

WESTWOOD/PICO NEIGHBORHOOD OVERLAY DISTRICT

ORDINANCE 171859

An ordinance establishing the Westwood/Pico Neighborhood Overlay District, pursuant to Sections 13.00, 13.07 and 13.08 of the Los Angeles Municipal Code for portions of the West Los Angeles Community Plan area.

WHEREAS the Director of Planning has conducted a study and has found that the portions of Westwood Boulevard, Pico Boulevard, and Overland Avenue identified in this Ordinance have a variety of commercial uses and activities and have a majority of structures of a similar size and with architectural details such as the location of windows, building walls and pedestrian entrances which if preserved and enhanced would encourage people in the surrounding neighborhoods to walk and shop along these streets;

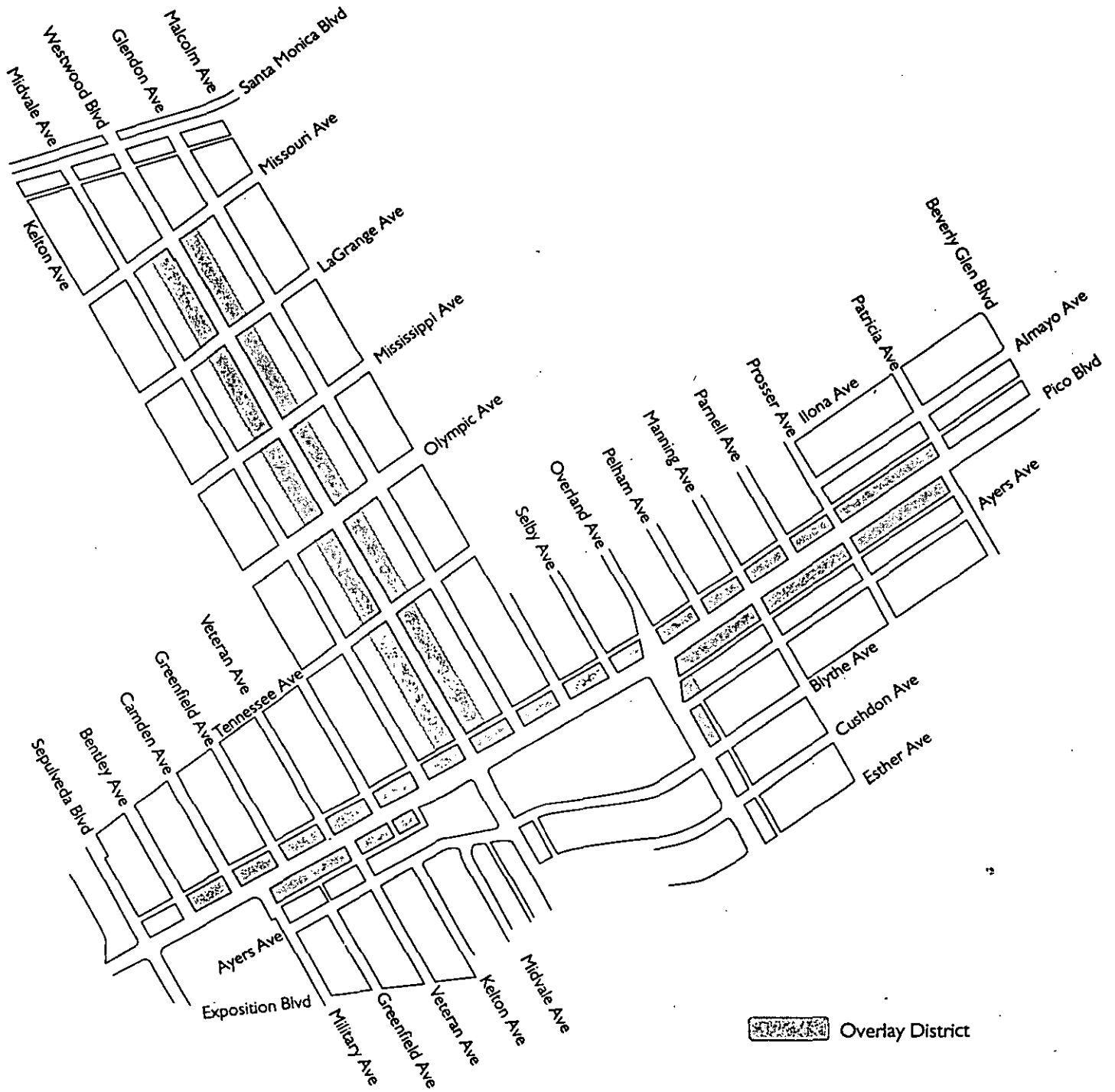
NOW, THEREFORE:

