

North Westlake Design District

█ Proposed North Westlake Design District

This is an informational map provided for reference purposes only.



For more information about the North Westlake Design District, visit www.planning.lacity.org under "What's New".

City of Los Angeles • Department of City Planning
Open House & Public Hearing



City of Los Angeles • Department of City Planning
Notice of Open House & Public Hearing



Council Districts 1 & 13

for the
North Westlake Design District

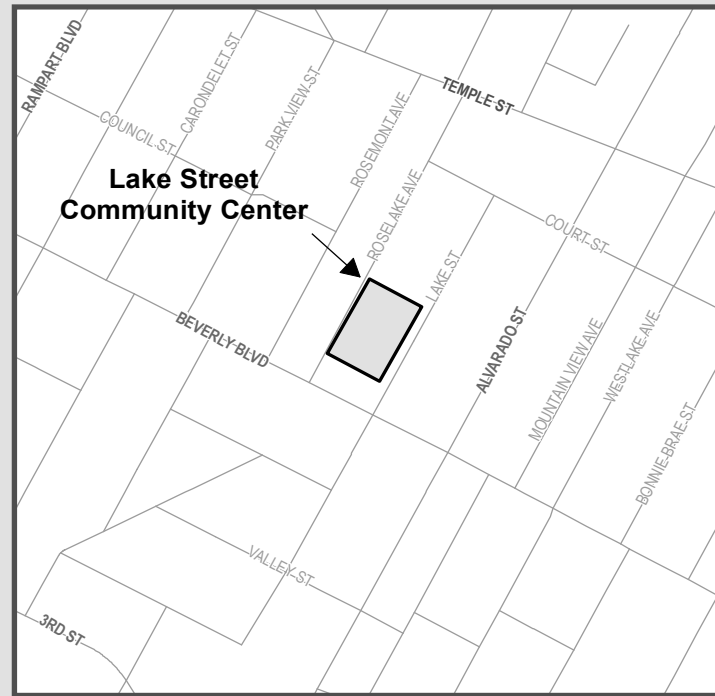
Please share this notice with your neighbors and friends in the community.

Dates: Workshop
Thursday, June 19, 2014
6:00 - 8:00 PM

Public Hearing
Thursday, July 17, 2014
6:00 - 8:00 PM

Location: Lake Street Community Center
227 North Lake Street
Los Angeles, CA 90026

Para asegurar la disponibilidad de servicios de traducción, por favor haga su petición al mínimo de tres días (72 horas) antes de la reunión, llamando a contacto mencionada en este aviso.



City Planning Case: CPC-2014-1875-ZC
Environmental Case: ENV-2014-1876-CE

North Westlake Design District

The City of Los Angeles will hold two community engagement events regarding a proposed North Westlake Design District, in accordance with the Los Angeles City Charter. The proposed Design District is being considered to guide new development that will complement the existing character of the neighborhood, create a pedestrian-friendly environment, and provide neighborhood-serving amenities. The proposed zoning ordinance is initiated by the City of Los Angeles.

The City Planning Department will host a Public Workshop to provide information about the proposed regulations and to collect input on this proposal. The Public Workshop will be held on Thursday, June 19, 2014 from 6:00 – 8:00pm at the Lake Street Community Center. Community members are encouraged to attend and provide comments.

Following the workshop, on Thursday July 17, 2014, the City of Los Angeles Department of City Planning will hold a combined Open House and Public Hearing on the proposed new Design District. The format of the session will be an Open House followed by a Public Hearing. At the Open House, from 5:30 – 6:30pm, Department of City Planning staff will present proposed changes and will answer related questions. Beginning at 6:30pm, a Public Hearing will be conducted by a Hearing Officer, who will consider all public testimony and any written communication received prior to, or at the hearing. A written recommendation report will subsequently be prepared by the Department of City Planning for consideration by the City Planning Commission.

Written communication should be emailed or mailed to:

Bryan Eck, Department of City Planning
200 N. Spring Street, Room 667
Los Angeles, CA 90012
bryan.eck@lacity.org

Text of the proposed North Westlake Design Overlay District will be available for review at the Open House/Public Hearing and online at www.planning.lacity.org under "What's New". You may also contact project staff with any questions at 213.978.1304. The summary map is included in this notice indicating areas that are proposed for review.

