

ORDINANCE NO. _____

An ordinance amending the Ventura-Cahuenga Boulevard Corridor Specific Plan to allow for an increase in the floor area ratio for hotel projects within the Neighborhood and General Commercial land designation and other allowances.

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

Section 1. Subdivision (5) is added to Subsection (B) of Section (6) of the Ventura-Cahuenga Boulevard Corridor Specific Plan to read as follows:

5. Notwithstanding Subdivision 3, a Project in the Neighborhood and General Commercial Plan Designation may have a Floor Area Ratio up to 1.559:1 if the Project meets all of the following criteria:
 - a. is limited to a hotel use;
 - b. is located east of De Soto Avenue, west of Winnetka Avenue, and on the north side of Ventura Boulevard; and
 - c. is located on an existing lot that is 55,000 square feet or less.

Sec. 2. Subsection (A) of Section (7) of the Ventura-Cahuenga Boulevard Corridor Specific Plan is amended to read as follows:

- A. **Yards and Setbacks.** An entrance to the business shall provide direct access from the sidewalk without crossing a parking lot or driveway. Notwithstanding the above, a Project for a hotel in the Neighborhood and General Commercial Plan Designation, east of De Soto Avenue, west of Winnetka Avenue, on the north side of Ventura Boulevard, on an existing lot of 55,000 square feet or less may have an entrance that allows access across a driveway provided there is a distinguished, highly-visible pedestrian walkway from Ventura Boulevard to the front/main entrance of the hotel that includes, but is not limited to, differentiated paving, landscaping, lighting, and other appropriate design elements, to make the walkway pronounced and inviting, and provided that the walkway design plans have been submitted to the Neighborhood Council and the Council Office for their review and comment prior to approval of the Project Permit Compliance.

Sec. 3. Paragraph (a) of Subdivision (3) of Subsection (A) of Section (7) of the Ventura-Cahuenga Boulevard Corridor Specific Plan is amended to read as follows:

- a. **Front Yards and Setbacks.** No parking area or driveway shall be placed directly in front of the building, except where a driveway is located to provide direct access through the building to a parking area located in the building or to the rear of the building. Notwithstanding the above, a Project for a hotel east of De Soto Avenue, west of Winnetka Avenue, north of Ventura Boulevard, on an existing lot of 55,000 square feet or less may place a driveway directly in front of the building.

Sec. 4. Paragraph (b) of Subdivision (3) of Subsection (A) of Section (7) of the Ventura-Cahuenga Boulevard Corridor Specific Plan is amended to read as follows:

- b. **Side Yards.** A side yard of 10 feet may be permitted, except that an accessway, which may include a maximum 20 foot wide driveway, a maximum 4 foot wide walkway and landscape buffers of 18 inches to 5 feet on either side of the accessway, may be provided for vehicular access to parking and pedestrian access to the building, or as specified in Subsection F [Parking] below, or where the Project contains residential uses, in which case, LAMC Sections 12.07, 12.07.01, 12.07.1, 12.08, 12.08.1, 12.08.3, 12.08.5, 12.09, 12.09.1, 12.09.5, 12.10, 12.11, and 12.12 shall apply.

Notwithstanding the above, a Project for a hotel east of De Soto Avenue, west of Winnetka Avenue, and north of Ventura Boulevard, on an existing lot of 55,000 square feet or less, may have a maximum driveway width of 25 feet, and a maximum side yard accessway of 43 feet.

For corner lots, the side of the lot facing the side street intersecting with Ventura or Cahuenga Boulevard shall require a minimum 18-inch and maximum 15-foot landscaped setback.

Sec. 5. Subparagraph (2) of Paragraph (e) of Subdivision (1) of Subsection (E) of Section 7 of the Ventura-Cahuenga Boulevard Corridor Specific Plan is amended to read as follows:

2. From the intersection of Winnetka Avenue and Ventura Boulevard to the intersection of De Soto Avenue and Ventura Boulevard: On both sides of Ventura Boulevard - 30 feet.


Notwithstanding the above, a Project for a hotel east of De Soto Avenue, west of Winnetka Avenue, on the north side of Ventura

Boulevard, with an existing lot of 55,000 square feet or less, with Neighborhood and General Commercial Plan Designation may have a building height up to 73 feet.

Sec. 6. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
KIMBERLY A. HUANGFU
Deputy City Attorney

Date 1/25/22

File No. 21-0162

Pursuant to Charter Section 559, I
disapprove this ordinance on behalf
of the City Planning Commission and
recommend that it **not** be adopted.


VINCENT P. BERTONI, AICP
Director of Planning

Date January 20, 2022

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Re Ventura SP Amendment\Prepared to transmit\CF 21-0162 - Ventura SPA Ordinance (final) w formatting

The Clerk of the City of Los Angeles
hereby certifies that the foregoing
ordinance was passed by the Council
of the City of Los Angeles, **by a vote of
not less than two-thirds** of all its
members.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____