ORDINANCE NO. 164305

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:
Westwood Village
Specific Plan

Figure 1
SPECIFIC PLAN
AREA BOUNDARIES
Sec. 2. PURPOSES.

The purposes of this Specific Plan are as follows:

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

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

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

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

2. adequate to encourage the preservation of historically and architecturally significant buildings through the transfer of unused permitted
floor area from those significant buildings to potential development sites;

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

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

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

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

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

1. facilitating pedestrian and shuttle access from U.C.L.A., Wilshire Boulevard offices and surrounding residential areas;
2. providing sufficient parking to 
serve the Village without encouraging 
excessive automobile trips to the 
Village; and 

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

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

Sec. 3. RELATIONSHIP TO OTHER PROVISIONS OF THE 
MUNICIPAL CODE. 

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

B. Wherever this Specific Plan contains 
provisions which require greater setbacks, 
lower density, lower height, restricted uses, 
greater parking requirements or other greater 
restrictions or limitations on development 
than would be allowed pursuant to the 
provisions contained in Chapter I of the Los 
Angeles Municipal Code, the Specific Plan
shall prevail and supersede the applicable provisions of that Code.

C. The provisions of this Specific Plan supersede and replace the provisions of Ordinance No. 145,048, 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 exceptions to the requirements of this Specific Plan are set forth in Section 11.5.7 D of the Los Angeles Municipal Code. An application for an exception from this Specific Plan pursuant to Section 11.5.7 D does not require any additional application pursuant to the provisions of Section 12.24 B of the Los Angeles Municipal Code.

Sec. 4. DEFINITIONS.

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

Building Frontage. That portion of the perimeter of a building or structure which fronts on a public street or on a courtyard
that is accessible from a public street.

Building/Business Identification Sign. A wall sign which identifies the name of a building and/or lists the names of the businesses or non-commercial uses within the building.

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

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

Covenant. A written document entered into by any and all owners of the property regarding the use or development of one or more lots, approved by the Director of Planning, and executed and recorded by such property owners in the Los Angeles County Recorder's Office. The covenant shall be in a form to run with the land and shall be binding.
on any subsequent owners, heirs, successors (including but not limited to beneficiaries) or assigns. After recordation, a copy bearing the Recorder's number and date shall be furnished to the City Planning Department for its records.

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

Design Review Board. The Westwood Community Design Review Board established pursuant to Ordinance No. 163,204.

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

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

Fast Food Establishment. An establishment which dispenses prepared food over a counter for consumption on or off the
premises, except for a cafeteria. Each food court shall be deemed to be a separate fast food establishment.

Financial Services. Services including, but not limited to, those typically offered by banks, savings and loans, thrift associations, real estate offices, insurance companies, brokerage firms, escrow offices, title insurance companies and financial advisors, but excluding automatic teller devices.

Food Court. A fast food establishment which contains two or more food service counters, each having a separate kitchen, and all of which counters open onto a common seating area. Such an establishment containing a maximum of 50 seats shall be deemed a single food court; such an establishment containing more than 50 seats shall be deemed a separate food court for each 50 seats, or portion thereof, which it contains.

Full Service Grocery Store. A store of not less than 18,000 square feet of floor area which offers for sale products including, but not limited to, meats, produce, dairy products, paper goods, dry goods, frozen
goods, sundries and other similar products.

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

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

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

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

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

Art gallery;
Art supplies;
Athletic/sporting goods;
Bakery;
Books or cards;
Bicycle sales and repairs;
Clock or watch sales and/or repair;
Computer sales and repair;
Drug store;
Fabrics or dry goods;
Florist;
Food/grocery store, including
  supermarket, produce, cheese and meat
  market and delicatessen;
Hardware;
Household goods and small appliances;
Infant and children's clothing;
Newsstand;
Photographic equipment and repair;
Stationery;
Toys;
Other similar retail items as determined by
the Zoning Administrator.

Neighborhood Services. Services used by
residents and students on a regular basis,
including:
  Barber shop or beauty parlor;
  Blueprinting;
  Child care facility;
  Club or lodge, bridge club, fraternal
    or religious association;
  Copying;
Custom dressmaking;
Dry cleaner;
Financial Services;
Laundry or self-service laundromat;
Locksmith;
Optician;
Photographer;
Shoe repair;
Tailor;
Other similar services as determined by
the Zoning Administrator.

