

ZONE CHANGE ORDINANCE SHEET

C.P.C. NO. 24960

PUBLISHED DATE 11-24-81

EFFECTIVE DATE 12-25-81

D.M.-C.M. NO. 129-161 or 7031
132-161

PLATTED BY _____

DATE PLATTED _____

Z.M. NO. 519

PLATTED BY _____

DATE PLATTED _____

Tuesday, November 24, 1981

City of Los Angeles Notices

ORDINANCE NO. 156,121

An Ordinance repealing Ordinance No. 146,798 and establishing a Specific Plan, known as the Century City South Specific Plan, for a portion of Century City Center.

WHEREAS, the West Los Angeles District Plan provides for the development of a Specific Plan for Century City Center for the purpose of designating land uses, densities, height limits and circulation in conformity with those designated in the West Los Angeles District Plan, and

WHEREAS, Century City Center is composed of diverse ownerships and interests, and

WHEREAS, the Specific Plan for a portion of Century City Center (Ordinance No. 146,798) and the zoning currently in effect for the area to be covered by this Ordinance, although in conformity with the West Los Angeles District Plan, no longer conforms with public necessity, convenience, general welfare and good zoning practice, and

WHEREAS, in order to assure that development proceeds in compliance with the West Los Angeles District Plan, it is necessary to adopt the following Specific Plan, NOW THEREFORE:

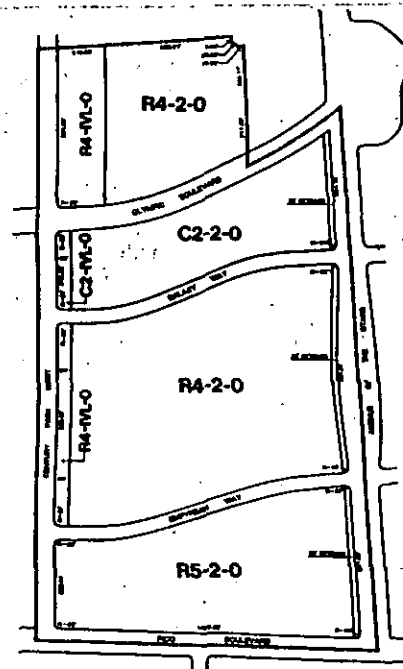
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Repeal of Ordinance

Ordinance No. 146,798 is hereby repealed.

Sec. 2. Establishment of Specific Plan

A. The City Council hereby establishes this Century City South Specific Plan applicable to that area of the City of Los Angeles shown upon the following Map, within the heavy lines thereon:



SEE PAGE 5 FOR CLEARER PICTURE

CENTURY CITY SOUTH SPECIFIC PLAN

CPC 24880

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B. This Specific Plan is intended to provide regulatory controls and incentives for the systematic execution of that portion of the Plan which includes said area and to provide for public needs, convenience and general welfare as the development of such area necessitates. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code and do not convey any rights not otherwise granted under the provisions and procedures contained in said Chapter, except as specifically provided for herein.

Sec. 3. Definitions.

The following terms used in this Ordinance, with the first letter of each word thereof capitalized, are defined below. Whenever any term is used in this Ordinance, it shall have the meaning specified in Section 12.03 of the Los Angeles Municipal Code, except as specifically defined herein.

"Cumulative Automobile Trip Generation Potential" (CATGP) means the cumulative total daily Trips generated by all Projects on lots within the Specific Plan Area for which building permits are issued subsequent to the effective date of this Ordinance, which total shall be calculated utilizing the factors contained in the following table:

| | |
|---|---|
| Office Commercial: | 14 Trips/1,000 sq. ft. of Floor Area |
| Retail Commercial: | 35 Trips/1,000 sq. ft. of Floor Area |
| Hotel: (Including Residential Hotels) | 10 Trips/Guest Room |
| Residential: | 7.55 Trips/Dwelling Unit |

Notwithstanding any provision of this Ordinance to the contrary, when calculating CATGP for Projects within the Specific Plan Area, the Floor Area contained within additions or alterations to existing buildings or other Projects, where the cumulative Trips of all such additions, alterations or other Projects on a single lot do not exceed 35, shall not be included.

"Floor Area" means the total square footage of the floor area of a building as described in Sections 12.21.1A5 and 12.21.1B4 of the Los Angeles Municipal Code, except for floor area of a balcony, porch or walkway having either no exterior walls or exterior walls which are at least 50% open and unobstructed and which have been covenanted to remain so unenclosed and unobstructed by the recordation of a covenant in a form designed to run with the land.