The Department of City Planning invites your testimony or written comments. Written comments should be received in the Department as soon as possible. In order that all viewpoints may be presented, speakers at the hearing may be limited in the length of their presentations. Because of time constraints and to minimize repetition, the Department encourages presentations by representatives of organized groups, in-lieu of many individual speakers.

Exhaustion of Administrative Remedies - If you challenge this matter in court, you may be limited to only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Department before the Planning Commission's action on the matter will become a part of the administrative record. Please note that this may not be the last hearing on this matter.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling Bryan Eck at 213.978.1304.

Open House & Public Hearing

PUBLIC WORKSHOP

Date: Thursday, June 19, 2014
Time: 6:00 – 8:00 PM

OPEN HOUSE/PUBLIC HEARING

Date: Thursday, July 17, 2014
Time: 6:00 – 8:00 PM

LOCATION FOR BOTH MEETINGS:

Lake Street Community Center
227 North Lake Street
Los Angeles, CA 90026

Proposed North Westlake Design District Summary

The proposed new Design District would set new tailored regulations for new construction and major remodels within the area. The goals of the new zoning regulations are to:

1. Preserve the distinctive character of the neighborhood, including older historic buildings
2. Enhance the pedestrian-oriented nature of Temple Street, Beverly Boulevard, 3rd Street, Alvarado Street, and Glendale Boulevard (see map)
3. Incentivize neighborhood-serving amenities

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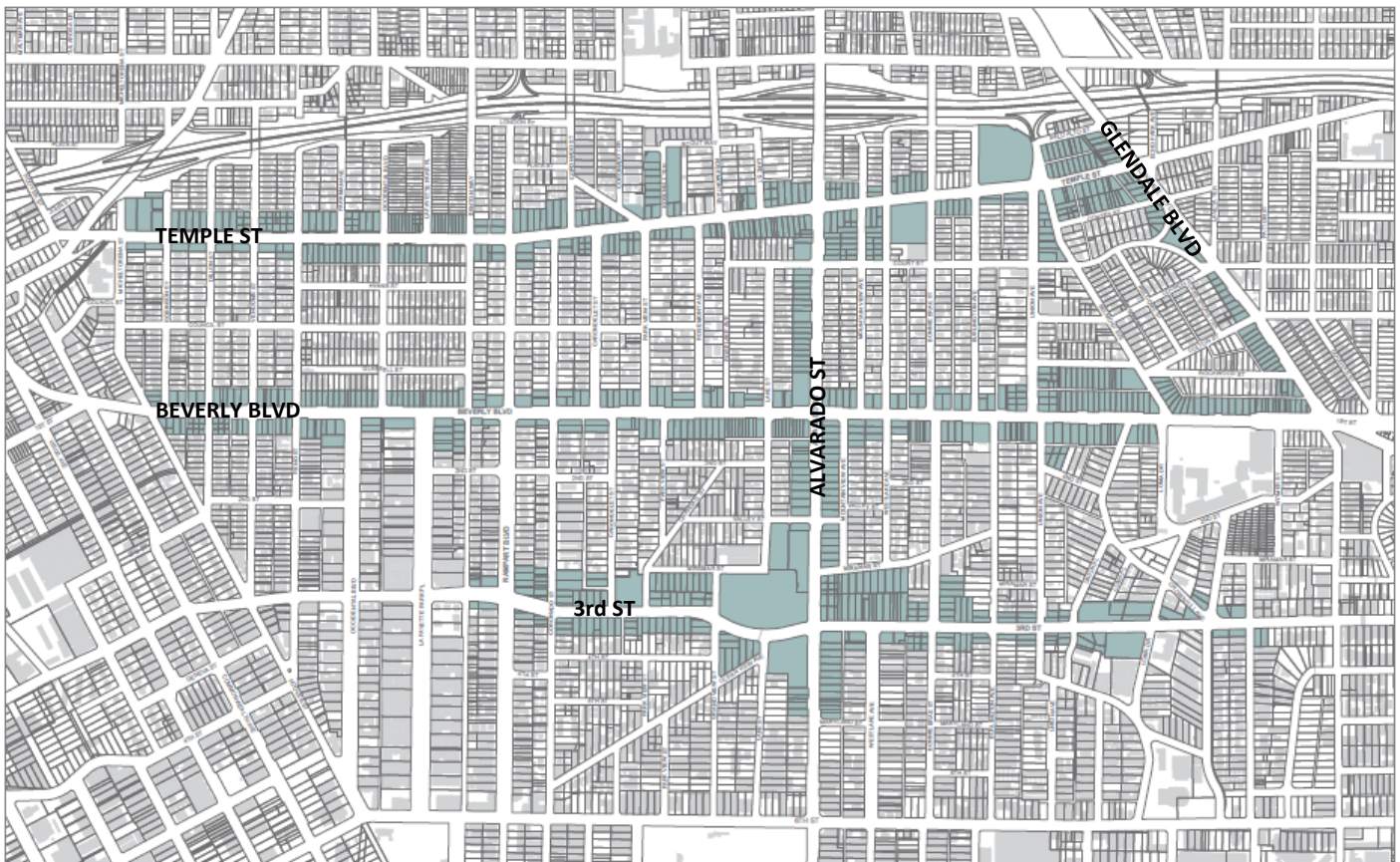
Overview: The Department of City Planning is working on a targeted planning effort for the North Westlake/Historic Filipinotown area to address zoning regulations for new construction - helping ensure that future development is compatible and enhances the existing neighborhood, creates a friendly experience for pedestrians, promotes small/local businesses, and reflects the unique qualities of the area.

