

WILSHIRE - WESTWOOD SCENIC CORRIDOR

Specific Plan

Ordinance No. 155,044
Effective February 19, 1981

Amended by Ordinance Nos. 176,417; 176,418
Effective March 2, 2005

Specific Plan Procedures
Amended pursuant to L.A.M.C. Section 11.5.7

Design Review Board Procedures
Amended pursuant to L.A.M.C. Section 16.50

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Wilshire • Westwood Scenic Corridor Specific Plan



WILSHIRE-WESTWOOD SCENIC CORRIDOR SPECIFIC PLAN

An ordinance establishing a Specific Plan for a portion of Wilshire Boulevard.

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

WHEREAS the Scenic Highways Plan, a part of the Circulation Element of the General Plan of the City of Los Angeles, designates Wilshire Boulevard as a Scenic Highway; and

WHEREAS the Scenic Highways Plan mandates that scenic corridor plans be prepared for each designated roadway in which corridor boundaries and specific controls are established for the protection and enhancement of the scenic resources, individually tailored to the unique character of each designated Scenic Highway; and

WHEREAS the Scenic Highways Plan designates the corridor development criteria to include landscaping; and

WHEREAS the residentially zoned portion of Wilshire Boulevard between the Los Angeles Country Club and Glendon Avenue is a part of a designated Scenic Highway which has unique problems and is herein designated the Wilshire-Westwood Scenic Corridor; and

WHEREAS the lack of adequate off-street parking has caused parking problems on local streets in and adjacent to the Wilshire-Westwood Scenic Corridor; and

WHEREAS the development of the Wilshire-Westwood Scenic Corridor is primarily residential and the concern of the residents in the area is to minimize any commercial activity in the Corridor; and

WHEREAS Wilshire Boulevard is an urbanized major highway permitting very high density residential development; and

WHEREAS the intensity of development along the Wilshire Corridor as indicated in the Westwood Community Plan was based in part on the anticipated construction of the Beverly Hills Freeway, estimated to carry approximately 140,000 automobile trips per day; and

WHEREAS the Beverly Hills Freeway has, subsequent to the adoption of the Westwood Community Plan, been permanently removed from the State Highways and Freeways Plan without any compensating density adjustments along the remaining east/west highways such as Wilshire Boulevard; and

WHEREAS the trend and intensity of development which has occurred and is continuing to occur results in a concomitant increase in traffic, and

WHEREAS development under present existing zoning of the Wilshire Corridor could result in a solid wall of 20 to 30 story buildings with very little usable or publicly visible open space and severe shadow impacts on

the single-family homes surrounding the Corridor;

NOW THEREFORE:

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

Section 1.

DEFINITIONS

For the purposes of this ordinance only, the following words and phrases when used with the first letter or letters capitalized shall have the following meanings:

Approval Authority - The Director of Planning, Area/City Planning Commission, or as enumerated in Section 11.5.7 of the Los Angeles Municipal Code.

Facade - Any exterior wall of a building.

Floor Area Ratio - The ratio between: (1) Total square footage of a building floor area as described by Sections 12.21.1 A 5 and 12.21.1 B 4 of the Los Angeles Municipal Code and (2) the buildable area of the lot or parcel.

High-rise Building - Buildings greater than six stories or 75 feet in height.

Housekeeper Unit - Any habitable room except a kitchen, designed to used for occupancy by one or more persons and not in a dwelling unit. Such unit shall be owned in conjunction with a dwelling unit as indicated by a covenant recorded with the County Recorder and shall not be sold as a separate unit.

Hotel - Any hotel, motel and/or apartment hotel.

Lot Utilization - That portion of a lot contained within the exterior walls of a structure or building. Whenever any unusual situation or design of building exists so that it is difficult to determine the precise application of this definition, the Department of City Planning shall make a determination in a manner to carry out the indicated purpose and intent of this Specific Plan.

Map - Specific Plan Area.

Open Space - Any land area which is free of buildings, surface parking for automobiles or trucks, or other improvements, but shall include driveways, walkways or recreational facilities and shall also include flat surfaces on top of buildings less than ten stories in height.

Plan - The Scenic Highways Plan.

Project - Any proposed building, structure or other development of property or structural alteration or enlargement of a building or structure to be located on a lot within the Specific Plan Area.

