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ORDINANCE NO. 164305

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An ordinance amending the Specific Plan for Westwood Village.

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

Section 1. AMENDMENT OF THE WESTWOOD VILLAGE  
SPECIFIC PLAN.

The City Council hereby amends the Specific Plan applicable to the area of the City of Los Angeles shown on the following map within the heavy black lines:

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Specific Plan Area  
 Village Center



# Westwood Village Specific Plan

Figure 1  
 SPECIFIC PLAN  
 AREA BOUNDARIES



1           Sec. 2.  PURPOSES.

2           The purposes of this Specific Plan are as  
3 follows:

4           A.  To permit, encourage and facilitate a  
5 balanced mix of uses and an environment  
6 attractive to a cross-section of the community  
7 (in particular, nearby residents, office  
8 employees and U.C.L.A. students and staff), so  
9 that Westwood Village continues to function as  
10 a retail center that primarily serves the  
11 surrounding community and secondarily serves  
12 the broader regional and tourist market.

13           B.  To permit, encourage and facilitate  
14 the preservation, renovation and ongoing  
15 maintenance of historically and  
16 architecturally significant buildings.

17           C.  To limit the amount of new  
18 development at intensities and heights that  
19 are:

20                 1.  compatible with the predominant  
21 character and pedestrian scale of the  
22 Village and the capacity of the Village  
23 street system;

24                 2.  adequate to encourage the  
25 preservation of historically and  
26 architecturally significant buildings  
27 through the transfer of unused permitted  
28

1 floor area from those significant  
2 buildings to potential development sites;

3 3. adequate to encourage the  
4 provision of neighborhood-serving uses,  
5 residential uses above the ground floor,  
6 and additional public parking through the  
7 floor area bonus program of the Specific  
8 Plan; and

9 4. adequate to encourage the  
10 provision of streetscape improvements and  
11 additional public parking directly by  
12 developers and through the assessment of  
13 all developed properties in the Village.

14 D. To locate new development  
15 strategically in order to attract new uses and  
16 users.

17 E. To permit, encourage and facilitate  
18 the provision of basic services and amenities  
19 (in particular, short-term daytime parking and  
20 pedestrian amenities) that will permit the  
21 Village to function as a shopping area.

22 F. To encourage and facilitate  
23 non-automobile access to the Village by:

24 1. facilitating pedestrian and  
25 shuttle access from U.C.L.A., Wilshire  
26 Boulevard offices and surrounding  
27 residential areas;

1           2. providing sufficient parking to  
2 serve the Village without encouraging  
3 excessive automobile trips to the  
4 Village; and

5           3. developing programs to encourage  
6 car pooling and the use of public transit.

7           G. To mitigate the impacts of Village  
8 development on nearby residential areas.

9  
10           **Sec. 3. RELATIONSHIP TO OTHER PROVISIONS OF THE**  
11 **MUNICIPAL CODE.**

12           A. The regulations of this Specific Plan  
13 are in addition to those set forth in the  
14 planning and zoning provisions of Chapter I of  
15 the Los Angeles Municipal Code and any other  
16 relevant ordinance and do not convey any  
17 rights not otherwise granted under the  
18 provisions and procedures contained therein,  
19 except as provided herein.

20           B. Wherever this Specific Plan contains  
21 provisions which require greater setbacks,  
22 lower density, lower height, restricted uses,  
23 greater parking requirements or other greater  
24 restrictions or limitations on development  
25 than would be allowed pursuant to the  
26 provisions contained in Chapter I of the Los  
27 Angeles Municipal Code, the Specific Plan

1 shall prevail and supersede the applicable  
2 provisions of that Code.

3 C. The provisions of this Specific Plan  
4 supersede and replace the provisions of  
5 Ordinance No. 145,048, amended by Ordinances  
6 Nos. 149,521, 149,831, 151,739 and 153,718,  
7 the former Specific Plan for Westwood Village.

8 D. The procedures for the granting of  
9 exceptions to the requirements of this  
10 Specific Plan are set forth in Section  
11 11.5.7 D of the Los Angeles Municipal Code.  
12 An application for an exception from this  
13 Specific Plan pursuant to Section 11.5.7 D  
14 does not require any additional application  
15 pursuant to the provisions of Section 12.24 B  
16 of the Los Angeles Municipal Code.

17  
18 **Sec. 4. DEFINITIONS.**

19 Whenever the following terms are used in  
20 this Specific Plan, they shall be construed as  
21 defined in this section. Words and phrases  
22 not defined herein shall be construed as  
23 defined in Sections 12.03 and 91.6203 of the  
24 Los Angeles Municipal Code, if defined therein.

25 **Building Frontage.** That portion of the  
26 perimeter of a building or structure which  
27 fronts on a public street or on a courtyard

1 that is accessible from a public street.

2 **Building/Business Identification Sign.**

3 A wall sign which identifies the name of a  
4 building and/or lists the names of the  
5 businesses or non-commercial uses within the  
6 building.

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

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

20 **Covenant.** A written document entered  
21 into by any and all owners of the property  
22 regarding the use or development of one or  
23 more lots, approved by the Director of  
24 Planning, and executed and recorded by such  
25 property owners in the Los Angeles County  
26 Recorder's Office. The covenant shall be in a  
27 form to run with the land and shall be binding  
28

1 on any subsequent owners, heirs, successors  
2 (including but not limited to beneficiaries)  
3 or assigns. After recordation, a copy bearing  
4 the Recorder's number and date shall be  
5 furnished to the City Planning Department for  
6 its records.

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

13 **Design Review Board.** The Westwood  
14 Community Design Review Board established  
15 pursuant to Ordinance No. 163,204.

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

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

25 **Fast Food Establishment.** An  
26 establishment which dispenses prepared food  
27 over a counter for consumption on or off the  
28

1 premises, except for a cafeteria. Each food  
2 court shall be deemed to be a separate fast  
3 food establishment.

4 **Financial Services. Services**  
5 including, but not limited to, those typically  
6 offered by banks, savings and loans, thrift  
7 associations, real estate offices, insurance  
8 companies, brokerage firms, escrow offices,  
9 title insurance companies and financial  
10 advisors, but excluding automatic teller  
11 devices.

12 **Food Court.** A fast food establishment  
13 which contains two or more food service  
14 counters, each having a separate kitchen, and  
15 all of which counters open onto a common  
16 seating area. Such an establishment  
17 containing a maximum of 50 seats shall be  
18 deemed a single food court; such an  
19 establishment containing more than 50 seats  
20 shall be deemed a separate food court for each  
21 50 seats, or portion thereof, which it  
22 contains.