What will the overlay address?: The topic areas the overlay might address could include: parking and driveway locations, lighting, historic buildings, building design and details, ground floor design and use, fences and walls, landscaping, signage, etc.

Project Area: The proposed project area includes those commercially-zoned parcels along Temple Street, Beverly Boulevard, and 3rd Street between Hoover Street and Glendale Boulevard, as shown highlighted below.

Next Steps: We are currently in an early development and research phase. The Planning Department will host an interactive public workshop in June to hear from the community about the future of the neighborhood. A formal Public Hearing will then follow in July.

Contract Information: For more information or to be included on our mailing list please contact Bryan Eck, Department of City Planning
bryan.eck@lacity.org or 213.978.1304



ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

NORTH WESTLAKE DESIGN ORDINANCE

1. General Intent.

- a. The intent of the North Westlake Design Ordinance is to promote pedestrian-friendly mixed-use corridors along Temple, Beverly, 3rd, Alvarado, and Glendale.
- b. The building form standards, site layout requirements, and allowable uses work in concert to promote neighborhood-serving and pedestrian-oriented development. The standards within strive to create a mixed-use development pattern scaled for humans with active ground floors occupied by retail sales and personal services that serve nearby residents that are easily accessed by walking, biking, or transit.
- c. Intended for new construction and substantial remodels, the provisions within will guide new development that enhances and complements the existing fabric in North Westlake.
- d. These regulations encourage the reuse of existing buildings by relaxing parking requirements with a change of use to maintain the physical character of the neighborhood.

2. Definitions

- a. **Blank Wall Area.** A portion of the exterior façade of the building that does not include a substantial material change; windows, doors, or openings; or articulation greater than 12' in depth.
- b. **Green Screen.** A building area that is covered with vegetation.
- c. **Pedestrian Amenity:** Public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, or spaces of outdoor dining or seating that are located on the ground floor, and that are accessible to and available for use by the public.
- d. **Primary Frontage.** The lot line that is immediately parallel to 3rd, Alvarado, Beverly, Glendale, and Temple.
- e. **Project.** The demolition, grading, construction, erection, addition to or alteration (structural or non-structural) of any building or structure, a use of land, or change of use on a lot located in whole or in part within the CPIO which requires the issuance of a building permit or change of use permit. A Project shall not include construction that consists solely of interior remodeling, interior rehabilitation or interior repair work, or alterations or additions to any existing building or structure that does not front a public street and in which the aggregate value of the work, in any 24-month period, is less than 50 percent of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety.