Specific Plan - The Wilshire-Westwood Scenic Corridor Specific Plan.

Specific Plan Area - The shaded area within the heavy black lines on the map contained in Section 2 of this Specific Plan.

Schematic Design Plan - Graphic drawings of a proposed Project showing the arrangement and relationships of buildings, including the site plan, landscaping plan, elevations and renderings or sketches.

Shadow - All of the shade effects attributable to any building or structure or any Project within the Specific Plan Area.

Scenic Corridor - The Wilshire-Westwood Scenic Corridor. Other words and phrases shall have the meanings set forth in Section 12.03 of the Municipal Code. Section 2. Establishment of the Specific Plan. The City Council hereby establishes this Specific Plan applicable to that area of the City of Los Angeles, designated the Wilshire-Westwood Scenic Corridor, shown by heavy dashed lines on the Map.

Section 2.

The City Council hereby establishes this Specific Plan applicable to that area of the City of Los Angeles, designated the Wilshire-Westwood Scenic Corridor, shown as the shaded area within the heavy black lines on the Map below:

Section 3.

PURPOSE

The Wilshire-Westwood Scenic Corridor Specific Plan is intended to implement expressed policies set forth in the Scenic Highways Plan. According to the policies of the Scenic Highways Plan, the regulations of this Plan are individually tailored to address the unique character of this portion of the designated Scenic Highway, Wilshire Boulevard. As such, specific criteria are established to guide the on-going and future development of that portion of the City of Los Angeles located within the Specific Plan Area.

It is the purpose of the development standards established in this Plan to minimize traffic and parking problems along Wilshire Boulevard, enhance the aesthetic qualities of the Specific Plan area, encourage more open space, reduce the impact of high-density residential development and reduce the impact of shadows caused by high-rise buildings within and adjacent to the Specific Plan Area.

Section 4.

DEVELOPMENT PROCEDURE

Development of High-Rise Buildings in the Specific Plan Area shall be phased in order to assure that such development shall be orderly, reduce adverse traffic impact and provide certain additional services such as parking.

- A. Jurisdiction.** No building or structure shall exceed **six stories or 75 feet** in height, except that in the event applications are filed for Projects wherein the height of any structure would exceed **six**

stories or 75 feet within the Specific Plan Area, no building permit shall be issued for any such Project unless such Project has been reviewed and approved in accordance with the Specific Plan Procedures of Section 11.5.7 E or F (Adjustments or Exceptions) of the Los Angeles Municipal Code and pursuant to the procedures enumerated in Subsection B below.

- B. Approval Procedure.** For the approval of any project above six stories or 75 feet in height, in addition to the findings required by Section 11.5.7 of the Municipal Code, the Approval Authority must also make findings that the proposed Project complies with the provisions of this Specific Plan and that any Shadow from the proposed Project will conform with Section 4412, Shadow Impact, hereof. Further, the application shall include a Schematic Design Plan showing the relationship of the proposed Project to adjacent development and surrounding properties affected by shadow. In addition to the notification to property owners required in Section 11.5.7 of the Municipal Code, notification shall also be given to all Homeowner's Associations representing property immediately adjacent to the Specific Plan Area, except that condominium owners shall be notified by a notice to the condominium's Homeowner's Association.
- C. Mitigation of Construction Activity.** The Approval Authority shall impose mitigating conditions when it approves or conditionally approves a Project which will reduce the adverse impacts from noise, traffic, excavation and other inconveniences and problems associated with simultaneous multiple construction activities within the Specific Plan Area where such construction activity will be within 1,000 feet of another Project undergoing construction. Such mitigating conditions may include a requirement to delay the effective date of a Specific Plan Exception entitlement for a Project above **six stories or 75 feet** in height for a period not to exceed six months. If the Approval Authority determines that such impacts cannot be mitigated, it may disapprove the Project.
- D. Required Approvals.** All Projects shall be reviewed and approved in accordance with the Design Review Board Procedures of Section 16.50 and the Specific Plan Procedures of Section 11.5.7 of the Los Angeles Municipal Code.

Section 5.

