

# WESTWOOD/PICO

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# Neighborhood Oriented District

Ordinance No. 171,859  
Effective Date January 24, 1998

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# Westwood/Pico Neighborhood Oriented District



Ord. No. 171,859

# WESTWOOD/PICO NEIGHBORHOOD OVERLAY DISTRICT

An ordinance establishing the Westwood/Pico Neighborhood Oriented District, pursuant to Sections 13.00,13.07 and 13.08 of the Los Angeles Municipal Code for portions of the West Los Angeles Community Plan area.

WHEREAS the Director of Planning has conducted a study and has found that the portions of Westwood Boulevard, Pico Boulevard, and Overland Avenue 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 WESTWOOD/PICO NEIGHBORHOOD ORIENTED DISTRICT

- A. **Oriented District.** The Westwood/Pico Neighborhood Oriented District is hereby established and is applicable to that area of the City of Los Angeles shown within the shaded area on the following map:
- B. **Pedestrian Oriented Streets.** The following Pedestrian Oriented Streets are hereby identified as part of the Westwood/ Pico Neighborhood Oriented District: Westwood Boulevard (both sides of Westwood Boulevard between Missouri Avenue and the alley northerly of Pico Boulevard);Pico Boulevard (the north side of Pico Boulevard between Bentley Avenue and Patricia Avenue; and the south side of Pico Boulevard between Military Avenue and Patricia Avenue); and Overland Avenue (the east side of Overland Avenue between Blythe Avenue and the alley south of Pico Boulevard).

## Section 2.

### RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE

- A. The regulations of this Ordinance are in addition to those set forth in the Los Angeles Municipal Code (LAMC) and any other relevant ordinances, 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 4 of this Ordinance shall supersede the requirements of Section 13.07 E of the LAMC.

- C. Whenever this neighborhood 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, height of screening walls for parking lots, setbacks from street frontages, landscaping of setbacks and types of permitted signs, this Ordinance shall prevail and supersede the other applicable provision, including, but not limited to, the requirements of Section 12.22A 23 and Section 12.24C 56 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.

### Section 3

### ZONING

- A. Section 12.04 of the Los Angeles Municipal Code 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 1 of the Los Angeles Municipal Code, so that such portion of the zoning Map shall conform the zoning on the Map set forth in this ordinance. All lots located within the Westwood/Pico Neighborhood Oriented District are zoned C2-1VL-POD, C2-1VL-O-POD, C4-1VL-POD or C4-1VL-O-POD, as shown on the map referred to in Section 1A of this Ordinance. The symbol "POD" refers to the Pedestrian Oriented District uses and standards set forth in Section 13.07 of the Los Angeles Municipal Code, with modifications set forth in this Ordinance.
- B. Lots zoned C2-1VL-POD, C2-1VL-O-POD, C4-1VL-POD or C4-1VL-O-POD shall conform with the requirements and restrictions found in Section 13.07 of the LAMC except as modified by this Ordinance, and the Development Regulations established by Section 4 of this Ordinance.

### Section 4.

### DEFINITIONS

- A. **Ground Floor.** Ground floor is 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.
- B. **Project.** The construction or erection of any building or structure, or addition of floor area to any building, unless the building is used entirely for residential dwelling units. For the purposes of Sections 5A(1) and 5A(4) only, a Project also includes exterior alterations to more than 60 percent of the surface area of the plane of any existing building facade fronting substantially or in part a Pedestrian Oriented Street.

Section 5.

**DEVELOPMENT REGULATIONS**

The Department of Building and Safety shall not issue a building permit for a Project within the Westwood/Pico Neighborhood Oriented District unless the Project conforms to all of the following development regulations. The Department of Building and Safety shall not issue a change of use permit for any use not permitted in subsection B of this Section.