23 **Full Service Grocery Store.** A store of  
24 not less than 18,000 square feet of floor area  
25 which offers for sale products including, but  
26 not limited to, meats, produce, dairy  
27 products, paper goods, dry goods, frozen  
28

1 goods, sundries and other similiar products.

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

5 Ground Level. The elevation of the  
6 closest portion of the public sidewalk to each  
7 portion of the building.

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

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

20 Neighborhood Retail. Retail sale of  
21 goods needed by residents and students on a  
22 regular basis, including:

23 Art gallery;

24 Art supplies;

25 Athletic/sporting goods;

26 Bakery;

27 Books or cards;

1 Bicycle sales and repairs;  
2 Clock or watch sales and/or repair;  
3 Computer sales and repair;  
4 Drug store;  
5 Fabrics or dry goods;  
6 Florist;  
7 Food/grocery store, including  
8 supermarket, produce, cheese and meat  
9 market and delicatessen;  
10 Hardware;  
11 Household goods and small appliances;  
12 Infant and children's clothing;  
13 Newsstand;  
14 Photographic equipment and repair;  
15 Stationery;  
16 Toys;  
17 Other similar retail items as determined by  
18 the Zoning Administrator.

19 Neighborhood Services. Services used by  
20 residents and students on a regular basis,  
21 including:

22 Barber shop or beauty parlor;  
23 Blueprinting;  
24 Child care facility;  
25 Club or lodge, bridge club, fraternal  
26 or religious association;  
27 Copying;

1 Custom dressmaking;  
2 Dry cleaner;  
3 Financial Services;  
4 Laundry or self-service laundromat;  
5 Locksmith;  
6 Optician;  
7 Photographer;  
8 Shoe repair;  
9 Tailor;

10 Other similar services as determined by  
11 the Zoning Administrator.

12 Permitted Floor Area, Additional. Floor  
13 area in excess of the base permitted floor area  
14 allowed on receiver sites, consistent with  
15 Section 7 B of this Specific Plan.

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

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

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

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

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

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

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

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

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

25 Unoccupied Tower. A structure, attached  
26 to a building, which is solely an architectural  
27 feature, which is taller than its diameter and  
28

1 which is designed so that it may not be  
2 occupied by individuals, goods, materials or  
3 equipment and is not used for warehousing or  
4 office purposes. Any area contained within the  
5 exterior walls of the unoccupied tower shall  
6 not be calculated as part of the floor area of  
7 the building to which the tower is attached.

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

16  
17 **Sec. 5. USES.**

18 **A. PERMITTED USES.**

19 1. Except as provided in  
20 Subsections B and C of this section, any  
21 use permitted in the C4 zone on the  
22 effective date of this ordinance shall be  
23 permitted within the Specific Plan area,  
24 provided that all activities, including  
25 storage, are conducted wholly within an  
26 enclosed building, except that outdoor  
27 merchandise displays during Village-wide  
28

1 organized sidewalk sales, outdoor dining  
2 and newsstands may be conducted other  
3 than within a wholly-enclosed building.

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

9 **B. LIMITED USES.**

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

12 1. Bars, only in conjunction with  
13 restaurants or hotels.

14 2. Nightclubs or other  
15 establishments offering dancing or live  
16 entertainment in conjunction with a  
17 restaurant, provided a conditional use  
18 permit is granted pursuant to Section  
19 12.24 C 1.1 of the Los Angeles Municipal  
20 Code.

21 3. Motion picture theaters,  
22 provided that there may be no more than  
23 6,030 motion picture theater seats in the  
24 Specific Plan area.

25 4. Fast food establishments,  
26 provided the total number of fast food  
27 establishments along any public street  
28

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

10 5. Restaurants, provided the total  
11 number of restaurants on any public  
12 street does not exceed one for every 200  
13 feet of lot frontage, except that on  
14 Broxton Avenue one restaurant shall be  
15 permitted for every 150 feet of lot  
16 frontage. Restaurants need not be spaced  
17 at said intervals, provided that the  
18 total number along any public street does  
19 not exceed the above ratios.

20 6. Convenience food stores,  
21 provided the total number of convenience  
22 food stores on any public street does not  
23 exceed one for every 1,000 feet of lot  
24 frontage. Convenience food stores need  
25 not be spaced at said intervals, provided  
26 that the total number along any public  
27 street does not exceed the above ratio.

1           7. Financial services, provided the  
2 total number of businesses providing  
3 financial services located along the  
4 ground floor frontage on any public  
5 street does not exceed one for every  
6 1,000 feet of lot frontage. Such  
7 businesses need not be spaced at said  
8 intervals, provided that the total number  
9 along any public street does not exceed  
10 the above ratio.

11           8. Notwithstanding the provisions  
12 of Los Angeles Municipal Code Sections  
13 12.16 and 12.24, hotels shall be  
14 permitted, provided the total number of  
15 guest rooms in the Specific Plan area  
16 does not exceed 350 and the distance  
17 between any two hotels is a minimum of  
18 500 feet.

19           a. The number of guest rooms  
20 in a single hotel shall not exceed  
21 one guest room for each 325 square  
22 feet of buildable area.

23           b. No ballroom shall be  
24 permitted.

25           c. Total floor area devoted to  
26 meeting rooms shall not exceed 15  
27 square feet for each guest room;  
28



1           13. Residential dwelling units,  
2 provided that density shall be limited to  
3 800 square feet of lot area per dwelling  
4 unit.

5           14. The following restrictions apply  
6 in Subareas 1 and 2 on Figure 1:

7           a. Only residential or hotel  
8 uses are permitted, except that if  
9 Subarea 2 is developed as a hotel,  
10 retail uses are allowed as part of  
11 that hotel, up to a maximum floor  
12 area ratio of 0.75:1.

13           b. If Subarea 2 is not  
14 developed with a hotel, commercial  
15 development shall be permitted on the  
16 lots fronting Glendon Avenue provided  
17 the uses are permitted in this  
18 section, and the lots fronting on  
19 Tiverton Avenue shall be limited to  
20 residential uses only.

21           c. In connection with a hotel,  
22 no vehicular egress shall be located  
23 either (1) along Le Conte Avenue  
24 within 300 feet of the westerly edge  
25 of Tiverton Avenue, or (2) along  
26 Tiverton Avenue; however, service  
27 vehicle ingress may be located along  
28

1 Tiverton Avenue if the hours of access  
2 are limited to between 8 a.m. through  
3 7 p.m. daily and are so restricted by  
4 covenant.

5 d. In connection with a hotel,  
6 no pedestrian access shall be located  
7 along Tiverton Avenue, except  
8 emergency ingress and egress as may be  
9 required by the Fire Department.