"Guest Room" means a room or suite in a Hotel designed for occupancy by one or more persons but with no kitchen facilities.

"Map" means the map contained in Section 2 of this Ordinance.

"Office Commercial" includes all commercial activities not included in 'Retail Commercial' as defined herein.

"Plan" means the West Los Angeles District Plan, a part of the General Plan of the City of Los Angeles.

"Project" means any building, structure or addition to any building or structure to be constructed in whole or in part on a lot within the Specific Plan Area, excluding any construction or renovation activity which does not add Trips to those generated by such building or structure. "Project" also means a change of use which increases the number of Trips generated by any building or structure. Notwithstanding any provision of this Ordinance to the contrary, for purposes of calculating CATGP within the Specific Plan Area, "Project" shall not include any nonconforming use or deemed to be approved conditional use otherwise permitted under the Los Angeles Municipal Code.

"Residential Hotel" means a Hotel as defined in Section 12.03 of the Los Angeles Municipal Code.

"Retail Commercial" means those activities where goods are displayed, sold or serviced.

"Specific Plan Area" means that area shown within the heavy lines on the Map.

"Trip" constitutes a unit of real property development rights pursuant to this Specific Plan and means an arrival at or departure from a building or structure by a motor vehicle of four or more wheels. The number of Trips generated by any Project shall be calculated utilizing the table set forth in the definition of CATGP above.

Sec. 4. Phasing of Development

A. **Purpose:** The purpose of this Section is to assure orderly development and to provide street capacity and other public facilities adequate for the intensity and design of development by establishing general procedures for the phasing of development within the Specific Plan Area.

B. **General Procedure:** Development of the property in the Specific Plan Area shall be accomplished in phases in accordance with the usual subdivision procedures as set forth in Chapter 1, Article 7 of the Los Angeles Municipal Code. Construction of each such phase shall include simultaneous construction of that portion of the streets shown on the Map which are contiguous to the property being developed and construction of other public facilities as may be required in connection with the subdivision approval.

C. **Uses and Densities:** The total allowable uses and densities for all phases within the Specific Plan Area shall comply with the following:

1. Notwithstanding any provision of Section 12.14 of the Los Angeles Municipal Code to the contrary, the following uses, in addition to the uses ordinarily permitted in the C2 Zone, shall be permitted on any C2 zoned lot within the Specific Plan Area: production of motion pictures, television, video, audio or other similar communications media, including the activities of all professions, crafts and services which are integral parts of and necessary to the same (referred to herein collectively as "studio uses"). All other applicable provisions and requirements of Section 12.14 of the Los Angeles Municipal Code shall apply to any such C2 zoned lot.

2. The total number of Trips generated by all Projects within all C2 zoned areas shall not exceed a CATGP of 9,100 Trips. Any Floor Area utilized for the following studio uses shall be included in calculating the CATGP: film publicity, producers, legal, financial and distribution or marketing offices; manufacturing (other than set manufacturing) facilities; and similar uses. However, Floor Area utilized for the following studio uses shall not be included in calculating the CATGP: sound stages, recording rooms, screening rooms, warehouses, storage facilities, set manufacturing, a commissary, and similar uses. For those uses exempt from the calculation of CATGP and not contained in a commercial office structure, the floor area ratio shall not exceed one to one (1:1), calculated over the entire area of the C2 zoned property; to the extent such uses exceed said floor area ratio, they shall be included in calculating the CATGP.

3. The total number of Trips generated by all Projects within the R4 zoned area located north of Olympic Boulevard shall not exceed a CATGP of 1,090 Trips.

4. The total number of Trips generated by all Projects within the R4 and R5 zoned areas located south of Olympic Boulevard shall not exceed a CATGP of 18,120 Trips, not including Trips generated by Projects referred to in Subdivision 5 of this Subsection.