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

**Section 1. ESTABLISHMENT OF WESTWOOD/PICO
NEIGHBORHOOD OVERLAY DISTRICT.**

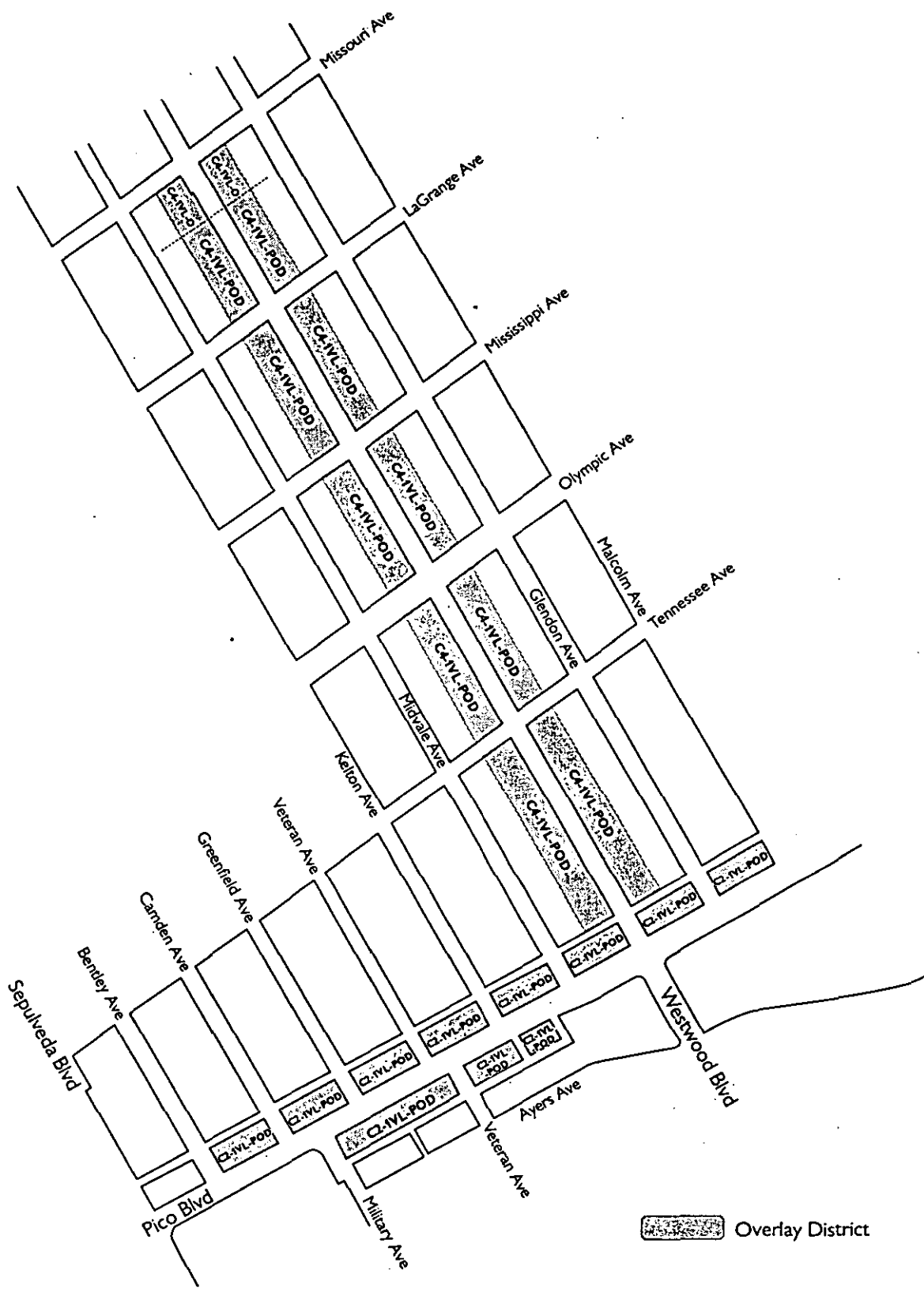
A. **Overlay District.** The City Council hereby establishes the Westwood/Pico Neighborhood Overlay District. The provisions of this Ordinance shall apply to any lot located in whole or in part within the shaded area on the following maps identified as 1, 2 and 3.