10 e. No signs or retail display  
11 windows may be located along Tiverton  
12 Avenue.

13 f. The combined occupancy of all  
14 restaurants on a hotel site may not  
15 exceed 350 persons. One dance floor,  
16 not to exceed 500 square feet, shall  
17 be permitted ancillary to only one  
18 restaurant on the hotel site.

19 15. Subarea 3 on Figure 1 may be  
20 developed as part of an office building  
21 containing a maximum of 296,170 square feet  
22 of floor area, except that only 46,000  
23 square feet of floor area may be located  
24 within the Specific Plan area. Such  
25 project shall not be subject to any of the  
26 parking, replacement parking, height or  
27 setback requirements, design standards,  
28

1 design review procedures, or the ground  
2 floor use restrictions imposed by this  
3 Specific Plan.

4 16. Notwithstanding the provisions of  
5 Section 12.22 C 23 of the Los Angeles  
6 Municipal Code to the contrary, the sale or  
7 dispensing for consideration of alcoholic  
8 beverages for on-site and off-site  
9 consumption shall only be permitted  
10 pursuant to a conditional use permit  
11 granted pursuant to Section 12.24 C 1.1 of  
12 the Los Angeles Municipal Code.

13 17. In calculating lot frontages for  
14 the purposes of Subdivisions 4, 5, 6 and 7  
15 of this Subsection, Levering Avenue and  
16 Gayley Avenue shall be considered as one  
17 public street.

18 C. PROHIBITED USES.

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

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

26 2. Drive-in businesses, including  
27 theaters, refreshment stands, restaurants,  
28

1 food stores and the like.

2 D. USES PERMITTED ALONG THE GROUND FLOOR  
3 BUILDING FRONTAGE.

4 1. The floor area on the ground floor  
5 of a commercial building to a depth of at  
6 least 30 feet, along at least 80 percent of  
7 the frontage of a building, excluding the  
8 frontage along vehicular access to on-site  
9 parking, shall be devoted to retail,  
10 restaurant or other food service uses,  
11 except that:

12 a. Any financial service may  
13 occupy up to 50 feet of ground floor  
14 building frontage on each street  
15 frontage on which it is located.

16 b. A hotel shall only be required  
17 to devote at least 70 percent of the  
18 ground floor building frontage to such  
19 uses, on each public street on which  
20 hotel fronts.

21 2. Any building which has 100 or more  
22 feet of ground floor building frontage,  
23 excluding the frontage along vehicular  
24 access to on-site parking, and which is  
25 occupied by at least five businesses or  
26 commercial uses, shall devote at least 20  
27 percent of the floor area on the ground  
28

1 floor to a depth of at least 30 feet along  
2 that building frontage to neighborhood  
3 retail and/or neighborhood services.  
4

5 **Sec. 6. PRESERVATION OF CULTURAL RESOURCES.**

6 **A. DESIGNATION OF CULTURAL RESOURCE.**

7 The structures listed on Table 1, located  
8 on the sites designated as such on Figure 2,  
9 are hereby designated as cultural resources.

10 **B. TRANSFER OF UNUSED PERMITTED FLOOR  
11 AREA FROM CULTURAL RESOURCE SITES.**

12 Any portion of unused permitted floor area  
13 on a cultural resource site may be transferred  
14 to any receiver site identified on Figure 2.  
15 Any such transfer shall be evidenced by a  
16 covenant, signed by the transferor and  
17 transferee, the obligations and benefits of  
18 which run with the land and which is binding on  
19 subsequent owners or assignees, which document  
20 restricts the floor area on the cultural  
21 resource site to the extent such floor area is  
22 transferred to a receiver site.

23 **C. CERTIFICATE OF APPROPRIATENESS:**

24 No cultural resource in the Specific Plan  
25 area shall be demolished, relocated,  
26 significantly altered or removed unless a

27 . . .

1 Certificate of Appropriateness has been approved  
2 by the Planning Commission in accordance with  
3 the standards and procedures set forth in  
4 Sections 12.20.3 F through 12.20.3 N of the Los  
5 Angeles Municipal Code. The Westwood Community  
6 Design Review Board (Design Review Board) shall  
7 perform the functions of the "Historic  
8 Preservation Association" specified in those  
9 sections.

10  
11 **Sec. 7. BUILDING INTENSITY.**

12 **A. BASE PERMITTED FLOOR AREA.**

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

15 **B. ADDITIONAL PERMITTED FLOOR AREA.**

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

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

24 2. The provision of neighborhood  
25 retail or neighborhood services on the  
26 site. One square foot of floor area may be  
27 added for each square foot of ground floor  
28

1 neighborhood retail or neighborhood  
2 services, provided the continued use of that  
3 quantity of floor area for neighborhood  
4 retail or neighborhood services is  
5 guaranteed by covenant, except that  
6 neighborhood retail provided to qualify for  
7 a bonus pursuant to Section 7 B 8 of this  
8 Specific Plan is not also eligible for  
9 additional floor area. This bonus shall not  
10 exceed the densities shown on Figure 3.

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

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

27 . . .

1                   5. A Village-wide total of 35,000  
2 square feet of additional floor area (but  
3 no additional height) in excess of the  
4 maximums shown on Figure 3, not to exceed  
5 an additional one half times the buildable  
6 area on any one lot, shall be permitted in  
7 exchange for provision of any of the  
8 following improvements:

9                   a. Thirty thousand (30,000)  
10 square feet, Village-wide, of  
11 additional floor area may be  
12 constructed in exchange for the design  
13 and construction of the below listed  
14 sidewalk improvements to be located  
15 within (1) the Westwood Boulevard  
16 right-of-way between Wilshire  
17 Boulevard and Lindbrook Drive, (2) the  
18 Gayley Avenue right-of-way between  
19 Wilshire Boulevard and Lindbrook  
20 Drive, and (3) the Glendon Avenue  
21 right-of-way between Wilshire  
22 Boulevard and Lindbrook Drive. Such  
23 improvements, as set forth in  
24 subparagraphs (1) through (4) below,  
25 shall apply to each of the three  
26 rights-of-way described above.

27 . . .

1 (1) Twenty-thousand  
2 (20,000) square feet of sidewalk  
3 improvements as specified by the  
4 Department of Public Works,  
5 Bureau of Engineering.

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

9 (3) Ten street lights on  
10 15-foot ornamental steel poles;  
11 and

12 (4) Ten permanent pole or  
13 wall mounted metal waste  
14 receptacles.

15 The City Engineer shall approve  
16 the final design of the improvements  
17 and the selection of materials, and  
18 shall approve the completed  
19 improvements. The design of all such  
20 improvements shall be subject to  
21 review by the Design Review Board.