LAND USE AND DENSITY OF DEVELOPMENT

Development in the Specific Plan Area shall comply with the following requirements:

- A. Land Use.** All buildings, structures, lots or parcels to be used, erected, altered or enlarged shall conform with those uses permitted in the R5 Multiple Dwelling Zone, except that new Hotels and the addition of guest rooms to existing Hotels shall be expressly prohibited.
- B. Density.** No building shall be erected, or enlarged which exceeds a density of 100 dwelling units per acre of lot area (excluding

Housekeeper Units).

- C. Floor Area.** The Floor Area Ratio of any building shall not exceed eight times the buildable area of the lot.
- D. Building Area Coverage.** No portion of any building or structure which is above the fourth story of such building or structure or which is 50 feet above curb level shall be erected, structurally altered or enlarged so as to have a Lot Utilization of more than 50 percent of the lot area.
- E. Demolition of Rental Housing.** In its consideration of any tentative tract map or preliminary parcel map for condominium purposes, the Advisory Agency shall impose conditions to mitigate the loss by demotion of rental housing which may be caused by such condominium project, as authorized by policies or ordinances adopted by the City Council.

Section 6.

PARKING

No building or structure shall be erected, structurally altered or enlarged unless the following parking spaces are provided and maintained:

- A. At least two and one-half parking spaces for each dwelling unit contained therein regardless of the number of habitable rooms contained in any dwelling unit. Of the Total number of parking spaces required by this section, at least one-half parking space per unit shall be available only to visitors and guests.
- B. One additional parking space for each Housekeeper unit.

Section 7.

ACCESS

Projects shall be designed in such a manner that vehicular access to the Project and to Project parking shall be from Wilshire Boulevard whenever possible. If access from Wilshire Boulevard is not possible, access may be from another street provided such access is designed in a manner to minimize the impact on streets adjacent to the Project. Prior to issuance of a building permit, access plans for the Project must be approved by the Bureau of Engineering and the Department of Transportation.

Section 8.

PARKING STRUCTURES

The Facade an any parking building or that portion of a building or structure which is used for parking, shall be designed in a manner so as to substantially screen automobiles contained therein from the public view, as seen from a public street or alley. The Facade of any parking building shall be designed so that it is similar in color, material and architectural detail with the building for which it serves as required parking.

All floors and ramps within a parking structure or floors and ramps within that portion of a building or structure which is used for parking shall have a rough or brush surface so as to reduce automobile tire noise.

Parking buildings shall not exceed two stories in height and shall be landscaped in accordance with Section 10 herein.

Section 9.

CONSTRUCTION FENCES

Construction fences required by the Los Angeles Municipal Code shall be painted in a single subdued color tone.

Section 10.

STREET TREES

No building or structure shall be erected, structurally altered or enlarged unless shade-producing street trees are planted and maintained in the adjacent public way at a ratio of one tree for every 30 feet of lot frontage to the satisfaction of the Street Tree Division, Bureau of Street Maintenance, Department of Public Works. Such division shall designate planting locations and the species of tree selection. The street maintenance fee set forth in Section 62.176 of the Municipal code shall be required. Such trees should have the following characteristics:

- (a) Broad branching form that provides, at maturity, a canopy of shade over the sidewalk of not less than 15 feet;
- (b) No less than 48-inch box size at the time of installation. All tree planting locations shall be equipped with an irrigation system.

Section 11.

SITE LANDSCAPING

All Projects shall have at least 30 percent of all ground level Open Space planted with shrubs, trees and ground cover. All landscaping shall be identified on a plan prepared by a licensed architect or landscape architect.

- A. Ground level landscaped Open Space should demonstrate that:
 - 1. special consideration has been given to major entrances to the Project;
 - 2. special consideration has been given to pedestrian views of the Project, demonstrating that the landscaping provides a transition between building scale and human scale; and
 - 3. along all building exterior walls which abut the public street, landscaping serves to truncate the view of the building by continuous planting or selective grouping of trees. Landscaping shall include trees 50 feet high at maturity and no less than 54-inch box size at the time of installation to visually reduce the scale of high-rise structures.
- B. Any flat roof area within the lowest ten stories of a building shall be landscaped as follows:

1. Trees and/or cascading plant material shall be placed along all roof perimeters at a maximum of 30 feet apart.
 2. Trees shall be placed at a minimum of one 3-foot box specimen tree for each ten-car spaces occupying each roof parking area.
- C. All landscaped areas shall be equipped with automatic watering facilities and shall be maintained in a first-class condition at all times.