Westwood/Pico



 Overlay District

Westwood/Pico

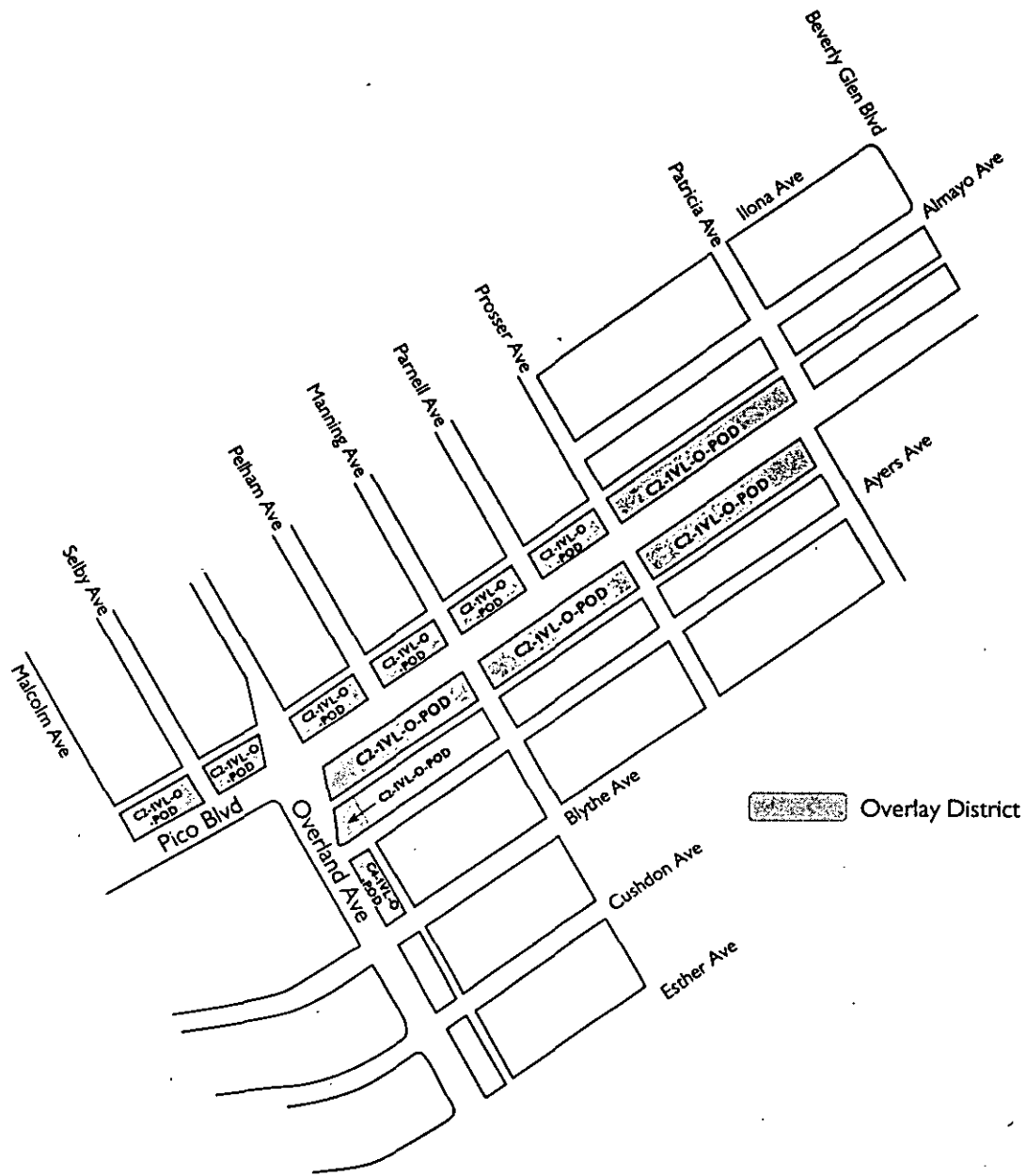


 Overlay District



Neighborhood Overlay District

Westwood/Pico



 Overlay District

Neighborhood Overlay District


Not to Scale
Map 3

B. Pedestrian Oriented Streets. The following Pedestrian Oriented Streets are hereby identified as part of the Westwood/Pico Neighborhood Overlay District:

Westwood Boulevard (both sides of Westwood Boulevard between Missouri Avenue and the alley northerly of Pico Boulevard);

Pico Boulevard (the north side of Pico Boulevard between Bentley Avenue and Patricia Avenue; and the south side of Pico Boulevard between Military Avenue and Patricia Avenue); and

Overland Avenue (the east side of Overland Avenue between Blythe Avenue and the alley south of Pico Boulevard).

Sec. 2. RELATIONSHIP TO OTHER PROVISIONS OF THE LOS ANGELES MUNICIPAL CODE.

A. The regulations set forth in this Ordinance are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code (“LAMC”) and do not convey any rights not otherwise granted under such provisions, except as specifically provided herein.

B. As permitted by Section 13.07 D of the LAMC, Section 5 of this Ordinance shall supersede the requirements of Section 13.07 E of the LAMC.

C. Whenever this Neighborhood Overlay District Ordinance contains provisions which differ from, or conflict with provisions contained elsewhere in Chapter I of the LAMC with respect to permitted uses, height of screening walls