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

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

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

Premise. A building or portion thereof used as a location for a single business or non-commercial use.
Project. The construction, erection, addition to or structural alteration of any building or structure, a use of land or change of use on a lot located in whole or in part within the Specific Plan area. A project does not include interior remodeling of a building which does not increase the floor area.

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

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

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

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

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

Unoccupied Tower. A structure, attached to a building, which is solely an architectural feature, which is taller than its diameter and
which is designed so that it may not be
occupied by individuals, goods, materials or
equipment and is not used for warehousing or
office purposes. Any area contained within the
exterior walls of the unoccupied tower shall
not be calculated as part of the floor area of
the building to which the tower is attached.

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

Sec. 5. USES.
A. PERMITTED USES.

1. Except as provided in
Subsections B and C of this section, any
use permitted in the C4 zone on the
effective date of this ordinance shall be
permitted within the Specific Plan area,
provided that all activities, including
storage, are conducted wholly within an
enclosed building, except that outdoor
merchandise displays during Village-wide
organized sidewalk sales, outdoor dining
and newsstands may be conducted other
than within a wholly-enclosed building.

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

B. LIMITED USES.
The following uses shall be permitted
subject to the following limitations:

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

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 C 1.1 of the Los Angeles Municipal
Code.

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

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

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

6. Convenience food stores, provided the total number of convenience food stores on any public street does not exceed one for every 1,000 feet of lot frontage. Convenience food stores need not be spaced at said intervals, provided that the total number along any public street does not exceed the above ratio.
7. Financial services, provided the total number of businesses providing financial services located along the ground floor frontage on any public street does not exceed one for every 1,000 feet of lot frontage. Such businesses need not be spaced at said intervals, provided that the total number along any public street does not exceed the above ratio.

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

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

   b. No ballroom shall be permitted.

   c. Total floor area devoted to meeting rooms shall not exceed 15 square feet for each guest room;
however, the total floor area of all
meeting rooms in a hotel shall not
exceed 2,700 square feet. No banquet
or dancing shall take place in such
meeting rooms.

d. Other than restaurants and
meeting rooms, there shall be no
public assembly rooms in a hotel.

9. Parking buildings, provided the
ground floor building frontage shall be
devoted to another use permitted by this
section.

10. Sidewalk cafes within a public
street right-of-way, provided a minimum of
10 feet of sidewalk width shall remain for
pedestrian circulation on all streets,
except along Broxton Avenue where there
shall be a minimum of 15 feet of sidewalk
width for pedestrian circulation if the
sidewalks on that street are widened to at
least 25 feet.

11. Outdoor farmers markets, subject
to approval by the Police Department.

12. Outdoor cultural events, art and
craft fairs and other special outdoor
events, subject to approval by the Police
Department.
13. Residential dwelling units, provided that density shall be limited to 800 square feet of lot area per dwelling unit.

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

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

   b. If Subarea 2 is not developed with a hotel, 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.

   c. In connection with a hotel, no 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.

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

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

f. 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.

15. Subarea 3 on Figure 1 may be developed as part of an office building containing a maximum of 296,170 square feet of floor area, except that only 46,000 square feet of floor area may be located within the Specific Plan area. Such project shall not be subject to any of the parking, replacement parking, height or setback requirements, design standards,
design review procedures, or the ground floor use restrictions imposed by this Specific Plan.

16. Notwithstanding the provisions of Section 12.22 C 23 of the Los Angeles Municipal Code to the contrary, 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 C 1.1 of the Los Angeles Municipal Code.

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

C. PROHIBITED USES.

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

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

2. Drive-in businesses, including theaters, refreshment stands, restaurants,
food stores and the like.

D. USES PERMITTED ALONG THE GROUND FLOOR BUILDINGFRONTAGE.

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

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

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

2. Any building which has 100 or more feet of ground floor building frontage, excluding the frontage along vehicular access to on-site parking, and which is occupied by at least five businesses or commercial uses, shall devote at least 20 percent of the floor area on the ground
floor to a depth of at least 30 feet along that building frontage to neighborhood retail and/or neighborhood services.

Sec. 6. PRESERVATION OF CULTURAL RESOURCES.