Section 12.

SHADOW IMPACT

In considering a proposed Project over **six stories or 75 feet** in height, as specified in Section 4 B of this Specific Plan, the Approval Authority shall make every effort to minimize the Shadows caused by the Project on residential lots adjacent to the Wilshire-Westwood Scenic Corridor and to maximize air and light between buildings. Toward this end, the criteria to be specifically considered shall be the degree to which a proposed Project shall maximize the access to sunlight and air and minimize Shadows cast onto residential lots lying adjacent to the Scenic Corridor. Such Shadow effects from proposed Projects shall be examined and limited by the Approval Authority, as follows:

- A. No building on any lot shall be wider than 75 feet as measured in an east/west direction. However, if the effects of a project fronting on Wilshire Boulevard are examined with respect to Shadow impacts on property that is more than 200 feet distant, and are found to have less impact than such 75-foot-wide building, the Approval Authority may approve such Project.

- B. North side of Wilshire Boulevard.

No Shadow from a project shall fall upon a residential structure more than 200 feet distant from the north property line, as measured in a northerly direction, for more than two hours between the hours of 9 a.m. and 3 p.m.

- C. South side of Wilshire Boulevard.

No Shadow from a Project shall fall upon a residential structure more than 200 feet distant from the south property line, as measured in a southerly direction, and in an easterly direction for Projects located between Westholme and Holmby Avenues, for more than two hours between the hours of 9 a.m. and 3 p.m.

Section 13.

IMPORT OR EXPORT OF EARTH

If any Project will require that import or export of more than 1,000 cubic yards of earth materials, the Approval Authority shall request the Superintendent of Building and the General Manager of the Department of Transportation to investigate the circumstances of the proposed import and/or export and the effects thereof upon the public health, safety and

welfare, and report to the Approval Authority. The Approval Authority shall impose conditions on an approval to mitigate any detrimental effects of the hauling operations necessary to the import and/or export of earth as provided in Section 17.13 of the Los Angeles Municipal Code.

Section 14.

VENDORS ON PUBLIC RIGHT-OF-WAY

The use of public sidewalks and streets in the Specific Plan Area by vendors to engage in selling goods, wares, or merchandise is prohibited.

Section 15.

SPECIFIC PLAN APPLICATION

The regulations set forth in this Specific Plan are in addition to those set forth in the provisions of Chapter 1 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 in Chapter 1, except as specifically provided for herein.

- A. The provisions of this Specific Plan shall not apply to the issuance of a building permit to erect or construct a new building or new structure on real property located within the Specific Plan Area and described in an application for a tract map or parcel map filed for City approval during the period of July 25, 1972 to June 5, 1980, inclusive.
- B. The City Council may, by resolution, modify or waive the provisions of this Specific Plan in cases of extreme hardship.
- C. Whenever this Specific Plan contains provisions regarding building height, density, floor area ratio and/or parking requirements that are more restrictive than provisions contained elsewhere in Chapter 1 of the Los Angeles Municipal Code, the Specific Plan shall prevail and supersede the other applicable provisions of the Los Angeles Municipal Code.
- D. Nonconforming buildings or structures as specified in Section 12.23 A of the Los Angeles Municipal Code are permitted. Balcony enclosures on existing, nonconforming buildings may be approved subject to Sections 11.5.7 and 16.50 of the Los Angeles Municipal Code, notwithstanding the provisions of Section 12.23 of the Los Angeles Municipal Code.

Section 16.

OWNER ACKNOWLEDGMENT OF LIMITATIONS

The Department of Building and Safety shall not issue a building permit(s) for construction upon any property within the Specific Plan Area until such time as the owner(s) of the property has declared in writing and recorded the owner(s) acknowledgment of the contents and limitations of this Specific Plan in a form designed to run with the land.

Section 17.

SEVERABILITY

If any provision or clauses of this ordinance or the application thereof to any person or circumstances is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other ordinance 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. (Added by Ord. No. 155,044, EFF. 4/13/81.)

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Updated Mar 2005.*