22 b. Twenty-five hundred (2,500)  
23 square feet, Village-wide, of  
24 additional floor area in exchange for  
25 the provision of a single mid-block  
26 public pedestrian connection between  
27 Glendon Avenue and Westwood Boulevard,  
28

1 provided that the connection is  
2 located at ground level and not  
3 closer than 200 feet from Weyburn  
4 Avenue or Kinross Avenue, does not  
5 result in a change to a cultural  
6 resource, and is consistent with the  
7 Westwood Village design guidelines  
8 approved by the City Council. The  
9 pedestrian connection shall conform  
10 generally to the following design  
11 standards:

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

20 (2) It shall be designed  
21 and constructed to conform to  
22 applicable handicapped person  
23 access standards.

24 (3) Components of the  
25 pedestrian connection shall be  
26 designed to be wholly  
27 contiguous and completely  
28

1 accessible to the public.

2 c. Twenty-five hundred (2,500)

3 square feet, Village-wide, of  
4 additional floor area in exchange  
5 for the provision of a single  
6 mid-block public pedestrian  
7 connection between Broxton Avenue  
8 and Westwood Boulevard, provided  
9 that the connection is located at  
10 ground level and not closer than 150  
11 feet from Weyburn Avenue or Kinross  
12 Avenue, does not result in a change  
13 to a cultural resource, and is  
14 consistent with the Westwood Village  
15 design guidelines approved by City  
16 Council. The pedestrian connection  
17 shall conform generally to the  
18 design standards set forth in  
19 paragraph b above.

20 A building permit for a project  
21 utilizing the additional floor area  
22 permitted pursuant to this subdivision  
23 may be issued only after the City  
24 Engineer has approved the design of the  
25 sidewalk improvements on mid-block public  
26 pedestrian connection and the owner has

27 . . .

1 guaranteed completion thereof by surety  
2 bond, letter of credit or other means  
3 approved by the City Engineer. A  
4 certificate of occupancy to which the  
5 owner is otherwise entitled may not be  
6 issued until the sidewalk improvements or  
7 mid-block public pedestrian connections  
8 has been completed to the satisfaction of  
9 the City Engineer; or if not completed,  
10 upon the City Engineer's certification  
11 that completion of the sidewalk  
12 improvements, or pedestrian connections  
13 are beyond the control of the owner. In  
14 any event, the sidewalk improvements or  
15 pedestrian connection shall be completed  
16 within a reasonable period of time as  
17 determined by the City Engineer.

18 6. Additional permitted floor area  
19 may be transferred from any site in a  
20 shaded area on Figure 3 to any other site  
21 in a shaded area on Figure 3. Any such  
22 transfer shall be evidenced by a  
23 covenant, signed by the transferor and  
24 transferee, in a form to run with the

25 . . .  
26 . . .  
27 . . .

1 land and which is binding on subsequent  
2 owners or assignees, which document  
3 restricts the floor area on the donor  
4 site to the extent such floor area is  
5 transferred to a receiver site.

6 7. The amount of additional floor  
7 area permitted pursuant to Subdivisions  
8 2, 3, 4 and 5 above and Section 9 H below  
9 (equivalent to the floor area devoted to  
10 neighborhood retail, neighborhood  
11 services, dwelling units or new public  
12 parking on sites not designated as  
13 receiver sites) may be transferred to a  
14 receiver site, provided the continued use  
15 of that floor area for such uses is  
16 guaranteed by covenant.

17 8. A hotel may contain one guest  
18 room for each 325 square feet of  
19 buildable area. Provided, however, if a  
20 full service grocery store is constructed  
21 by the developer of the hotel, the hotel  
22 may contain one guest room per 300 square  
23 feet of buildable area for each 500  
24 square feet of floor area devoted to such  
25 full service grocery store; the remaining  
26 guest rooms shall be calculated at one  
27 guest room per 325 feet of buildable  
28

1 area. Such full service grocery store  
2 shall occupy at least 30 feet of ground  
3 floor building frontage and shall be  
4 located either on the site of the hotel  
5 development or on another lot within the  
6 Specific Plan Area. The site at which the  
7 full service grocery store is located  
8 shall be restricted to such use by a  
9 covenant.

10 C. TRANSFER OR INCREASE OF DEVELOPMENT  
11 RIGHTS-PROCEDURE.

12 1. Whenever floor area is increased  
13 as permitted by Section 7 B of this  
14 Specific Plan, or the right to construct  
15 floor area is transferred, a covenant  
16 shall be made a condition of such transfer  
17 or increase and shall be executed and  
18 recorded by the owners of each of the  
19 parcels involved, setting forth the amount  
20 of additional or transferred floor area  
21 thereby allowed and binding such owners  
22 and their successors to the limitations  
23 and requirements imposed by this Specific  
24 Plan in connection with such transfer or  
25 increase in floor area.

26 . . .  
27 . . .

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

11 **D. ENFORCEMENT.**

12           The construction of and the continued  
13 use of any building, or portion thereof,  
14 permitted pursuant to the provisions of  
15 Subsection B of this section is  
16 conditioned upon the actual construction  
17 of the improvement and maintenance of the  
18 use as set forth in Subsection B. In the  
19 event such improvements are not  
20 constructed or the uses are not maintained  
21 or in the event such uses are terminated,  
22 any building permit or certificate of  
23 occupancy allowing the construction or use  
24 of any building, or portion thereof,  
25 pursuant to Subsection B, shall be revoked.

26 . . .

27 . . .

1           Sec. 8. HEIGHT AND SETBACK.

2           A. PERMITTED HEIGHT.

3           Except as otherwise provided in this  
4 Section, no project shall exceed a height of 40  
5 feet.

6           1. Projects on sites which are not  
7 located in the shaded or stippled areas on  
8 Figure 3 shall not exceed a maximum height  
9 of 40 feet.

10          2. Except as provided in Subdivision  
11 3 of this subsection, projects on sites  
12 which are located in the shaded or  
13 stippled areas of Figure 3 may be built to  
14 a maximum height of 55 feet, if such  
15 height is approved by the Director of  
16 Planning pursuant to Subdivision 4 of this  
17 subsection.

18          3. A hotel project located in  
19 Subarea 2 as shown in Figure 1, built on  
20 the entire site, may be built to a maximum  
21 height of 70 feet on no more than 25% of  
22 the buildable lot area, if approved by the  
23 Director of Planning pursuant to  
24 Subdivision 4 of this subsection.

25       . . .  
26       . . .  
27       . . .