for parking lots, setbacks from street frontages, landscaping of setbacks and types of permitted signs, this Ordinance shall prevail and supersede the other applicable provisions, including, but not limited to, the requirements of Section 12.22 A 23 and Section 12.24 C 56 of the LAMC pertaining to Mini Shopping Centers and Commercial Corner Development Regulations. Whenever this Ordinance is silent, the provisions of the LAMC shall apply.

Sec. 3. ZONING REGULATIONS.

A. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone boundaries shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map set forth in Section 1A of this Ordinance. All lots located within the Westwood/Pico Neighborhood Overlay District are zoned C2-1VL-POD, C2-1VL-O-POD, C4-1VL-POD or C4-1VL-O-POD, as shown on the map referred to in Section 1A of this Ordinance. The symbol “POD” refers to the

Pedestrian Oriented District uses and standards set forth in Section 13.07 of the LAMC, with modifications set forth in this Ordinance.

B. Lots zoned C2-1VL-POD, C2-1VL-O-POD, C4-1VL-POD or C4-1VL-O-POD shall conform with the requirements and restrictions found in the Development Regulations established by Section 5 of this Ordinance and those contained in Section 13.07 of the LAMC, except as modified by this Ordinance.

Sec. 4. DEFINITIONS. The following words and phrases, whenever used in this Ordinance, shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Sections 12.03 and 13.07 C of the LAMC.