3. Building Design and Details Standards.

a. **General Intent**

- i. The intent of the Building Design and Standards provisions are to ensure that new development is designed and oriented toward pedestrians.
- ii. Encourage buildings that create a consistent street edge to enhance the character of the neighborhood, maximize the transparency of windows at the street level to activate the street, limit reflective glass to avoid glare onto other properties.
- iii. Define streets to promote pedestrian activity and sense of place.
- iv. Provide convenient access to buildings and pedestrian active uses from the street.
- v. Create visually interesting and human-scaled facades

b. **Ground Floor**

- i. Each Project shall have a Ground Floor, as defined in LAMC Section 12.03.
- ii. The ground floor of each building shall have a minimum average height of 15 feet measured from the adjacent sidewalk grade and must be located within 5 feet of the primary lot line for the entire length of the Primary Frontage, excluding areas of Pedestrian Amenities or other required or allowed openings.
- iii. A minimum of 30% of that portion of the exterior wall a Primary Frontage building wall, which is between 2 feet to 12 feet above the sidewalk grade, must be comprised of transparent (untinted, unfrosted, non-reflective) windows or openings. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%.
- iv. Windows in floors above the Ground Floor shall be transparent.
- v. Non-residential uses located on the Ground Floor are limited to Neighborhood Uses & Services as defined in this ordinance.
- vi. 50% of the area on the ground floor that abuts the Primary Frontage, to a depth of 25' (excluding areas used for pedestrian amenities) from the Primary Frontage shall be used for Neighborhood Serving Uses and Neighborhood Services.

c. Façade Treatment

- i. Blank wall area greater than 20 feet measured in either the vertical or horizontal direction must be covered by a Green Screen or Original Art Mural with the location specified on building plans.

d. Entrances

- i. A primary building entrance to each ground floor use shall be located within the Primary Frontage or Pedestrian Amenity and shall provide direct access from the sidewalk without crossing a parking lot or driveway. This may include entrances accessed through courtyards, arcades, or forecourts abutting the main commercial street.
- ii. Each retail space shall have a separate entrance from the public street or from a Pedestrian Amenity.
- iii. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.
- iv. All residential projects with units on the ground floor shall have individual entrances from the public street or Pedestrian Amenity.

4. Site Planning

a. General Intent

- i. Minimize visual impacts of parking areas
- ii. Minimize conflicts between pedestrians and vehicles
- iii. Orient buildings and pedestrians towards the street

b. Vehicular and Parking

- i. Vehicular Access to off-street parking and loading areas shall be provided from any frontage other than a Primary Frontage, unless determined infeasible by the Director of Planning, in consultation with the Department of Transportation. Each driveway shall not exceed 30 feet in width. Multiple driveways located on the same project shall be a minimum of 200 feet apart from each other.
- ii. In such case that a lot has two Primary Frontages and does not have a non-Primary Frontage, the Director of Planning shall determine which frontage will allow access.
- iii. No surface or above-grade parking shall be allowed between the building and any street. Surface parking shall be located at the rear of buildings on the site. Parking can also be enclosed within a structure, or entirely below grade. Below grade parking may occupy the entire footprint of a lot.

c. Pedestrian Bridges

- i. Pedestrian access bridges or other such structures that link two projects across a public right of way, alley, street, or other separation, shall not be allowed.

d. Trees

- i. For projects that consist entirely of new construction, 1 tree shall be planted for every 25 feet of linear frontage of public right of way that abuts the site.
- ii. Trees required in excess that can feasibly be planted on site, as determined by the Director in consultation with the Bureau of Engineering, shall be planted off-site by a "community partner" and funds shall be contributed for the planting and watering equal to 3 years maintenance for each tree.

5. Uses.

a. General Intent

- i. Encourage active ground-level activity
- ii. Promote small businesses that are oriented towards pedestrian and bicyclists

b. Neighborhood Uses & Services

- i. Non-residential uses located at the Ground Floor shall be limited to the following Neighborhood Uses & Services:

Neighborhood Uses & Services
Art Galleries
Art Supplies
Athletic/sporting goods
Bakeries
Bank or Credit Union
Bar, Restaurant, Café, or Food Stand (without drive thru)
Barber shop or beauty parlor
Bicycle sales and repairs
Blueprinting
Books or cards
Childcare facility
Clock or watch sales and/or repair

Clothing
Club or lodge
Community Room
Computer and electronics sales and repair
Copying services
Co-Working Space
Custom dressmaking
Drug stores
Dry cleaning
Fabrics or dry goods
Financial services
Florists
Food/grocery stores
Hardware
Household goods
Laundry or self-service Laundromat
Learning Center
Locksmith
Newsstands
Optician
Photographer
Photographic equipment and repair
Shoe Repair
Stationary
Tailor
Toys

