

ORDINANCE NO. 176177

An ordinance amending Ordinance Nos. 164,305 and 167,137, the Westwood Village Specific Plan.

NOW, THEREFORE,

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

Section 1. Figure 1 of Section 1 of Ordinance No. 164,305 is amended to read:

Westwood Village Specific Plan

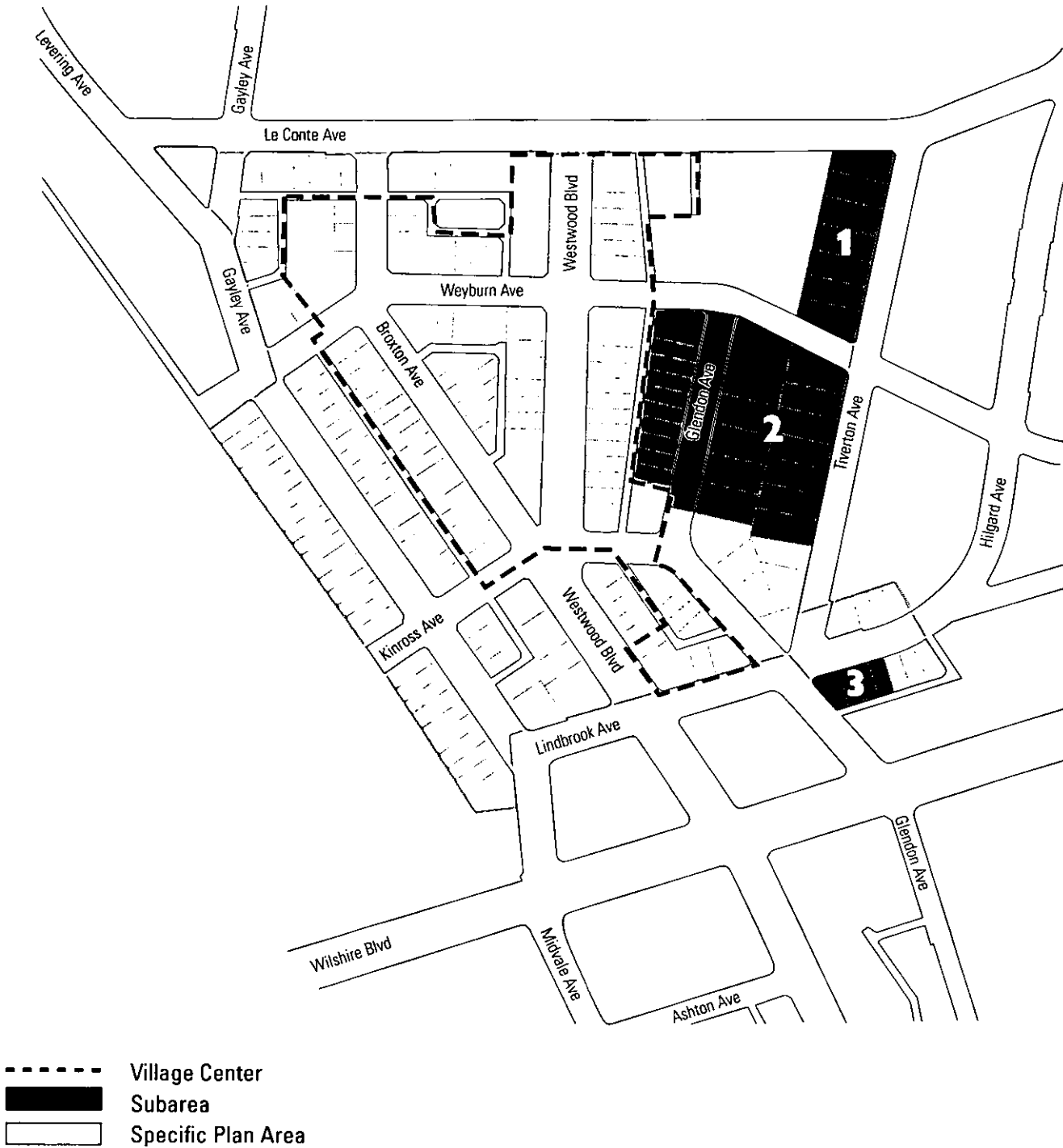


Figure 1
Specific Plan Area

Prepared by City of Los Angeles Planning Department - Graphic Services Section - December, 2003



Sec 2. Subsections C and D of Section 3 of Ordinance No. 164,305 are amended to read:

C. The regulations of this Specific Plan supersede and replace the provisions of Ordinance No. 145,043, amended by Ordinances Nos. 149,521, 149,831, 151,739 and 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.

