

ORDINANCE NO. 174260

An ordinance establishing the Westwood Boulevard Pedestrian Oriented District, pursuant to Sections 12.32 S and 13.07 of the Los Angeles Municipal Code for portions of the Westwood Community Plan area.

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

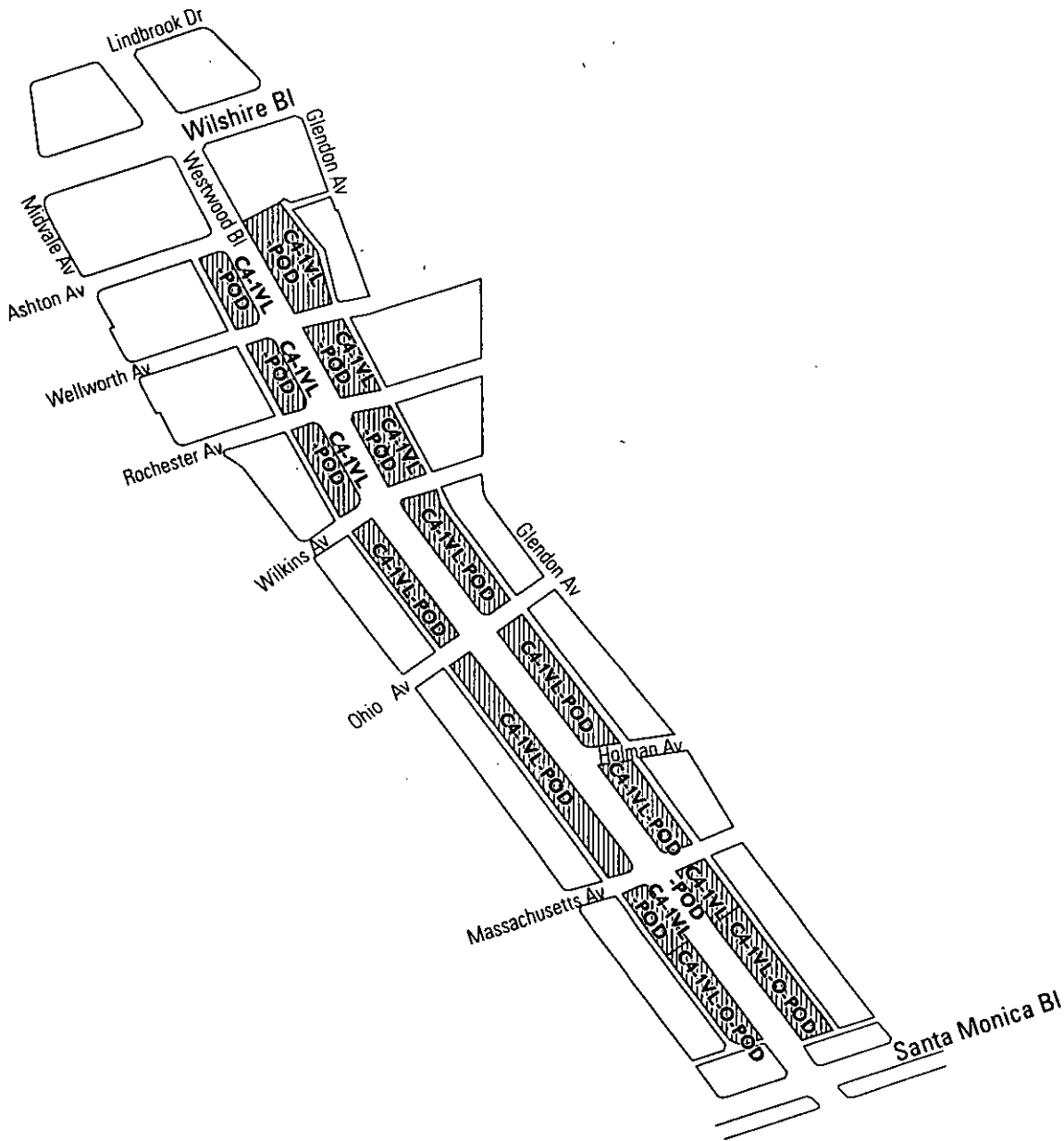
**NOW, THEREFORE:**

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

**Section 1. ESTABLISHMENT OF THE WESTWOOD BOULEVARD  
PEDESTRIAN ORIENTED DISTRICT.**

**A. Pedestrian Oriented District.** The City Council hereby establishes the Westwood Boulevard Pedestrian Oriented District. The provisions of this Ordinance shall apply to any lot located in whole or in part within the shaded area on the following map identified as EXHIBIT A.

# Westwood Boulevard



 Pedestrian Oriented District

**Pedestrian Oriented District**



Not to Scale  
**Exhibit A**

**B. Pedestrian Oriented Streets.** The following Pedestrian Oriented Streets are hereby identified as part of the Westwood Boulevard Pedestrian Oriented District:

Westwood Boulevard (both sides of Westwood Boulevard between Ashton Avenue on the north and the alley northerly of Santa Monica Boulevard on the south);

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

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

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

**C.** Whenever this Pedestrian Oriented District Ordinance contains provisions which differ from or conflict with provisions contained elsewhere in Chapter I of the LAMC with respect to permitted uses, setbacks from street frontages, height of screening walls for parking lots, landscaping of setbacks, street tree ratios and types of permitted signs, this Ordinance shall prevail and supersede the other applicable provisions, including, but not limited to, the requirements of Section 12.22 A 23 and Section 12.24 W 32 of the LAMC pertaining to Mini Shopping Centers and Commercial Corner Development Regulations. Whenever this Ordinance is silent, the provisions of the LAMC shall apply.