1           4. The Director of Planning, acting  
2 on the recommendation of the Westwood  
3 Community Design Review Board, shall have  
4 the authority to permit projects referred  
5 to in Subdivisions 2 and 3 of this  
6 Subsection to exceed a maximum height of  
7 40 feet, provided the Director determines  
8 that the project meets the following  
9 standards:

10           a. If adjacent to a cultural  
11 resource, the project will be  
12 compatible in scale to that resource.

13           b. If the project is located on  
14 a site that is more than 100 feet  
15 wide, it must contain a facade which  
16 resembles a series of smaller  
17 buildings.

18           c. The project shall be  
19 compatible with the architectural  
20 character of the surrounding area.

21           d. That portion of a building  
22 (including roofs and roof structures  
23 but excluding towers) which exceeds  
24 the highest elevation of any adjacent  
25 cultural resource must be stepped  
26 back at a 45 degree angle from the  
27 permitted height along the frontage.  
28

1 e. The cornice lines of new  
2 buildings must meet the cornice line  
3 of any abutting cultural resource.

4 f. A building located on a  
5 corner must incorporate architectural  
6 elements which orient the building to  
7 the corner by the use of towers, bay  
8 windows and domes.

9 The procedures and fees for  
10 consideration by the Design Review Board  
11 and appeals from the Director's  
12 determination are set forth in the  
13 Westwood Community Design Review Board  
14 Ordinance.

15 **B. EXCEPTIONS TO HEIGHT REQUIREMENTS.**

16 1. When the elevation of the highest  
17 adjoining public sidewalk within a five  
18 foot horizontal distance of an exterior  
19 wall of a building exceeds grade by more  
20 than five feet, a building or structure  
21 may exceed the height permitted under  
22 Subsection A of this section in number of  
23 feet by not more than the difference  
24 between the elevation of the highest  
25 adjoining public sidewalk and grade.  
26 However, no such additional height shall  
27 cause any portion of the building or  
28

structure to exceed a height of 45 feet,  
as measured from the highest point of the  
roof structure or parapet wall to the  
elevation of the ground surface which is  
vertically below that point of measurement.

2. Roofs, and roof structures for  
the purposes specified in Section 12.21.1  
B 3 of the Los Angeles Municipal Code may  
be erected up to ten feet above the  
prescribed height limit, provided that any  
roof structures are screened from view at  
street level.

3. Unoccupied towers shall be  
permitted as follows:

a. If located at a corner on  
the frontage of the building, the  
tower may not exceed an additional 40  
feet above the permitted building  
height.

b. If located elsewhere on a  
lot, the tower may not exceed an  
additional 20 feet above the  
permitted building height.

**C. HEIGHT AND SETBACKS ALONG BUILDING  
FRONTAGE.**

1. The height of a building,  
including roofs, roof structures, but

3 excluding unoccupied towers, shall not  
4 exceed 40 feet within a five foot  
5 horizontal distance of any building line  
6 or any lot line parallel to a public  
7 street if there is no building line.  
8 Above 40 feet, the building, roof and  
9 roof structures shall be set back from  
10 the building line or lot line at a 45  
11 degree angle.

12 2. The height of a building  
13 adjacent to one or more cultural  
14 resources shall not exceed a height that  
15 is within five feet of the average height  
16 of the adjacent cultural resources or 30  
17 feet, whichever is greater. Above this  
18 height, the building shall be set back  
19 from the building line or lot line at a  
20 45 degree angle.

21 3. Except on Broxton Avenue, at  
22 least 80 percent of the exterior wall  
23 along the building frontage shall be  
24 located no more than five feet from any  
25 building line or any lot line parallel to  
26 a public street if there is no building  
27 line, up to a height of 30 feet or the  
28 top story, whichever is less.

. . .



1 Nightclub or other 1 space for each 5 fixed seats,  
2 establishment offering or, where there are no fixed  
3 live entertainment or seats, 1 space for each 75 square  
4 dancing as its primary feet of floor area.  
5 use

6  
7 Office, excluding 3.25 spaces for each 1,000 square  
8 medical office feet of floor area.

9  
10 Retail and other 3.25 spaces for each 1,000 square  
11 commercial uses feet of floor area.

12  
13 B. SUBSURFACE PARKING. If a cultural  
14 resource is demolished or relocated, subsurface  
15 parking in conjunction with any replacement  
16 structure may not extend into the public  
17 right-of-way.

18 C. LOCATION OF PARKING. Notwithstanding  
19 Section 12.21 A 4 (g) of the Los Angeles  
20 Municipal Code to the contrary and except as  
21 otherwise specified in Subsection G below,  
22 parking shall be provided either (1) on site, (2)  
23 outside the Village Center but within the  
24 Specific Plan area, or (3) within 1,000 feet of  
25 the project, if outside of the Specific Plan area.

26 . . .

27 . . .

1           D.   EMPLOYEE PARKING AND VILLAGE VALIDATION  
2   SYSTEM.  Of the total required parking spaces  
3   for commercial uses, no more than one space per  
4   1,000 square feet of floor area may be reserved  
5   for employee use; however, this restriction shall  
6   not apply to parking for office, medical office  
7   and hotel uses.  The remaining spaces shall be  
8   made available for public use in connection with  
9   a Village-wide validation system, which system  
10  exists at the time the required parking is  
11  provided or which may be subsequently created.  
12  Such availability shall be guaranteed by covenant.

13           E.   REPLACEMENT PARKING.  If a project  
14  results in the removal of any parking spaces  
15  which existed at the time this Ordinance became  
16  effective and which do not serve an existing  
17  building or buildings, 50% of such parking spaces  
18  shall be replaced and shall be in addition to the  
19  number of spaces otherwise required for the  
20  project and for any existing building or  
21  buildings on any other lot or lots.  Replacement  
22  parking shall be made available for public use.  
23  Replacement parking shall either be provided at  
24  the same site or off-site pursuant to  
25  Subsection C of this Section.  If such parking is  
26  provided off-site, it shall be provided pursuant  
27  to a parking covenant as required by  
28

1 Section 12.26 E 5 of the Los Angeles Municipal  
2 Code.

3 F. BICYCLE PARKING. Bicycle parking  
4 shall be provided at a ratio of one bicycle  
5 parking space for each five required vehicle  
6 parking spaces. Bicycle parking shall be  
7 located in the vehicular parking facility or as  
8 close to the entrance of that facility as is  
9 feasible.

10 G. DESIGNATION OF PARKING FACILITY SITE  
11 AS A DONOR SITE.

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

24 2. In order to qualify as a donor site,  
25 the project containing the parking facility must  
26 comply with the following requirements:

27 . . .

