

SEPULVEDA CORRIDOR

Specific Plan

Ordinance No. 168,329
Effective December 13, 1992

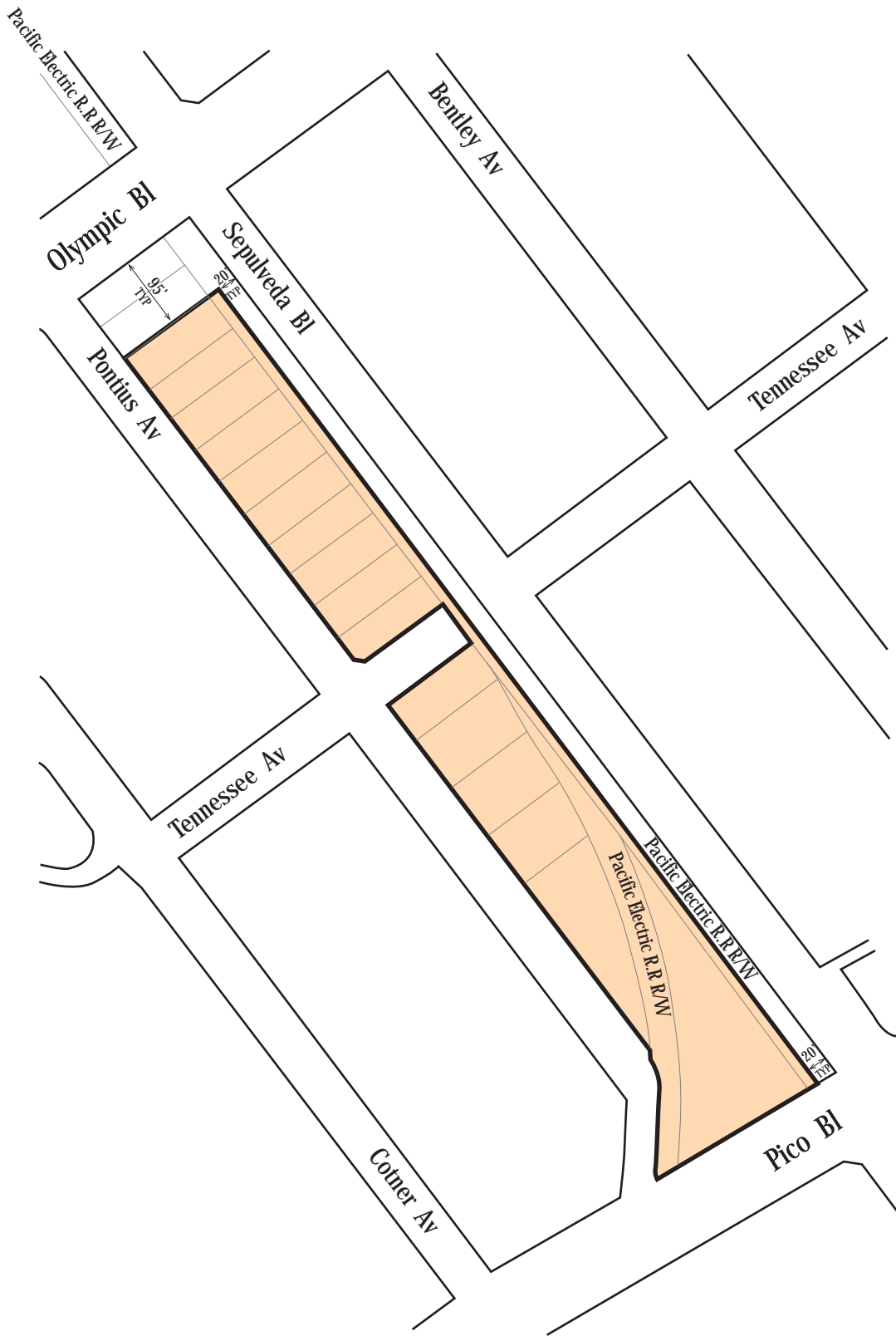


Specific Plan Procedures
Amended by Ordinance No. 173,455

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Sepulveda Corridor Specific Plan



Specific Plan Area



SEPULVEDA CORRIDOR SPECIFIC PLAN

An ordinance establishing a Specific Plan for the development in the Sepulveda Corridor.