- ii. In no case shall an individual neighborhood serving use be larger than 10,000 square feet of floor area, except for grocery stores, which may be no larger than 18,000 square feet of floor area.
- iii. FAR Allowance in mixed-use projects. The first 10,000 square feet of neighborhood serving uses and services shall not be counted towards the allowable floor area in mixed-use projects in which the floor area of residential uses is greater than the total square feet of non-residential uses.
- iv. Additional Activating Uses. The Director may permit additional neighborhood-serving uses and services.

c. Prohibited Uses

- i. The following uses shall be prohibited:

Prohibited Uses
Adult Entertainment
Auditorium
Automotive dismantling yards
Automotive Painting
Automotive Repair and Service
Automotive Sales, new
Automotive Sales, used
Automotive Storage Area
Automotive Storage Garage
Automotive Upholstering

Bail Bond Broker
Baseball Batting Range
Bowling Alley
Cable Television Broadcasting
Car Wash
Fortune Telling, Psychic
Gasoline Stations
Gun and Pawnshop
Helicopter Landings
Hospital (contagious, mental, drug and alcohol)
Miniature Golf
Night Club
Open Storage Area
Open Storage Area, incidental to permitted use
Payday Lenders and Check Cashing
Public Storage Facility
Recycling Business
Rescue Mission
Restaurant, drive through
Shooting Gallery
Skateboard Park
Smoke Shop
Sports Arena or Stadium
Tow Truck Dispatching

6. Parking Requirements

- a. General Intent**
 - i. Introduce flexibility and allow parking to be used as a shared community resource
 - ii. Encourage and promote small businesses by relaxing parking requirements
 - iii. Reducing the potential cost burden for car-free and car-light households by allowing choice in the amount of parking needed
- b. Parking For New Buildings**
 - i. Parking requirements for new buildings shall be as required in Section 12.21A
 - ii. No vehicle parking is required for the first 10,000 square feet of gross floor area of Neighborhood Uses & Services. Bicycle parking shall be provided as specified for such uses.
- c. Parking For Existing Structures**
 - i. No additional parking shall be required for a change of use in an existing building to a change to Neighborhood Serving Uses or Services.
- d. Unbundled Parking**
 - i. Parking shall be sold or rented separately from residential units and commercial spaces in perpetuity.
 - ii. Parking that is required but is unused may be rented for off-site uses. Parking that is required but unused or unrented and all commercial parking should be made available as public parking in the evening hours.
 - iii. Required parking may be provided off-site within 1500'

7. Open Space

- a. General Requirements**
 - i. Open space shall be provided per code.
- b. Existing Buildings**
 - i. Projects in existing buildings are exempt from the requirements of open space.
- c. Buffers**

- i. A 15' setback is required between existing residential uses and new non-residential uses.

8. Appurtenances

a. General Intent

- i. Promote and enhance the appearance of the community
- ii. Improve perceptions of safety by minimizing elements that detract from the pedestrian experience
- iii. Diminish visual impacts on surrounding properties, open spaces, and public rights-of-way arising from roof-top mechanical equipment, outdoor storage of materials and waste, and other similar outdoor uses and activities.

b. Fences and Walls

- i. Where permitted, no fence or wall abutting a public street shall be taller than 42 inches
- ii. Chain-link fences and barbed wire are prohibited.

c. Security Grills

- i. New or unpermitted solid roll down security doors are prohibited.
- ii. Security grills shall be at least 75% transparent and only permitted when located inside exterior windows and completely concealed when retracted.

d. Trash and Equipment Screening

- i. Equipment shall be enclosed or screened through use of building parapets, masonry walls or other architectural treatments. All exterior mechanical equipment, including HVAC equipment, satellite dishes, cellular antennas, should not be visible from the public rights-of-way.
- ii. Trash storage bins shall be located within a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building and screened with landscaping, so as not to be viewed from public rights-of-way.

9. Signs

a. General Intent

- i. Promote small local business
- ii. Regulate large signs that are out-of-scale for a pedestrian-oriented district
- iii. Reduce visual clutter

b. Allowable Area

- i. 1 square foot of total signage area is permitted per each linear foot of building frontage as measured from the lot line.
- ii. No individual sign is permitted to be larger than 40 square feet in area

c. Sign Number

- i. Each individual business is allowed 2 signs. One additional sign is allowed if the business has 2 frontages.

d. Prohibited Sign Types

- i. In addition to the signs that are prohibited in Section 14.4 of the LAMC, the following signs are prohibited:
 - 1. Can signs
 - 2. Illuminated architectural canopy signs
 - 3. Monument signs
 - 4. Pole signs
 - 5. Sail signs/wind banners
 - 6. Temporary signs for which the LAMC requires a permit

10. Administrative Procedures and Slight Modifications

- a. The development standards do not apply beyond the proposed scope of construction.