5. Only one Residential Hotel, containing not more than 375 Guest Rooms, shall be permitted to be constructed in all of the residentially zoned areas. Such Residential Hotel shall be situated on a legally subdivided lot at the southwest corner of the intersection of Galaxy Way and Avenue of the Stars, which lot shall be no greater than 2.7 net acres in size. Such Residential Hotel may contain ancillary Hotel facilities (such as laundry, storage, accounting, lobby, front desk, cashier, corridor, mechanical and similar areas); meeting rooms, not to exceed a cumulative capacity of three hundred (300) persons at fifteen (15) square feet of meeting room per person; incidental Retail Commercial facilities (other than restaurants, coffee shops and bars), not to exceed 7,500 square feet of Floor Area and which may be entered only from inside the building; and restaurants, coffee shops and bars, not to exceed a total combined capacity of one hundred fifty (150) seats. Only one such eating establishment may be entered from the outside of the building. The Trip generation factor for Hotels includes the Trip generation potential of Guest Rooms, ancillary Hotel facilities and the above described incidental Retail Commercial facilities, meeting rooms, restaurants, coffee shops and bars.

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The incident Retail Commercial facilities permitted in the Residential Hotel shall be designed to serve primarily the guests of the Residential Hotel and may include such uses as: barber shop, beauty shop, health/sauna facility, florist, gift shop, travel and ticket agency, stationery store, tailor shop, chapel, book store, candy store, cigar store, clothes cleaning establishment, wearing apparel shop, drug store, fine arts store, jewelry store, news and magazine store, notions store, novelties store, photographer, and similar uses designed to serve primarily the guests of the Residential Hotel. An automobile service station may be included in said 7,500 square feet if it is located in the lower level of the Residential Hotel, provided that all activities of such service station are carried out wholly within an enclosed building pursuant to the requirements of Los Angeles Municipal Code Section 12.14A6.

Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, no sign advertising the above-described incidental Retail Commercial facilities may be visible from the outside of the building; signs visible from the outside of the building advertising the Hotel itself (except for one sign identifying the address thereof) may not exceed a combined total of 100 square feet, no individual sign of which may exceed 50 square feet; and signs visible from the outside of the building advertising any restaurants, coffee shops and bars may not exceed a combined total of 50 square feet, no individual sign of which may exceed 20 square feet. No sign may extend above the roof line of the building, nor may any signs include any blinking or flashing components, and such signs shall be architecturally integrated with the facade of the building.

Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, in addition to the parking space requirements set forth in the Code for the Guest Rooms, incidental Retail Commercial facilities, meeting rooms and restaurants, coffee shops or bars, one half (1/2) additional parking space per Guest Room shall be provided. These additional parking spaces shall be provided to full-time and part-time employees of the Residential Hotel, restaurants, bars, coffee shops or incidental Retail Commercial facilities at no charge. All or some of the parking spaces provided within the Residential Hotel or on the Residential Hotel site may be tandem parking, provided that attendants are available to part vehicles at all times when said tandem parking is open for use.

In the event that dwelling units, rather than a Residential Hotel, are constructed on said lot, such units shall generate no more than 1,133 Trips.

6. Notwithstanding any provision of the Los Angeles Municipal Code to the contrary, no club (not associated with a homeowner association), hospital, lodge or sanitorium may be permitted on any residentially zoned lot within the Specific Plan Area.

7. If, on a lot anywhere within the Specific Plan Area, a Project for which a building permit was issued subsequent to the effective date of this Ordinance, or portion thereof, is demolished, or if the use of such a Project, or portion thereof, is changed and the Trips generated by such Project are thereby reduced, the number of Trips generated by the previous use may be used for a Project. Such replacement Trips shall not be included in the CATGP.

8. No building may be erected within the twenty-five (25) foot set back along Avenue of the Stars, identified on the Map.

Sec. 5. Miscellaneous Requirements

A. **Street Dedications:** Galaxy Way, Empyreen Way, Century Park West, Olympic Boulevard and Pico Boulevard, within the Specific Plan Area, shall be dedicated and improved pursuant to the usual subdivision procedures and in accordance with Section 4 of this Ordinance.

B. **Access Restriction:** The extension of Century Park West between Olympic and Pico Boulevards shall be constructed without vehicular or pedestrian access into the local streets in the residential area to the west of the Specific Plan Area.

C. **Shadows:** Each Project shall be arranged and designed in a way to reasonably assure that it does not cast shadows for a period of more than two hours between the hours of 8:00 a.m. and 8:00 p.m., upon any single-family detached residence located easterly of Century Park East or westerly of Century Park West. Compliance with this Subsection shall be verified by the Director of Planning in writing prior to the issuance of any building permit.