WHEREAS, On September 6, 1991 the City Council authorized the City Attorney to enter into a settlement agreement in the case Southern Pacific Transportation company, et al. v. City of Los Angeles, et al.; and

WHEREAS, that settlement agreement includes certain provisions regarding the zoning and uses of the 40-foot railroad right-of-way on the west side of Sepulveda Boulevard, south of Olympic Boulevard and north of Pico Boulevard; and

WHEREAS, the West Los Angeles Community Plan states that railroad rights-of-way should be limited to those uses compatible with the shape of the areas, the proximity to roadways, and with adjoining and nearby uses; and

WHEREAS, the Community Plan also calls for the improvement and enhancement of the industrial redevelopment of the Sepulveda industrial area to redevelop older structures, provide street improvements and provide adequate off-street parking and loading facilities; and

WHEREAS, a Sepulveda Corridor Specific Plan is the best planning tool to implement these Community Plan objectives and the provisions of the settlement agreement.

NOW THEREFORE,

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

Section 1.

PURPOSE

The purposes of this Specific Plan are as follows:

- A. To implement the settlement agreement dated September 6, 1991 in the case Southern Pacific Transportation Company v. City of Los Angeles (the "Settlement Agreement");
- B. To implement the provisions of the West Los Angeles Community Plan which identify the Sepulveda industrial area as an area where redevelopment should be enhanced to achieve street improvements, rehabilitation and reconstruction of older structures, and the provision of adequate off-street parking and freight loading facilities;

- C. To enhance the future development of the area by prohibiting construction on the railroad right-of-way on the west side of Sepulveda Boulevard and by allowing a transfer of allowable floor area from the right-of-way to other property in the Specific Plan area.

Section 2. ESTABLISHMENT OF SPECIFIC PLAN

The City Council hereby establishes the Sepulveda Corridor Specific Plan applicable to that area of the City of Los Angeles shown within the heavy black lines on the Specific Plan map.

Section 3. RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE

The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter I of the Los Angeles Municipal Code and do not convey any rights not otherwise in that chapter, except as specifically provided herein.

Section 4. DEFINITIONS

The following words, whenever used in this Specific Plan, shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code.

Donor Site: That area designated on the Specific Plan map constituting the westerly 20 feet of the 40-foot railroad right-of-way along the west side of Sepulveda Boulevard, south of Olympic Boulevard and north of Pico Boulevard.

Receiving Site: That area designated on the specific Plan map constituting the properties between Pontius Avenue and Sepulveda Boulevard, south of Olympic Boulevard and north of Pico Boulevard.

Section 5. BUILDING INTENSITY

A. **Base Permitted Floor Area.** The base permitted floor on all lots within the Specific Plan area shall be one and one-half times the buildable area of the lot.

B. **Restrictions on Donor Site.** No new buildings or structures other than those in existence on August 11, 1991 may be erected or maintained upon the area designated as the Donor Site, except such structures as are required for a surface parking area in the M2 Zone pursuant to Municipal Code section 12.21 A 6.

C. **Additional Permitted Floor Area.** The permitted floor area on any portion of the Receiving Site may be increased to a maximum 3:1 FAR through the transfer of unused permitted floor plan from the Donor Site. A total permitted floor area of 37,179 square feet may be transferred from the Donor Site, provided that the prohibition against the erection or maintenance of structures upon the Donor site set forth in Section 5 B hereof is guaranteed by covenant as provided for in the Settlement Agreement. Each transfer of additional permitted floor area shall be evidenced by a covenant executed and recorded by each of the owners of the parcels involved setting forth the amount of additional or transferred floor area and binding such owners and their successors or assignees.

D. The additional permitted floor area allowed under Section 5 c hereof may be utilized on the Receiving Site only in accordance with applicable building and zoning code provisions and subject to the Height District limitations in effect on the receiving Site at the time of transfer, with the exception of those limiting the site to a 1.5:1 FAR.

Section 6.

TRANSFER PROCEDURE

The Director of Planning shall permit any portion of the base permitted floor area on the Donor Site to be transferred to any portion of the Receiving Site in accordance with the provisions of this Specific Plan. Procedures, time limits and fees shall be the same as for a landscape plan approval. No public hearing shall be required, and the director shall approve any such plan so long as the following findings can be made:

- A. That the proposed transfer will not result in more than 37,179 square feet of development rights being transferred from the donor Site; and
- B. That the proposed transfer is in compliance with all provisions of this Specific Plan.

SEPULVEDA CORRIDOR SPECIFIC PLAN

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