NORTH WESTLAKE DESIGN DISTRICT



What is the North Westlake Design District?

The Department of City Planning is working on a targeted planning effort for the North Westlake/Historic Filipinotown area to address zoning regulations for new construction - helping ensure that future development is compatible and enhances the existing neighborhood, creates a friendly experience for pedestrians, and reflects the unique qualities of the area.

What are the next steps?

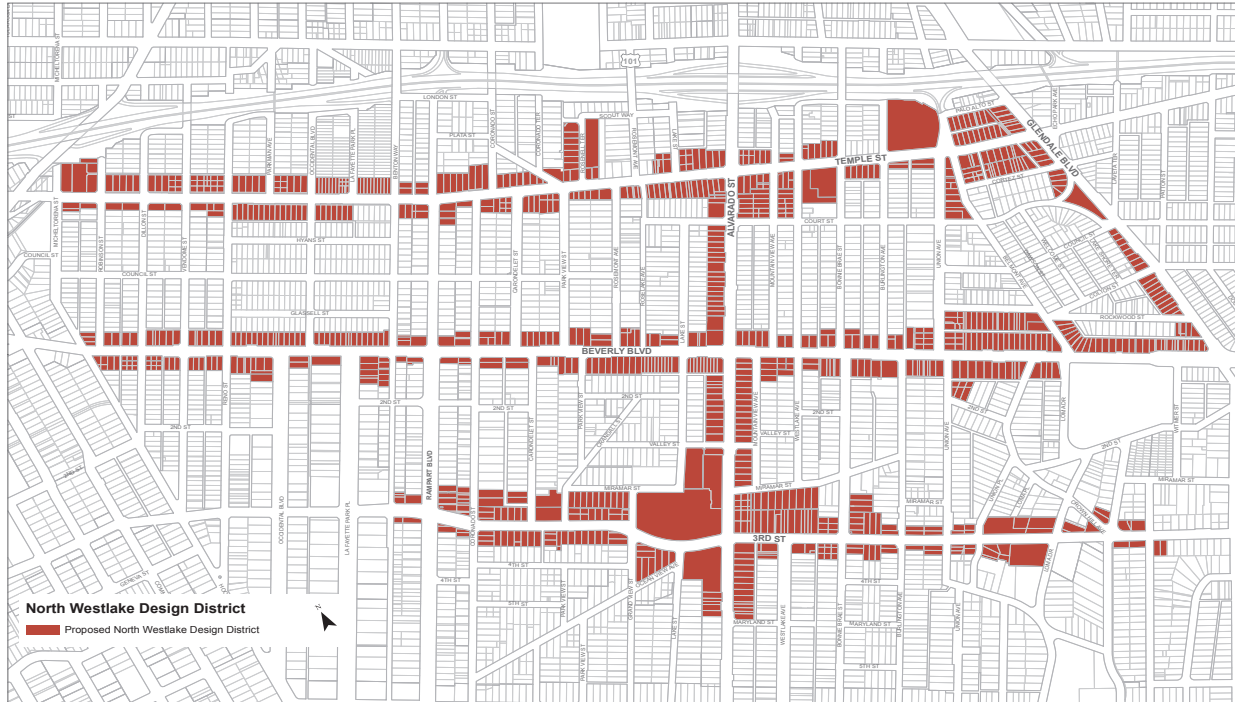
Public Workshop June 19 – The Planning Department is seeking feedback on draft concepts that were developed based on input from stakeholder meetings.

Open House/Public Hearing July 17 – The Planning Department will present an updated draft ordinance based on feedback gathered at the Public Workshop. Members of the public will be able to evaluate the ordinance, which will be shared ahead of the meeting, and offer formal public testimony on the matter.

City Planning Commission Late Summer/Early Fall followed by City Council

What does the overlay address?

The topic areas the overlay will address include: parking and driveway locations, lighting, historic buildings, building design and details, ground floor design and use, fences and walls, landscaping, signage, etc.