1           a. Floor area to a depth of 30 feet  
2 along at least 70 percent of the ground  
3 floor building frontage, excluding the  
4 frontage along parking and pedestrian  
5 access to the parking structure, shall be  
6 devoted to retail, restaurant or other food  
7 service uses. Half of the total of any  
8 such retail uses shall be devoted to  
9 neighborhood retail uses.

10           b. The project shall contain a public  
11 restroom facility;

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

17           d. No cultural resource may be  
18 demolished or significantly altered in  
19 order to construct any such parking  
20 facility.

21           e. The parking facility shall provide  
22 bicycle parking at the ratio specified in  
23 Section 9 F of this Specific Plan.

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

1           Sec. 10. DEVELOPMENT STANDARDS.

2           A. Any exterior wall abutting a public  
3 right-of-way shall not extend more than 40  
4 feet horizontally without containing  
5 architectural features which will adequately  
6 protect against featureless, uninterrupted,  
7 large wall planes.

8           B. The primary entrance to any business  
9 located on the ground floor along the building  
10 frontage shall be located on that frontage and  
11 substantially at ground level.

12           C. To the extent that the Department of  
13 Transportation determines that it would be  
14 feasible, driveway access to parking in the  
15 Village Center shall be provided from alleys.

16           D. To the extent that the Department of  
17 Transportation determines that it would be  
18 feasible, driveway access to parking spaces  
19 located on lots that front on the following  
20 streets, which may be closed on weekends,  
21 shall not be located on those streets:

- 22                   1. Westwood Boulevard between  
23 Lindbrook Drive and Le Conte Avenue.
- 24                   2. Broxton Avenue between Kinross  
25 and Le Conte Avenue.
- 26                   3. Glendon Avenue within 300 feet  
27 of Weyburn Avenue.
- 28

1                   4. Weyburn Avenue between Broxton  
2                   and Glendon Avenue.

3                   5. Kinross Avenue between Gayley  
4                   and Glendon Avenue.

5                   F. A 15-foot wide, landscaped setback  
6                   shall be provided from the building line along  
7                   Tiverton Avenue within Subareas Nos. 1 and 2.

8  
9                   **Sec. 11. SIGNS.**

10                   **A. APPROVAL.**

11                   No building permit for an exterior sign  
12                   shall be issued, nor shall any exterior sign be  
13                   installed, unless the proposed sign has been  
14                   reviewed and approved by the Director of  
15                   Planning acting on the recommendation of the  
16                   Design Review Board. The Director of Planning  
17                   and Design Review Board shall consider the type,  
18                   area, height, shape, and projection of the  
19                   proposed sign.

20                   **B. PROHIBITED SIGNS.**

21                   The following signs are prohibited:

22                   1. Roof signs, effective  
23                   January 4, 1979.

24                   2. Monument signs and pole signs,  
25                   except as permitted in Subsection C,  
26                   Subdivision 1 and Subsection G, Subdivision  
27                   4 below, effective January 4, 1979.



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

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

12           5. Ground floor premises which have  
13 an entrance on an alley, may have one  
14 additional sign on the exterior wall which  
15 abuts the alley.

16           6. Premises which take their primary  
17 access from an exterior walkway open to the  
18 public and which are located on a street  
19 corner may have one wall sign or awning  
20 sign and one village pedestrian sign or  
21 window sign on each exterior wall of the  
22 premise which abuts a street.

23           7. Notwithstanding the provisions of  
24 Section 91.6205 K of the Los Angeles  
25 Municipal Code, pennants, banners, and  
26 flags which do not contain written  
27 advertising, are permitted, subject to the  
28

1 review and approval of the Director of  
2 Planning.

3 E. SIGN AREA.

4 1. WALL OR AWNING SIGNS.

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

17 b. Theaters shall be permitted  
18 3 1/2 square feet of sign area for  
19 each foot of street frontage.

20 c. For all buildings occupied  
21 by more than one premise, the size  
22 of signs pertaining to each premise  
23 shall not exceed 1.5 square feet of  
24 combined sign area for each foot of  
25 store frontage of the premise.

26 d. The sign area permitted  
27 for each additional sign allowed for  
28

1 premises located on an alley, shall  
2 not exceed one square foot for each  
3 lineal foot of building wall  
4 occupied by the premise on the alley  
5 on which the sign is located.

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

10 f. No sign shall exceed a  
11 maximum of 75 square feet, except  
12 that:

13 (1) signs attached to  
14 theaters shall not exceed a  
15 maximum of 320 square feet; and

16 (2) a sign which abuts an  
17 alley shall not exceed a  
18 maximum of 50 square feet.

19 **2. BUILDING OR BUSINESS**

20 **IDENTIFICATION SIGNS.** No building or  
21 business identification sign shall exceed  
22 four square feet.

23 **3. VILLAGE PEDESTRIAN SIGNS.** No  
24 village pedestrian sign shall exceed four  
25 square feet or a vertical or horizontal  
26 dimension of 30 inches.

27 . . .

1                   4. WINDOW SIGNS. No window sign  
2 shall exceed four square feet or 15 percent  
3 of the window area, whichever is less.

4                   **F. HEIGHT.**

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

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

14                   2. Signs which are located on an  
15 unoccupied tower of a theatre may extend  
16 above 20 feet.

17                   **G. PROJECTION OF SIGNS.**

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

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

26 . . .

27 . . .

1 H. EXCEPTIONS.

2 The provisions of this Section shall not  
3 apply to:

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

6 2. Real estate signs which pertain to  
7 rent, lease or sale of an existing premise  
8 and have a sign area which does not exceed  
9 18 inches by 25 inches.

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

13 a. Signs shall not be  
14 illuminated.

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

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

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

25 4. Directory signs which have been  
26 approved by the Director of Planning acting  
27 on the recommendation of the Design Review  
28

1 Board. A directory sign may be a monument  
2 sign and shall be permitted only as part of  
3 a Village-wide streetscape improvement.

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

8 6. Temporary construction signs  
9 located on a lot where a building or  
10 structure is being erected or remodeled and  
11 which identifies the owner, architects,  
12 engineers, financing agent and/or  
13 contractors involved in the project;  
14 provided there shall be no more than one  
15 such sign along each street on which a  
16 project fronts, and provided that such sign  
17 shall not be more than 40 square feet in  
18 total sign area and shall not exceed a  
19 height to the top of the sign of eight feet  
20 above the elevation of the sidewalk or edge  
21 of the roadway nearest the sign. Such sign  
22 shall be removed within 15 days following  
23 completion of the construction or  
24 remodeling.

25 7. Temporary political or other  
26 ideological signs, provided such signs  
27 shall not be roof signs, shall not exceed  
28

1 20 square feet in sign area, shall not  
2 exceed a height to the top of the sign of  
3 eight feet above the elevation of the  
4 sidewalk or edge of the roadway nearest  
5 the sign, and, if they relate to an  
6 election or other event, shall be removed  
7 within 15 days following the election or  
8 event to which they relate.