A. DESIGNATION OF CULTURAL RESOURCE.

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

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

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

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 Planning Commission in accordance with the standards and procedures set forth in Sections 12.20.3 F through 12.20.3 N of the Los Angeles Municipal Code. The Westwood Community Design Review Board (Design Review Board) shall perform the functions of the "Historic Preservation Association" specified in those sections.

Sec. 7. BUILDING INTENSITY.

A. BASE PERMITTED FLOOR AREA.

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

B. ADDITIONAL PERMITTED FLOOR AREA.

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

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

2. The provision of neighborhood retail or neighborhood services on the site. One square foot of floor area may be added for each square foot of ground floor
neighborhood retail or neighborhood services, provided the continued use of that quantity of floor area for neighborhood retail or neighborhood services is guaranteed by covenant, except that neighborhood retail provided to qualify for a bonus pursuant to Section 7 B 8 of this Specific Plan is not also eligible for additional floor area. This bonus shall not exceed the densities shown on Figure 3.

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

4. The provision of dwelling units above the ground floor of a commercial building. One square foot of floor area may be added for each square foot of floor area contained within such dwelling units and corridors adjacent thereto, provided that the continued use of that floor area for residential use is guaranteed by covenant.
5. A Village-wide total of 35,000 square feet of additional floor area (but no additional height) in excess of the maximums shown on Figure 3, not to exceed an additional one half times the buildable area on any one lot, shall be permitted in exchange for provision of any of the following improvements:

   a. Thirty thousand (30,000) square feet, Village-wide, of additional floor area may be constructed in exchange for the design and construction of the below listed sidewalk improvements to be located within (1) the Westwood Boulevard right-of-way between Wilshire Boulevard and Lindbrook Drive, (2) the Gayley Avenue right-of-way between Wilshire Boulevard and Lindbrook Drive, and (3) the Glendon Avenue right-of-way between Wilshire Boulevard and Lindbrook Drive. Such improvements, as set forth in subparagraphs (1) through (4) below, shall apply to each of the three rights-of-way described above.
(1) Twenty-thousand (20,000) square feet of sidewalk improvements as specified by the Department of Public Works, Bureau of Engineering.

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

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

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

The City Engineer shall approve the final design of the improvements and the selection of materials, and shall approve the completed improvements. The design of all such improvements shall be subject to review by the Design Review Board.

b. Twenty-five hundred (2,500) square feet, Village-wide, of additional floor area in exchange for the provision of a single mid-block public pedestrian connection between Glendon Avenue and Westwood Boulevard,
provided that the connection is located at ground level and not closer than 200 feet from Weyburn Avenue or Kinross Avenue, does not result in a change to a cultural resource, and is consistent with the Westwood Village design guidelines approved by the City Council. The pedestrian connection shall conform generally to the following design standards:

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

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

(3) Components of the pedestrian connection shall be designed to be wholly contiguous and completely
accessible to the public.

c. Twenty-five hundred (2,500) square feet, Village-wide, of additional floor area in exchange for the provision of a single mid-block public pedestrian connection between Broxton Avenue and Westwood Boulevard, provided that the connection is located at ground level and not closer than 150 feet from Weyburn Avenue or Kinross Avenue, does not result in a change to a cultural resource, and is consistent with the Westwood Village design guidelines approved by City Council. The pedestrian connection shall conform generally to the design standards set forth in paragraph b above.

A building permit for a project utilizing the additional floor area permitted pursuant to this subdivision may be issued only after the City Engineer has approved the design of the sidewalk improvements on mid-block public pedestrian connection and the owner has
guaranteed completion thereof by surety bond, letter of credit or other means approved by the City Engineer. A certificate of occupancy to which the owner is otherwise entitled may not be issued until the sidewalk improvements or mid-block public pedestrian connections has been completed to the satisfaction of the City Engineer; or if not completed, upon the City Engineer's certification that completion of the sidewalk improvements, or pedestrian connections are beyond the control of the owner. In any event, the sidewalk improvements or pedestrian connection shall be completed within a reasonable period of time as determined by the City Engineer.

6. Additional permitted floor area may be transferred from any site in a shaded area on Figure 3 to any other site in a shaded area on Figure 3. Any such transfer shall be evidenced by a covenant, signed by the transferor and transferee, in a form to run with the...
land and which is binding on subsequent owners or assignees, which document restricts the floor area on the donor site to the extent such floor area is transferred to a receiver site.