Where will this new district apply?

The proposed project area includes those commercially-zoned parcels along Temple Street, Beverly Boulevard, and 3rd Street between Hoover Street and Glendale Boulevard, as shown highlighted beside.

NORTH WESTLAKE DESIGN DISTRICT



GOALS

1. Preserve the distinctive character of the neighborhood by:

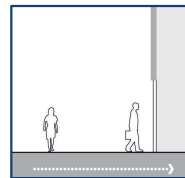
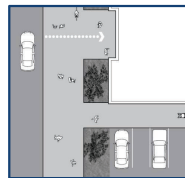
- Reuse/preservation of older historic buildings
- Encouraging distinctive signage
- Encouraging small local businesses
- Prohibiting auto-oriented signs
- Unbundling parking from the costs of residential units

2. Enhance the pedestrian-oriented nature of the neighborhood by:

- Limiting curb cuts along primary façade, encouraging access from alleys and secondary
- Locating entrances in the front of buildings
- Creating buildings with minimal front setbacks/maximum continuous streetwall
- Removing conflicts between cars and pedestrians
- Creating buildings with active uses at the ground floors with many windows
- Prohibiting security grills

3. Provide neighborhood-serving amenities by:

- Not requiring new parking for change of use for neighborhood amenities
- Exempting FAR for first 10,000 square feet of neighborhood amenities



NORTH WESTLAKE DESIGN DISTRICT



PEDESTRIAN ORIENTED DESIGN

The Westlake Design District enhances the pedestrian-oriented nature of the neighborhood by setting standards for:

BUILDING FORM

- Position buildings at or near the front property line to maintain a predominant **street wall**
- Require ground floors a minimum of 12' in height measured from the sidewalk grade within 5' of the front property line
- Design structures so the primary frontage occupies the entire lot line abutting a public street, except for areas of walkways or **pedestrian amenities**
- Maintain a minimum average height of 10' for floors other than the ground floor

*A predominant **street wall** creates an unbroken pedestrian environment.*



TRANSPARENCY

- Promote **visual interest** for pedestrians by requiring at minimum 30% of the primary frontage wall be made of clear, non-reflective windows or openings
- Require windows above the ground floor to be as clear as possible while allowing for energy savings
- Develop an attractive street wall by covering blank walls longer than 10 linear feet with a "green screen" (landscape) or mural

*Windows, landscaping, and murals promote **visual interest** for pedestrians.*



*Structure occupies entire lot line except to provide **pedestrian amenities**.*



PEDESTRIAN ORIENTED DESIGN

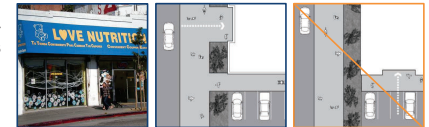
The Westlake Design District enhances the pedestrian-oriented nature of the neighborhood by setting standards for:

PEDESTRIAN ACCESS

- Locate entrances at the fronts of buildings, **facing a public street** to encourage pedestrian traffic
- Design building entrances at the primary frontage so to provide direct access from the sidewalk, courtyards, arcades, or forecourts abutting the main commercial street
- Require separate entrances for each retail space from the public sidewalk or pedestrian amenity
- Require that street-oriented entrances remain open during normal business hours
- Require entrances not more than 3 feet above or below the **sidewalk grade**
- Design individual entrances for ground floor **residential** units from the public street or pedestrian amenity

VEHICLE ACCESS

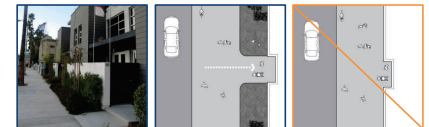
- Designate **off-street parking and loading areas** away from the primary frontage
- Limit driveways to 30' in width and a minimum of 200' apart for a project with multiple driveways
- Locate **surface or above-grade parking** away from between the building and any street
- Design parking as **enclosed** within a structure or entirely below grade. Below grade parking may occupy the entire lot footprint



*Entrances **facing a public street** encourage pedestrian traffic.*



*Entrances at **sidewalk grade** are more inviting to pedestrians.*



Residential entrances at the ground floor are designed with privacy in mind.



