6:1 within area identified in the Regional Center Map (Figure 1) in the Plan Text except the following;

   Height District 4 with a maximum floor area ratio of 10.93:1 for the project described in CPC-2009-0143-GPA-SP-HD-CU-CUB-ZV-ZAA-SPR-GB for the property that has addresses of 10951-10955 W. Wilshire Boulevard and 1151-1157 S. Gayley Avenue generally bounded by Wilshire Boulevard on the south, Gayley Avenue the east, a new future alley on the north, and private property on the west.

4. Height District 2 : Floor Area limited to 3:1 with a 55 foot height limit within area identified in the Regional Center Map (Figure 1) in the Plan Text.

5. Westwood Village Specific Plan Area.

6. Pedestrian active districts are identified for Westwood Village, the Westwood Boulevard Corridor, and Santa Monica Boulevard (potential Mixed Use Area). Pedestrian-Oriented uses and design should be emphasized.

7. All existing C2 uses along Santa Monica and along Sepulveda Boulevard between the Veterans Administration property and Santa Monica Boulevard may remain in effect. However, redevelopment of property is limited to C4 uses, except that new automobile service stations are permitted.

8. The Veterans Administration property within the City Of Los Angeles is shown as Public Facility. Although most of the facility is within Los Angeles County territory, it's sphere of influence affects Westwood and a Specific Plan should be prepared if surplus land is scheduled to be redeveloped.

9. A maximum of 296,170 sq. ft. of development is permitted on the Lindbrook Avenue frontage, which is consistent with the settlement agreement between Wilshire-Glendon and Friends Of Westwood, June 24,1987 (Figure 1).

10. Local streets and freeways are shown for reference only.

11. Sunset Boulevard is designated as a Major Highway, but is not to be widened or realigned for the purpose of increasing capacity during the life of the Plan.

12. The Public Facilities (PF) planning land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF Zone as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines that a property zone PF is surplus, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500 feet of the property boundary and still be considered consistent with the adopted Plan.

13. Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations on project approval, Plan footnotes or other Plan map or text notations.

    Zones established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate.

    It is the intent of the Plan that the entitlements granted shall be one of the Zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.

* Bikeways are shown on the Citywide Bikeways System maps contained in the City's 2010 Bicycle Plan, a component of the Transportation Element of the General Plan, which was adopted by the City Council on March 1, 2011.

GENERAL PLAN LAND USE MAP (as of December 08 2010)
WESTWOOD COMMUNITY PLAN
A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES
City Of Los Angeles - City Planning Department - Systems And GIS Division   Michael LoGrande - Director

NORTH

0   600   1200
FEET

PLOT DATE : 09/11/12
DATA SOURCES:
LANDUSE (gp map) path1 : WWDgd6GENPLAN[from WNT.GENPLAND\FLT\WDDggindb.ode]
LANDUSE (gp map) path2 : Na '
LANDUSE (gp map) path3 : Na '