A. **Ground Floor.** Ground floor is the lowest level within a building which is accessible to the street, the floor level of which is within three feet above or below curb level.

B. **Project.** The construction or erection of any building or structure, or addition of floor area to any building, unless the building is used entirely for residential dwelling units. For the purposes of Sections 5 A (1) and 5 A (4) only, a Project also includes exterior alterations to more than 60 percent of the surface area of the plane of any existing building facade fronting substantially or in part a Pedestrian Oriented Street.

Sec. 5. DEVELOPMENT REGULATIONS. The Department of Building and Safety shall not issue a building permit for a Project within the Westwood/Pico Neighborhood Overlay District unless the Project conforms to all of the following development regulations. The Department of Building and Safety shall not issue a change of use permit for any use prohibited by Subsection B of this Section.

A. **Building Frontages.** Building frontages shall conform to the following regulations:

(1) **Facade Treatment.** For any Project, 50 percent of the first 10 feet in building height of the building facade shall be articulated with wall treatments including one or more of the following: windows, doors, recessed entryways, recessed courtyards, planters, murals, mosaic tile, or public art and/or other means of creating visual interest.

(2) **Building Setback.** The exterior wall of any new construction or addition of floor area to a building or structure shall be located not more than five feet from any front lot line adjoining a Pedestrian Oriented Street, except that building setbacks from the front lot line may exceed five feet when used for plazas, courtyards, outdoor dining, seating, kiosks, and/or paseos. Building

setbacks shall be used for the above listed permitted purposes or shall be landscaped as set forth in Subsection E of this Section.

(3) **Pedestrian Access.** All new construction or addition of floor area to a building or structure fronting substantially or in part on a Pedestrian Oriented Street shall provide at least one entrance for pedestrians to each Ground Floor.

(4) **Second Floors.** For any Project, the building facades of the floor immediately above the ground floor shall be differentiated from the ground floor by recessed windows, balconies, offset planes, awnings or other architectural details.

(5) **Requirement for Ground Floor.** Each building on a lot fronting substantially or in part on a Pedestrian Oriented Street shall have a ground floor.

B. Prohibited Uses. Any use permitted by the underlying zone shall be permitted on the Ground Floor and on any other floor except that the following uses shall be prohibited within the district:

- Arena
- Auditorium
- Automotive Painting
- Automotive Sales, used
- Automotive Storage Area
- Automotive Storage Garage
- Automotive Upholstering
- Bail Bond Broker
- Baseball Batting Range
- Billiard Parlor
- Body and Fender Repairing
- Car Wash
- Carnival, transient
- Carousel
- Circus, transient
- Concert Hall
- Equine Show
- Fairgrounds
- Ferris Wheel
- Fortune Telling, Psychic
- Fun House
- Helicopter Landings
- Hospital (contagious, mental, drug and alcohol, animal)

Masseur or Masseuse
Merry-Go-Round
Night Club
Open Storage Area, incidental to permitted use
Open Storage Area
Pawnshop
Penny Arcade
Pony Riding Rink
Pool Hall
Rescue Mission
Restaurant, drive through
Roller Skating Rink
Scenic Railway
Shooting Gallery
Sideshow, circus, transient
Skateboard Track
Skating Rink
Sports arena or Stadium
Tattoo Studio
Tow Truck Dispatching
Traveling Theatrical Performance, under canvas

C. Yards. Yard requirements shall be as required by the underlying zone, except as specified in subsection A (2) of this Section.

D. Parking.

(1) Any surface parking adjoining a Pedestrian Oriented Street shall be screened by a solid wall having a continuous minimum height of three feet and a maximum height of four feet. In addition, the wall shall be separated from the adjacent public right-of-way by a continuous landscaped area having a minimum width of three feet. Surface parking lots shall be landscaped with shade trees at the ratio of one tree for each four parking spaces.