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

1. **Facade Treatment.** For any Project, 50 percent of the first 10 feet in building height of the building facade shall be articulated with wall treatments including one or more of the following: windows, doors, recessed entryways, recessed courtyards, planters, murals, mosaic tile, or public art and/or other means of creating visual interest.
2. **Building Setbacks.** 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.
3. **Pedestrian Access.** All new construction or addition of floor area to a building or structure fronting substantially or in part on a Pedestrian Oriented Street shall provide at least one entrance for pedestrians to each Ground Floor.
4. **Second Floors.** For any Project, the building facades of the floor immediately above the ground floor shall be differentiated from the ground floor by recessed windows, balconies, offset planes, awnings or other architectural details.
5. **Requirement for Ground Floor.** Each building on a lot fronting substantially or in part on a Pedestrian Oriented Street shall have a ground floor.

B. **Prohibited Uses.** Any use permitted by the underlying zone shall be permitted on the Ground Floor and on any other floor except that the following uses shall be prohibited within the district:

- Arena
- Auditorium
- Automotive Painting
- Automotive Sales, used
- Automotive Storage Area
- Automotive Storage Garage
- Automotive Upholstering

Bail Bond Broker  
Baseball Batting Range  
Billiard Parlor  
Body and Fender Repairing  
Car Wash  
Carnival, transient  
Carousel  
Circus, transient  
Concert Hall  
Equine Show  
Fairgrounds  
Ferris Wheel  
Fortune Telling, Psychic  
Fun House  
Helicopter Landings  
Hospital (contagious, mental, drug and alcohol, animal)  
Masseur or Masseuse  
Merry-Go-Round  
Night Club  
Open Storage Area, incidental to permitted use  
Open Storage Area  
Pawnshop  
Penny Arcade  
Pony Riding Rink  
Pool Hall  
Rescue Mission  
Restaurant, drive through  
Roller Skating Rink  
Scenic Railway  
Shooting Gallery  
Sideshow, circus, transient  
Skateboard Track  
Skating Rink  
Sports arena or Stadium  
Tattoo Studio  
Tow Truck Dispatching  
Traveling Theatrical Performance, under canvas

C. **Yards.** Yard requirements shall be as required by the underlying zone, except as specified in subsections A (2) of this Section.

D. **Parking.**

1. Any surface parking adjoining a Pedestrian Oriented Street shall be screened by a solid wall 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. All above-grade parking spaces visible from the public right-of-way shall be screened architecturally or with landscaping.

**E. Landscaping Standards.**

1. Prior to the issuance of a building permit, the Department of City Planning (“Department”) shall approve a landscape plan for new Projects and parking areas. In approving this plan, the Department shall find that trees, compatible in size and variety with (2) below, are planted in all landscaped areas at a reasonable density; and that planted window boxes, and hanging plant baskets and flower beds in parking lots are provided where possible, as determined by the Department.
2. Street trees shall be planted at a ratio of at least one for each 30 feet of street frontage, 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.

Notwithstanding the foregoing, the size, location and variety of trees shall be determined by the Department of Public Works except that *Ficus nitida* shall not be required and the Department of Public Works shall give preference to the species *Podocarpus macrophylla* (Yew pine). However, consideration may be given by the Department of Public Works to the introduction of alternative species in consultation with the community and council offices.

3. Where streetlights are existing or proposed to be installed, trees shall not be planted within 20 feet of the location of the existing or proposed streetlight.
4. An automatic irrigation system where possible shall be provided for all landscaped areas and shall be indicated on landscape plans. Property owners shall maintain all landscaping in good 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 Los Angeles Municipal Code to the contrary, no person shall erect the following signs as defined in Section 91.6203 of the Los Angeles Municipal Code:

1. Signs that flash, move or have the appearance of movement;
2. Off-site commercial signs;
3. Any pole signs not on a corner lot;
4. Pole sign over 10 feet in height on a corner lot;
5. Projecting signs, except for signs not to exceed 10 square feet in area, for ground floor businesses and when the top of the sign is not more than 12 feet above ground level; and
6. Roof 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 within the Westwood/Pico Neighborhood Oriented District shall be installed underground.