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

13 9. Signs which identify security  
14 protection systems, provided such signs  
15 shall not exceed 49 square inches in area.

16 **I. ABATEMENT OF NONCONFORMING SIGNS.**

17 All signs which are rendered nonconforming  
18 with respect to any provision of this specific  
19 plan or predecessor specific plan shall be  
20 completely removed within five years of the  
21 effective date of that provision. The  
22 effectivedates of provisions that have been in  
23 effect prior to the adoption of this ordinance  
24 are indicated following each provision. The  
25 effective date for all other provisions is the  
26 effective date of this ordinance.

27 . . .

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

5  
6           **Sec. 12. BROXTON AVENUE AND VILLAGE-WIDE**  
7 **IMPROVEMENTS-ASSESSMENT DISTRICT.**

8           The proposed Broxton Avenue streetscape  
9 improvements and the Village-wide sidewalk  
10 improvements and signage program will be financed  
11 through an assessment district. The Bureau of  
12 Engineering of the Department of Public Works is  
13 the lead agency with the responsibility for  
14 implementing these improvements, including the  
15 preparation of a detailed streetscape plan and  
16 construction drawings. The Planning Department  
17 and Department of Transportation will also  
18 participate in conceptual development and  
19 evaluation of the streetscape design proposal.

20  
21           **Sec. 13. DESIGN REVIEW.**

22           **A. JURISDICTION.**

23           No building permit shall be issued for any  
24 building or structure, including a sign, a  
25 structure in the public right-of-way, any  
26 Village-wide public improvements, or other  
27 development of property, unless plans, elevations

1 and/or other graphic representations of the  
2 development have been reviewed and approved by  
3 the Director of Planning acting on the  
4 recommendation of the Westwood Community Design  
5 Review Board (Design Review Board).

6 **B. DESIGN REVIEW CRITERIA.**

7 The Design Review Board shall make a  
8 recommendation to the Director of Planning  
9 concerning a proposed project on the basis of the  
10 following criteria:

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

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

15 3. The colors and types of building  
16 materials shall be reasonably consistent  
17 with the character of cultural resources in  
18 the area.

19 4. The project shall not cast shadows  
20 onto adjacent residential buildings outside  
21 the Specific Plan area for more than two  
22 hours between 10 a.m. and 4 p.m. on December  
23 21 or between 10 a.m. and 4 p.m. on March 21.

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

27 . . .

1           6. The massing of the building shall  
2 relate in scale to surrounding cultural  
3 resources and shall be appropriate to the  
4 pedestrian-oriented character of Westwood  
5 Village.

6           7. The architectural style of the  
7 building shall relate to surrounding  
8 cultural resources.

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

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

16 . . .

17 . . .

18 . . .

19 . . .

20 . . .

21 . . .

22 . . .

23 . . .

24 . . .

25 . . .

26 . . .

27 . . .

28

Locally Significant  
Cultural Resource



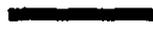
National Register  
Eligible Cultural Resource



Receiver Site



Specific Plan Area



Village Center



# Westwood Village Specific Plan

Figure 2  
CULTURAL RESOURCE  
AND RECEIVER SITES

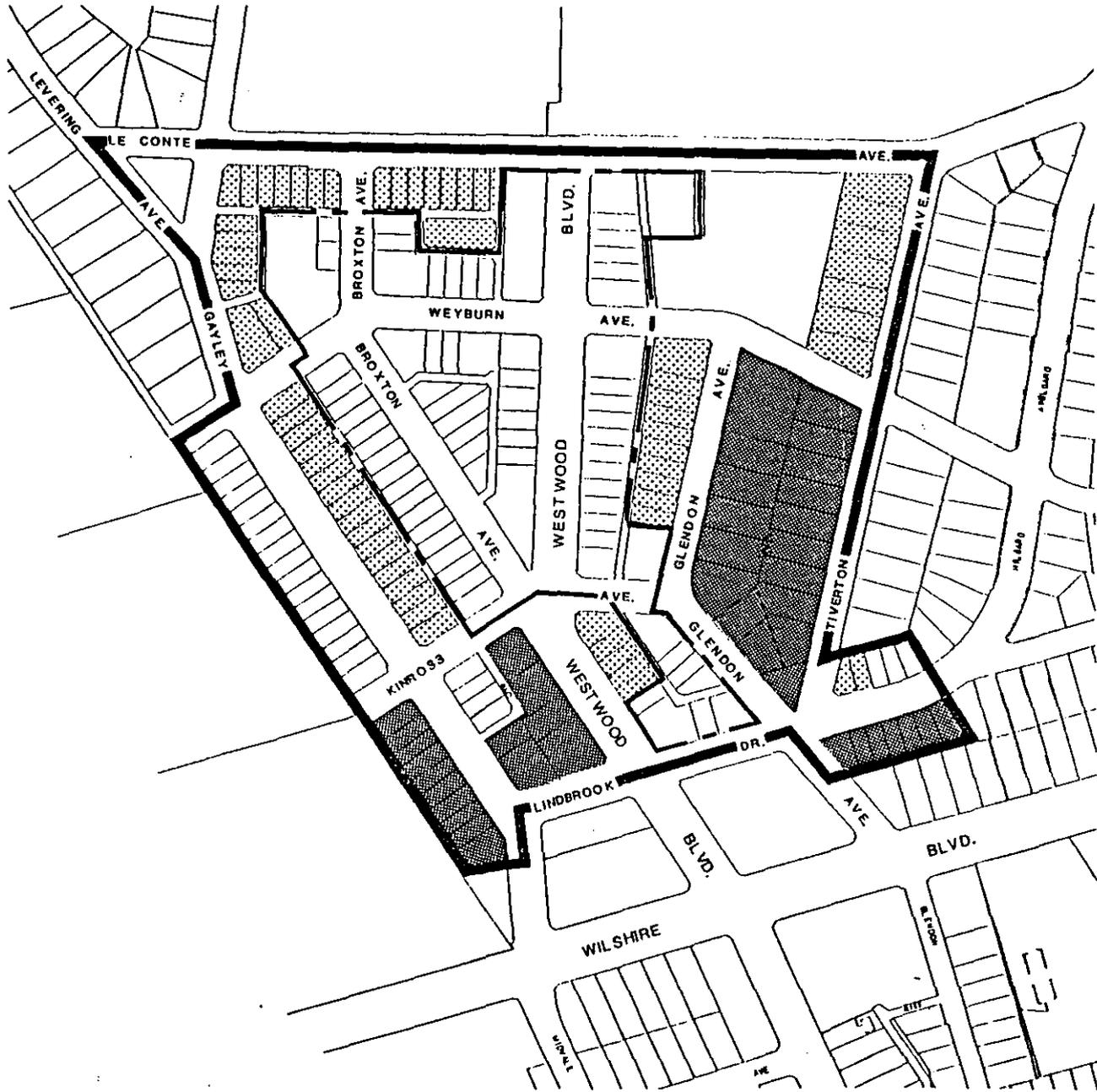


TABLE I  
 LOCALLY SIGNIFICANT HISTORIC RESOURCES  
 (based on HPOZ Criteria)