Sec. 3. Section 3 of Ordinance No. 164,305 is amended by adding a new Subsection E to read:

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.

Sec. 4. Section 4 of Ordinance No. 164,305 is amended by adding the definitions of "Mixed Use Project" and "Unified Development" in proper alphabetical order to read:

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.

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.

Sec. 5. Subdivision 2 of Subsection B of Section 5 of Ordinance No. 164,305 is amended to read:

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.

Sec. 6. Subdivision 13 of Subsection B of Section 5 of Ordinance No. 164,305 is amended to read:

13. 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.

Sec. 7. Section 3 of Ordinance No. 167,137 is amended to read:

14. 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 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 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 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.

Sec. 8. Subdivision 16 of Subsection B of Section 5 of Ordinance No. 164,305 is amended to read:

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.

Sec. 9. Subsection C of Section 6 of Ordinance No. 164,305 is amended to read:

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.

Sec. 10. Subsection B of Section 7 of Ordinance No. 164,305 is amended by adding a new Subdivision 9 to read:

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.

Sec. 11. Subdivision 3 of Subsection A of Section 8 of Ordinance No. 164,305 is amended to read:

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

Sec. 12. Subdivisions 1 and 2 of Subsection B of Section 8 of Ordinance No. 164,305 are amended to read:

1. Measurement of structures

a. When the elevation of the highest adjoining public sidewalk within a five foot horizontal distance of an exterior wall of a building exceeds grade by more than five feet, a building or structure may exceed the height permitted under Subsection A of this section in number of feet by not more than the difference

between the elevation of the highest adjoining public sidewalk and grade. However, no such additional height shall cause any portion of the building or 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.

b. Notwithstanding Paragraph a above, for projects located in Subarea 2, on sites which total one acre or more, the height of the structure, excluding roofs, roof structures, parapets and unoccupied towers, shall not exceed a height of 55 feet as measured from the highest point of the structure to the ground surface vertically below the point of measurement.

c. For projects located in Subarea 2, on sites which total one acre or more, the height of the structure including elements as specified in Section 12.21.1 B 3 of the Los Angeles Municipal Code shall not exceed 65 feet as measured from the highest point of any roof, roof structure or parapet wall, to the ground surface vertically below the point of measurement, except for unoccupied towers as specified in Subdivision 3 below. Roof structures are to be screened from view at street level.

2. Notwithstanding the provisions of Section 12.21.1 B 3 of the Los Angeles Municipal Code, except for sites which total one acre or more in Subarea 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.

Sec. 13. Subsection A of Section 9 of Ordinance No. 164,305 is amended by revising the portion entitled "Retail and Other Commercial Uses" to read:

Retail and other commercial uses	4 spaces for each 1,000 square feet of floor area.
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Sec. 14. Subsection F of Section 9 of Ordinance No. 164,305 is amended by adding a new Subdivision 9 to read:

F. 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 fraction, 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.

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.

Sec. 15. Subsection A of Section 13 is amended to read:

A. Jurisdiction.

No building permit shall be issued for any building or structure, including a sign, a structure in the public right-of-way, any Village-wide 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.

(104890)

Sec. 16. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of AUG 18 2004.

J. MICHAEL CAREY, City Clerk

By Maria K. Korman
Deputy

Approved AUG 20 2004

Jon S. Hill
Mayor

Approved as to Form and Legality

Rockard J. Delgadillo, City Attorney

By Sharon Siedorf Cardenas
SHARON SIEDORF CARDENAS
Assistant City Attorney

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend it be adopted

August 16, 2004

see attached report.

Con Howe
CON HOWE
Director of Planning

Date AUG 16 2004

File No. CF No. 04-1019;
CPC No. 2002-2860-GPA-SP-SPE-CUB-ZAA-SPR

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, 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. 176177 - Amended 154305 & 167137, the Westwood Village Specific Plan- CPC 2002-2860 GPA SP SPE CUB ZAA SPR - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on Aug. 18, 2004, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on August 27, 2004, I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) One copy on the bulletin board at the Main Street entrance to Los Angeles City Hall; 2) one copy on the bulletin board at the ground level Los Angeles Street entrance to the Los Angeles Police Department; and 3) one copy on the bulletin board at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on August 27, 2004 and will be continuously posted for ten or more days.

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

Signed this 27th day of August 2004 at Los Angeles, California.


Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: Oct. 6, 2004

Council File No. 04-1019