*Parking is located **away from the primary frontage** or enclosed within a structure.*

NORTH WESTLAKE DESIGN DISTRICT



NEIGHBORHOOD CHARACTER

The Westlake Design District preserves character by setting standards for:

Open Space

- Require that buildings provide open space per code
- Design **rear buffers** where projects abut residential uses

Fences and Walls

- Fences or walls abutting a public street be limited to 42 inches
- Prohibit **chain-link fences and barbed wire**

Security Grills

- Prohibit solid roll down security doors
- Allow **security grills** that are at least 75% transparent, located inside exterior windows, and completely concealed when retracted

Trash and Equipment Screening

- **Enclose or screen** equipment with building parapets, masonry walls, or other architectural treatments
- Conceal exterior mechanical equipment, including HVAC equipment, satellite dishes, and cellular antennas, from the street
- Conceal trash storage bins within a gated, covered enclosure matching the exterior wall materials of the building or behind landscaping



This rear buffer is designed for a smooth transition between commercial and residential uses.



Security grills should be completely concealed when retracted.



Chain-link fence and barbed wire are prohibited.

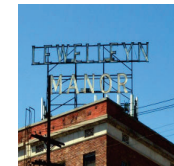
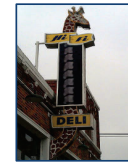


Equipment and trash bins are concealed or enclosed.

NEIGHBORHOOD CHARACTER: SIGNAGE

The Westlake Design District also preserves character by regulating signage:

- Allowable Area. 1 square foot of total signage area is permitted per each linear foot of building frontage
- Bonus area for neon, creative signs
- In addition to the signs that are prohibited in Section 14.4 of the LAMC, the following signs are prohibited:
 - Can signs
 - Illuminated architectural canopy signs
 - Monument signs
 - Pole signs
 - Sail signs/wind banners
 - Temporary signs for which the LAMC requires a permit



NORTH WESTLAKE DESIGN DISTRICT



NEIGHBORHOOD CHARACTER: NEIGHBORHOOD SERVING USES

The Westlake Design District encourages neighborhood serving amenities while promoting and preserving neighborhood character.

Ground floor commercial uses shall be limited to the following retail sales:

Art Galleries	Art Supplies	Athletic/Sporting Goods	Bakeries
Books or Cards	Bicycle Sales and Repair	Clock or Watch Sales and/or Repair	Clothing
Computer Sales and Repair	Drug Stores	Fabrics or Dry Goods	Florists
Food/Grocery Stores	Hardware	Household Goods	Newsstands
Photographic Equipment and Repair	Restaurants, Food Stands (without a drive thru)	Stationary	Toys

or neighborhood services:

Barber Shop or Beauty Parlor	Blueprinting	Childcare Facility	Club or Lodge
Copying Services	Custom Dressmaking	Dry Cleaning	Financial Services
Laundry or Self-Service Laundromat	Locksmith	Optician	Photographer
Shoe Repair	Tailor	Community Room	Learning Center

NEIGHBORHOOD CHARACTER: PROHIBITED USES

Businesses that serve the local community, have regular operating hours, and fit a pedestrian-oriented design help create an active pedestrian environment. Uses that are not conducive to promoting an active pedestrian environment are considered undesired uses.

Adult Entertainment	Auditorium	Automotive Dismantling Yards	Automotive Painting
Automotive Repair and Service	Automotive Sales, used	Automotive Storage Area	Automotive Storage Garage
Automotive Upholstering	Bail Bond Broker	Baseball Batting Range	Cable Television Broadcasting
Car Wash	Gasoline Stations	Helicopter Landings	Hospital (contagious, mental, drug and alcohol)
Miniature Golf	Night Club	Open Storage Area, and/or incidental to permitted use	Pawnshop
Public Storage Facility	Recycling Business	Rescue Mission	Restaurant, drive through
Shooting Gallery	Skateboard Track	Sports Arena or Stadium	Tow Truck Dispatching

NORTH WESTLAKE DESIGN DISTRICT



NEIGHBORHOOD CHARACTER: PARKING

Neighborhood serving amenities are incentivized by the Westlake Design District's parking requirements:

- Parking requirements for new buildings shall be as required per code, except that parking need not be provided for the first 10,000 square feet of Neighborhood Serving Uses, as defined above
- No additional parking shall be required for a change of use in an existing building to a change to the uses listed above
- Parking shall be sold or rented separately from commercial spaces in perpetuity. Parking that is required use but is unused and all commercial parking should be made available as public parking during daytime and evenings