NUMBER	ADDRESS	STREET	TRACT BLOCK PARCEL NO.	COMMON NAME (HISTORIC NAME) OR CURRENT USE	ARCHITECTURAL STYLE	DATE
1	926-40	Broxton Ave.	9650-1-8	Bruin Theatre	Moderno	1937
2	945	Broxton Ave.	10600-2-10, 11, 12	Tox Theatre	Spanish Colonial Revival	1931
3	1001-09	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	Moderne	1937
6	1055-59	Broxton Ave.	10600-6-8	Taco Bell	New Orleans Revival	1937
7	1061	Broxton Ave.	10600-6-7	Shanes Jewelry, Bon Appetit Cafe	Classical Revival with	1936
8	1069-71	Broxton Ave.	10600-6-6	Winchell's Donuts, Jazz'd, Dino		
				Moderne Influences		
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
	1015	Gayley Ave.	10600-7-15	Personal services	American Colonial Revival	1946
	1019	Gayley Ave.	10600-7-14	Computer Expo, International College	American Colonial Revival	1948
11	1033	Gayley Ave.	10600-7-11, 12, 13	Westwood Professional Building	American Colonial Revival	1938
12	1049-51	Gayley Ave.	10600-7-9	Chase	Moderne	1946
13	1057	Gayley Ave.	10600-7-8	Sportshaus	Moderne with Classical	1935
					Revival Influences	
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, Lumbieu School	Moderne with Classical	1940
				Westwood Sporting Goods		
18	1081	Gayley Ave.	10600-7-4	Dillon's Nightclub	Mediterranean	1930
19	1085-91	Gayley Ave.	10600-7-3	Exotic, La Fondue Restaurant	Spanish Colonial Revival	1930
21	1071-73	Glendon Ave.	10600-4-1	Moustache Cafe (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 Bldg.) Contempo Center (UCLA Masonic Clubhouse)	Mediterranean	1930
28	10886	Le Conte Ave.	14932-17-2	Chen's Garden/Paul Bhalla	Mediterranean	1929
29	10845-55	Lindbrook Ave.	9768-11-1, 2, 3	Holby Building	Mediterranean	1938
30	901-51	Westwood Blvd.	10600-17-1	Brite/Hunter's Books	Mediterranean	1929
	1000-10	Westwood Blvd.	10600-4-12, 13	(Bullock's Department Store)	Mediterranean	1932
				At Ease (Desmond's)		
32	1001	Westwood Blvd.	12108-2	Ann Taylor, Le Petit Jean, Jess	Mediterranean	1931
33	1029	Westwood Blvd.	10600-5-3, 4	Tower Records, Chanin's, Burton's	Mediterranean	1938
34	1030	Westwood Blvd.	10600-4-15, 16	Alice's Restaurant	Mediterranean	1931
35	1043	Westwood Blvd.	10600-5-2	Glendale Federal Savings	Mediterranean	1929
36	1045-99	Westwood Blvd.	10600-5-1		Spanish Colonial Revival with	1929
					Classical Revival Influences	
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	Kezza Building	Mediterranean	1939
40	1142-54	Westwood Blvd.	10600-10-11, 12	Josephina's, Egyptian Theater (Halpin's Market)	Mediterranean	1929
				Hobson's, Rimini Pizza		
41	10923	Weyburn Ave.	10600-2-14	Wilger Company (Myer Seigal & Co.)	French	1949
42	10924	Weyburn Ave.	12108-5-10	Chapman Building	Refrigerated Family	1937
43	10931	Weyburn Ave.	10600-2-13		Mediterranean with	1936
					Classical Revival Influences	
44	10935	Weyburn Ave.	10600-2-12	Hamburger Hamlet	Classical Revival with	1938
					Modern Influences	
45	10948	Weyburn Ave.	12108-5-12	Stan's Donuts	Moderne	Unk.
46	10861	Weyburn Ave.	14930-17-1	Bullock's Department Store	Post-War Modern	1951

 2.5 x Buildable Area  
 3 x Buildable Area

 Specific Plan Area  
 Village Center



# Westwood Village Specific Plan

Figure 3  
 MAXIMUM PERMITTED FLOOR AREA  
 (BASE PLUS ADDITIONAL)  
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Sec. 14 The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for ten days in three public places in the City of Los Angeles, to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located at the east entrance to the Hall of Justice in said City; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in the said City.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of **DEC 14 1988**

ELIAS MARTINEZ, City Clerk,

By *Edward W. Cochran*  
Deputy.

Approved **DEC 20 1988**

*Tom Bradley*  
Mayor.

Approved as to Form and Legality

**12/14/88**  
JAMES K. HAIN, City Attorney,  
By *Anthony Saul Alperin*  
ANTHONY SAUL ALPERIN  
Assistant City Attorney  
File No. **CF84-1635**

City Clerk Form 193

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

**DEC 14 1988**

See attached report  
*Kenneth Stoppin*  
Director of Planning  
*at*

DECLARATION OF POSTING ORDINANCE

I, MELISSA M. HERNANDEZ, state as follows:

I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 164305, entitled:  
ORDINANCE AMENDING THE SPECIFIC PLAN FOR WESTWOOD VILLAGE

a copy of which is hereto attached, was finally adopted by the Council of the City of Los Angeles on DEC. 14 19 88, and under direction of said Council and said City Clerk, pursuant to Section 31 of the Charter of the City of Los Angeles, on DEC. 21<sup>2</sup> 1988

I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: one copy on the bulletin board at the Main Street entrance to City Hall of said City, one copy on the bulletin board at the east entrance to the Hall of Justice of the County of Los Angeles in said City, and one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles in said City.

The copies of said ordinance posted as aforesaid were kept posted continuously and conspicuously for ten days, or more, beginning DEC. 21<sup>2</sup> 1988 to and including FEB. 1 19 89.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 21<sup>2</sup> day of DECEMBER, 19 88 at Los Angeles, California.

Melissa M. Hernandez  
Deputy City Clerk

Effective Date: JANUARY 30, 1989