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

8. A hotel may contain one guest room for each 325 square feet of buildable area. Provided, however, if a full service grocery store is constructed by the developer of the hotel, the hotel may contain one guest room per 300 square feet of buildable area for each 500 square feet of floor area devoted to such full service grocery store; the remaining guest rooms shall be calculated at one guest room per 325 feet of buildable
area. Such full service grocery store shall occupy at least 30 feet of ground floor building frontage and shall be located either on the site of the hotel development or on another lot within the Specific Plan Area. The site at which the full service grocery store is located shall be restricted to such use by a covenant.

C. TRANSFER OR INCREASE OF DEVELOPMENT RIGHTS—PROCEDURE.

1. Whenever floor area is increased as permitted by Section 7 B of this Specific Plan, or the right to construct floor area is transferred, a covenant shall be made a condition of such transfer or increase and shall be executed and recorded by the owners of each of the parcels involved, setting forth the amount of additional or transferred floor area thereby allowed and binding such owners and their successors to the limitations and requirements imposed by this Specific Plan in connection with such transfer or increase in floor area.

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

D. ENFORCEMENT.

The construction of and the continued use of any building, or portion thereof, permitted pursuant to the provisions of Subsection B of this section is conditioned upon the actual construction of the improvement and maintenance of the use as set forth in Subsection B. In the event such improvements are not constructed or the uses are not maintained or in the event such uses are terminated, any building permit or certificate of occupancy allowing the construction or use of any building, or portion thereof, pursuant to Subsection B, shall be revoked.
Sec. 8. HEIGHT AND SETBACK.

A. PERMITTED HEIGHT.

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

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

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

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

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

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

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

   d. That portion of a building (including roofs and roof structures but excluding towers) which exceeds the highest elevation of any adjacent cultural resource must be stepped back at a 45 degree angle from the permitted height along the frontage.
e. The cornice lines of new buildings must meet the cornice line of any abutting cultural resource.

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

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

B. EXCEPTIONS TO HEIGHT REQUIREMENTS.

1. 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.

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

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

3. Except on Broxton Avenue, at least 80 percent of the exterior wall along the building frontage shall be located no more than five feet from any building line or any lot line parallel to a public street if there is no building line, up to a height of 30 feet or the top story, whichever is less.
4. On Broxton Avenue, not more than 65 percent of the exterior wall area along the building frontage on a lot must be located within five feet of the lot line on that frontage.

Sec. 9. PARKING.

A. NUMBER OF SPACES REQUIRED. The following parking requirements are applicable to the uses listed below. Parking requirements for other uses are set forth in applicable provisions of the Los Angeles Municipal Code.

<table>
<thead>
<tr>
<th>Use</th>
<th>Number of Required Spaces</th>
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<tbody>
<tr>
<td>Hotel and motel and other projects</td>
<td>1 space for each guest room, plus</td>
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<tr>
<td>containing guest rooms</td>
<td>1 space for each 100 square feet of dining area of a restaurant, plus</td>
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<td></td>
<td>one space for each 35 square feet of meeting rooms, plus the number of</td>
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<td>spaces required by this section and the Los Angeles Municipal Code for</td>
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<td></td>
<td>all other uses.</td>
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<tr>
<td>Motion picture theatre</td>
<td>1 space for each 3 fixed seats, or, where there are no fixed seats, 1</td>
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<tr>
<td></td>
<td>space for each 25 square feet of floor area.</td>
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</tbody>
</table>
Nightclub or other establishment offering live entertainment or dancing as its primary use

1 space for each 5 fixed seats, or, where there are no fixed seats, 1 space for each 75 square feet of floor area.

Office, excluding medical office

3.25 spaces for each 1,000 square feet of floor area.

Retail and other commercial uses

3.25 spaces for each 1,000 square feet of floor area.

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

C. LOCATION OF PARKING. Notwithstanding Section 12.21 A 4 (g) of the Los Angeles Municipal Code to the contrary and except as otherwise specified in Subsection G below, parking shall be provided either (1) on site, (2) outside the Village Center but within the Specific Plan area, or (3) within 1,000 feet of the project, if outside of the Specific Plan area.
D. EMPLOYEE PARKING AND VILLAGE VALIDATION SYSTEM. Of the total required parking spaces for commercial uses, no more than one space per 1,000 square feet of floor area may be reserved for employee use; however, this restriction shall not apply to parking for office, medical office and hotel uses. The remaining spaces shall be made available for public use in connection with a Village-wide validation system, which system exists at the time the required parking is provided or which may be subsequently created. Such availability shall be guaranteed by covenant.