**Sec. 3. ZONING REGULATIONS.**

**A.** Section 12.04 of the LAMC is hereby amended by changing the zone boundaries shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter I of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map set forth in Section 1 A of this Ordinance. All lots located within the Westwood Boulevard Pedestrian Oriented District are zoned C4-1 VL-POD and C4-1 VL-O-POD, as shown on the map referred to in Section 1 A of this Ordinance. The symbol "POD" refers to the Pedestrian Oriented District uses and standards set forth in Section 13.07 of the LAMC, with modifications set forth in this Ordinance.

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

**Sec. 4. DEFINITIONS.** The following words and phrases, whenever used in this Ordinance, shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Sections 12.03, 13.07 C and 91.6203 of the LAMC.

**A. Illuminated Canister Wall Sign:** A sign with text, logos and/ or symbols that is placed on the face of an enclosed cabinet attached to a building. The face may be translucent or opaque and is illuminated, internally or externally.

**B. Ground Floor.** The lowest level within a building which is accessible to the street, the floor level of which is within three feet above or below curb level, which has frontage on or is primarily facing any Pedestrian Oriented Street.

**C. Neon Sign:** A sign with visible tubing that is internally illuminated by neon or other electrically charged gas.

**D. Project.** The construction or erection of any building or structure, or addition of floor area to any building, including accessory parking lots, unless the building is used entirely for residential dwelling units. For the purposes of this Ordinance, a project shall also include exterior alterations to more than 60 percent of the surface area of the plane of any existing building facade fronting substantially, or in part, on a Pedestrian Oriented Street.

**Sec. 5. DEVELOPMENT REGULATIONS.** The Department of Building and Safety shall not issue a building permit for a Project within the Westwood Boulevard Pedestrian Oriented District unless the Project conforms to all of the following development regulations. In addition to the requirements set forth below, Sections 13.07E 1(a), (b), (d), (e), (f), (h), and 6 (c) of the LAMC, shall apply in the Westwood Boulevard Pedestrian Oriented District. Furthermore, Sections 13.07E 1(c), (g) 2, 3, 4, 5, 6(a), (b), 7, 8, 9 and 11 of the LAMC are inapplicable and have been superseded by the following development regulations contained in this section pursuant to Section 13.07D of the LAMC. Notwithstanding the above, Projects which consist solely of exterior alterations shall only be required to comply with Section 13.07E 1(a) and (f) of the LAMC.

The Department of Building and Safety shall not issue a change of use permit for any use prohibited by Subsection B of this Section.

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

**(1) Building Setback.** The exterior wall of any new construction or addition of floor area to a building or structure shall be located not more than five feet from any front lot line adjoining a Pedestrian Oriented Street, except that building

setbacks from the front lot line may exceed five feet when used for plazas, courtyards, outdoor dining, seating, kiosks and/or paseos. Building setbacks shall be used for the above listed permitted purposes or shall be landscaped as set forth in Subsection E of this Section.

**(2) Building Continuity With Openings.** In the event a building opening of 15 feet in width or greater is permitted pursuant to Section 13.07E1(b) of the LAMC, the continuation of architectural theme(s), style and/or feature(s) shall be required to retain continuity of the building wall at the ground floor along all frontages facing a public street, as determined by the Department of City Planning.

**(3) Exterior Building Continuity.** The exterior elevations of all buildings facing a public street shall be consistent in terms of design, building materials and colors.

**B. Uses Prohibited.** Notwithstanding any provisions of LAMC Section 12.24 to the contrary, the following uses shall be prohibited within the District:

- Automotive Painting
- Automotive Rental
- Automotive Repair
- Automotive Sales, new
- Automotive Service Stations
- Automotive Storage
- Automotive Upholstering
- Drive-through Establishments

**C. Yards.** Yard requirements shall be as required by the underlying zone, except as specified in subsection A (1) of this Section.

**D. Parking.**

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

**(2)** Pedestrian access between parking areas and building(s) shall be maintained in a well lighted condition at night. Lighting shall be shielded to

prevent glare to adjacent residential properties. Customer entrances through service areas or kitchens are prohibited.

**E. Landscaping Standards.** Prior to the issuance of a building permit, the Department of City Planning shall approve a landscape plan for a Project. In approving this plan, the Department shall find that:

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

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

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

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

(1) Signs that flash, move or have the appearance of movement;

(2) Off-site commercial signs;

(3) Pole signs;

(4) Projecting signs, except for signs not to exceed 5 square feet in area, for ground floor businesses and when the top of the sign is not more than 12 feet above ground level;

(5) Roof signs;

(6) Illuminated canister wall signs; and

(7) Neon signs.

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

(65974)

Sec. 6. The City Clerk shall certify to the passage of this ordinance and cause it to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles SEP 19 2001 and was passed at its meeting of SEP 26 2001.

J. MICHAEL CAREY, City Clerk

By Maria Katenich  
Deputy

Approved OCT 09 2001

cc James H. Ahn  
Mayor

Approved as to form and legality

AUG 13 2001  
Rockard J. Delgadillo, City Attorney

By [Signature]  
Sharon Siedorf Cardenas  
Assistant City Attorney

Pursuant to Charter Section 559, I approve this ordinance and recommend its adoption on behalf of the City Planning Commission . . . . .

see attached report.  
[Signature]  
CON HOWE  
Director of Planning

File No. C.F. 98-1534/CPC 99-3352 POD

(publish 2)