(2) All above-grade parking spaces visible from the public right-of-way shall be screened architecturally or with landscaping.

E. Landscaping Standards.

(1) Prior to the issuance of a building permit, the Department of City Planning ("Department") shall approve a landscape plan for new Projects and parking areas. In approving this plan, the Department shall find that trees,

compatible in size and variety with paragraph (2) below, are planted in all landscaped areas at a reasonable density; and that planted window boxes, and hanging plant baskets and flower beds in parking lots are provided where possible, as determined by the Department.

(2) Street trees shall be planted at a ratio of at least one for each 30 feet of street frontage where possible, as determined by the Department of Public Works. Tree grates and tree guards shall be provided where needed as determined by the Department of Public Works.

Notwithstanding the foregoing, the size, location and variety of trees shall be determined by the Department of Public Works except that *Ficus nitida* shall not be required and the Department of Public Works shall give preference to the species *Podocarpus macrophylla* (Yew pine). However, consideration may be given by the Department of Public Works to the introduction of alternative species in consultation with the community and council office.

(3) Where streetlights are existing or proposed to be installed, trees shall not be planted within 20 feet of the location of the existing or proposed street light.

(4) An automatic irrigation system where possible shall be provided for all landscaped areas and shall be indicated on landscape plans. Property owners shall maintain all landscaping in healthy condition and shall keep planted areas free of weeds and trash.

F. Sign Standards. Notwithstanding any provisions of Section 91.6201 et seq. of the LAMC to the contrary, no person shall erect the following signs as defined in Section 91.6203 of the LAMC:

- (1) Signs that flash, move or have the appearance of movement;
- (2) Off-site commercial signs;
- (3) Any pole signs not on a corner lot;
- (4) Pole sign over 10 feet in height on a corner lot;
- (5) Projecting signs, except for signs not to exceed 10 square feet in area, for ground floor businesses and when the top of the sign is not more than 12 feet above ground level; and
- (6) Roof signs.

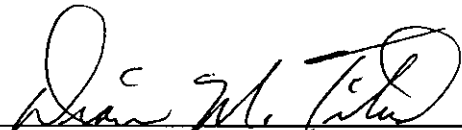
G. Utilities. Where possible, as determined by the Department of Water and Power for the City of Los Angeles all new power lines for any individual building or proposed within the Westwood/Pico Neighborhood Overlay District shall be installed underground.

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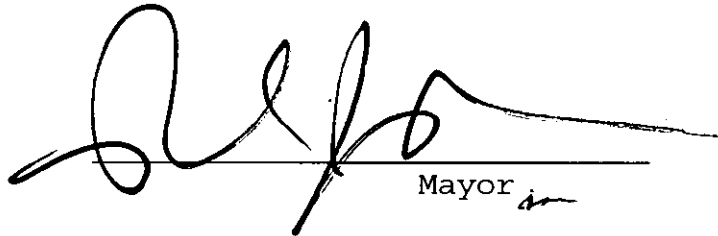
Sec. 5. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of DEC 10 1997

J. MICHAEL CAREY, City Clerk

By 
Deputy

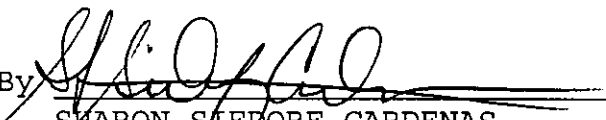
Approved DEC 19 1997


Mayor

Approved as to Form and Legality

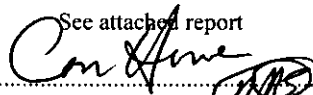
NOV 07 1997

JAMES K. HAHN, City Attorney

By 
SHARON SIEDORF CARDENAS
Assistant City Attorney

Pursuant to Sec. 97.8 of the City Charter, **disapproval** of this ordinance recommended for the City Planning Commission.....

NOVEMBER 06, 1997

See attached report

Director of Planning

File No. 92-1785

(Publish3)