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

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

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

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

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

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

b. The project shall contain a public restroom facility;

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

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

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

3. No more than 1250 new parking spaces within the entire Specific Plan area may be used to qualify for the transferability privileges of this subsection.
Sec. 10. DEVELOPMENT STANDARDS.

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

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

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

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

1. Westwood Boulevard between Lindbrook Drive and Le Conte Avenue.

2. Broxton Avenue between Kinross and Le Conte Avenue.

3. Glendon Avenue within 300 feet of Weyburn Avenue.
4. Weyburn Avenue between Broxton and Glendon Avenue.

5. Kinross Avenue between Gayley and Glendon Avenue.

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

Sec. 11. SIGNS.

A. APPROVAL.

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

B. PROHIBITED SIGNS.

The following signs are prohibited:


3. Off-site commercial signs.

4. Signs having flashing, mechanical, strobe or blinking lights or moving parts, except that theater marquees may have blinking lights, effective January 4, 1979.

5. Mural signs.

6. Projecting signs, except that village pedestrian signs shall be permitted.

7. Sandwich signs.

C. TEMPORARY SIGNS.

Temporary signs shall be permitted pursuant to Section 91.6215 of the Los Angeles Municipal Code, except that such signs may not be installed on any single premise for a cumulative period in excess of 60 days per calendar year.

D. NUMBER OF SIGNS.

No more than one wall sign or awning sign, and one village pedestrian sign or window sign, shall be constructed, placed, created or maintained for each premise, except that:

1. Automobile service stations may have one additional pole sign.

2. Theaters may have additional wall signs, not to exceed a total of 100 square feet in sign area. Theaters may also have marquee signs.
3. Premises located above the ground floor, which do not take their primary access directly from an exterior walkway open to the public, may have only a building or business identification sign adjacent to each exterior entrance which provides access to those premises.

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

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

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

7. Notwithstanding the provisions of Section 91.6205 K of the Los Angeles Municipal Code, pennants, banners, and flags which do not contain written advertising, are permitted, subject to the
review and approval of the Director of Planning.

E. SIGN AREA.

1. WALL OR AWNING SIGNS.

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

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

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

   d. The sign area permitted for each additional sign allowed for
premises located on an alley, shall not exceed one square foot for each lineal foot of building wall occupied by the premise on the alley on which the sign is located.

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

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

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

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

2. BUILDING OR BUSINESS IDENTIFICATION SIGNS. No building or business identification sign shall exceed four square feet.

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

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

F. HEIGHT.
The height to the top of any sign shall be limited to a maximum of 20 feet above the elevation of the sidewalk or edge of the roadway nearest the sign, except that:

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

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

G. PROJECTION OF SIGNS.

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

2. When a village pedestrian sign is attached to a wall, the sign shall project no more than 30 inches from the wall to which it is attached.
H. EXCEPTIONS.

The provisions of this Section shall not apply to:

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

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

3. Signs advertising the sale or lease of a vacant lot provided they comply with the following conditions:
   a. Signs shall not be illuminated.
   b. Total sign area shall not exceed nine square feet.
   c. Signs shall not exceed a height to the top of the sign of six feet above the elevation of the sidewalk or edge of the roadway nearest the sign.
   d. Signs shall be located not less than ten feet from the property line.

4. Directory signs which have been approved by the Director of Planning acting on the recommendation of the Design Review
Board. A directory sign may be a monument sign and shall be permitted only as part of a Village-wide streetscape improvement.

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

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

7. Temporary political or other ideological signs, provided such signs shall not be roof signs, shall not exceed
20 square feet in sign area, shall not exceed a height to the top of the sign of eight feet above the elevation of the sidewalk or edge of the roadway nearest the sign, and, if they relate to an election or other event, shall be removed within 15 days following the election or event to which they relate.

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

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

I. ABATEMENT OF NONCONFORMING SIGNS.

All signs which are rendered nonconforming with respect to any provision of this specific plan or predecessor specific plan shall be completely removed within five years of the effective date of that provision. The effective dates of provisions that have been in effect prior to the adoption of this ordinance are indicated following each provision. The effective date for all other provisions is the effective date of this ordinance.