D. **Housing:** As contemplated by the Centers Concept, residential development within the Specific Plan Area should contain a variety of types, sizes and prices of housing to accommodate the needs of the residents of the West Los Angeles area.

Sec. 6. Transfer of Development Rights

Trips may be transferred from any lot within the Specific Plan Area to any other lot within the Specific Plan Area or to any lot within the area governed by the Century City North Specific Plan, subject to the following restrictions and the other provisions of this Ordinance.

A. No Trip may be transferred if it has previously been utilized on or transferred from the transferor site; provided, however, if a Project, or portion thereof, is demolished, or the use thereof is changed, thereby reducing the number of Trips utilized, all or part of the Trips attributable thereto may be transferred.

B. Trips which have been transferred but not utilized on the transferee site may be transferred to any other lot within the Specific Plan Area.

C. Not more than 6,000 Trips may be transferred from the Century City South Specific Plan Area to the area governed by the Century City North Specific Plan.

D. Any transfer of Trips, conforming to the provisions of this Section, shall be evidenced by a recorded document, signed by the transferor in a form designed to run with the land and satisfactory to the City Attorney, which document shall restrict the Trips applicable to future Projects on the transferor site.

Sec. 7. Amendment to Section 12.04 of the Los Angeles Municipal Code

Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the Zoning Map shall conform to the zoning on the Map set forth in Section 2 of this Ordinance.

Sec. 8. Owner Acknowledgement of Limitations

The Department of Building and Safety shall not issue building permits for any Project upon a lot within the Specific Plan Area until such time as the owner(s) of such lot have executed and recorded a covenant, in a form designed to run with the land and satisfactory to the City Attorney, containing the owner(s) acknowledgement of the contents and limitations of this Specific Plan.

Sec. 9. Administration.

A. The Department of City Planning shall maintain a record of the Trip allocations made pursuant to this Specific Plan, Trips utilized for Projects subsequent to the effective date of the Specific Plan, Trips arising from demolition of any Project or portion thereof, Trips arising from a change of use of a Project or portion thereof (changing the Trips generated by such Project), any transfers of Trips between parcels within the Specific Plan Area or to the area governed by the Century City North Specific Plan, any allocation of Trips to specific lots resulting from a subdivision, and such other records as may be necessary or desirable to provide an accurate and up-to-date account of the Trips available for use on any lot within the Specific Plan Area. Such records shall be available for public inspection. The Department of City Planning shall upon request of any property owner within the Specific Plan Area provide a

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certification of the number of Trips currently available to such property owner's lot. Any change in the number of Trips available to any lot or lots shall be evidenced in a recorded document in a form designed to run with the land and signed by the owner(s) of the lot or lots involved.

B. The Department of Building and Safety shall not issue building permits for any Project until the Director of Planning, or his or her designee, has certified in writing that the construction plan conforms to the Specific Plan.

Sec. 10. Severability

A. Severability Provision: If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other Specific Plan provisions, clauses or applications thereof which can be implemented without the invalid provision, clause or application, and to this end the provisions and clauses of this Ordinance are declared to be severable.

B. Moratorium

1. In the event a judicial decision referred to in Subsection A of this Section invalidates this Ordinance to permit, or otherwise permits, Projects generating more Trips than those permitted to be generated pursuant to this Ordinance, then there shall become effective immediately a moratorium on the issuance of any applicable permit for a Project within the Specific Plan Area to the extent that such Project would generate more Trips than those permitted pursuant to this Ordinance; such moratorium shall be effective for a period of six (6) months, or until the effective date of a newly enacted specific plan, whichever occurs first. Notwithstanding the foregoing, nothing contained in this Subsection shall prevent or delay Projects which would not generate more Trips than those permitted pursuant to this Ordinance.

2. The City Council, by resolution, may extend said moratorium for two (2) additional periods not to exceed three (3) months each, or until the effective date of a newly enacted specific plan, whichever occurs first.

3. The City Council, by resolution, may modify or waive the provisions of any moratorium provided for in this Subsection as to any Project if the Council finds that such Project and the method of its approval would be consistent with all valid provisions of this Specific Plan and with any such judicial decision.

Sec. 11. 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 NOV 17 1981

REX E. LAYTON, City Clerk.

By: Edward W. Ardner
Deputy.

Approved..... NOV 20 1981

Tom Bradley
Mayor.

File No. 74-4757
City Clerk Form 22

(DJG13566) Nov 24