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

Sec. 12. BROXTON AVENUE AND VILLAGE-WIDE IMPROVEMENTS-ASSESSMENT DISTRICT.

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

Sec. 13. DESIGN REVIEW.

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 plans, elevations
and/or other graphic representations of the
development have been reviewed and approved by
the Director of Planning acting on the
recommendation of the Westwood Community Design
Review Board (Design Review Board).

B. DESIGN REVIEW CRITERIA.

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

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

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

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

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

5. All open areas not used for
   buildings, walkways or driveways shall be
   landscaped.
6. The massing of the building shall relate in scale to surrounding cultural resources and shall be appropriate to the pedestrian-oriented character of Westwood Village.

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

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

9. Any exterior treatment, including color, texture, and other architectural features, shall be applied to all exterior walls in a similar manner.
Westwood Village
Specific Plan

Figure 2
CULTURAL RESOURCE
AND RECEIVER SITES

Locally Significant
Cultural Resource

National Register
Eligible Cultural Resource

Receiver Site

Specific Plan Area
Village Center
<table>
<thead>
<tr>
<th>NUMBER</th>
<th>ADDRESS</th>
<th>SHEET</th>
<th>TRACT BLOCK</th>
<th>PANEL NO.</th>
<th>COMMUNITY NAME (HISTORIC NAME)</th>
<th>ARCHITECTURAL STYLE</th>
<th>YEAR</th>
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<tbody>
<tr>
<td>1</td>
<td>926-40</td>
<td>Broxton Ave.</td>
<td>9650-1-8</td>
<td></td>
<td>Bruin Theatre</td>
<td>Modern</td>
<td>1917</td>
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<td>2</td>
<td>945</td>
<td>Broxton Ave.</td>
<td>9650-1-8</td>
<td></td>
<td>Fox Theatre</td>
<td>Spanish Colonial Revival</td>
<td>1911</td>
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<td>10660-2-10, 11, 12</td>
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<td>Mario's</td>
<td>Spanish Colonial Revival</td>
<td>1911</td>
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<td>1017</td>
<td>Broxton Ave.</td>
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<td>Straus's Grill</td>
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<td>Shames Jewelry, Don Appetit Cafe</td>
<td>Classical Revival with Revival Influences</td>
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<td>1069-71</td>
<td>Broxton Ave.</td>
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<td>Minchels' Dumas, Jazz'd, Dino</td>
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<td>Modern</td>
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<td>1065-73</td>
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<td>10600-7-6</td>
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<td>Helen's Cycles, Luminau School</td>
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<td>18</td>
<td>1081</td>
<td>Cayley Ave.</td>
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<td>1085-91</td>
<td>Cayley Ave.</td>
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<td>Dillon's Nightclub</td>
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<td>20</td>
<td>1071-73</td>
<td>Glendon Ave.</td>
<td>10600-4-1</td>
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<td>Exotic, La Fondue Restaurant</td>
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<td>1097</td>
<td>Glendon Ave.</td>
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<td>Moustache Cafe (Jurgensen Groceries)</td>
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<td>1100-09</td>
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<td>Haagen Daz, The Mist, Acapulco</td>
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<td>10910-22</td>
<td>Kinross Ave.</td>
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<td>Pottery Barn, Maskin Robbins, Popcorn Shop (Shepard, Mitchell Bldg.)</td>
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<td>27</td>
<td>10986</td>
<td>Le Conte Ave.</td>
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<td>10845-55</td>
<td>Lindbrook Ave.</td>
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<td>Chen's Garden/Julie A Balla</td>
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<td>31</td>
<td>1001</td>
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<td>(Bullock's Department Store)</td>
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<td>42</td>
<td>10974</td>
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</tbody>
</table>

The list above is a sample of locally significant historic resources in the area.
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. Deputy.

DEC 20 1988

Approved

Tom Bradley

Mayor.

Approved as to Form and Legality

JAMES K. HAHN, City Attorney.

By. 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

Director of Planning
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: ORDNANCE 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, 1988, 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, 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, 1988 to and including Feb. 1, 1989.

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

Signed this 21st day of DECEMBER, 1988 at Los Angeles, California.

Melissa M. Hernandez
Deputy City Clerk

Effective Date: JANUARY 31, 1989