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ORDINANCE NO. 163203

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3 A Specific Plan Ordinance establishing development
4 standards for multiple-family residential buildings in
5 specified portions of the Westwood Community Plan Area.

6
7 NOW THEREFORE,

8
9 THE PEOPLE OF THE CITY OF LOS ANGELES

10 DO ORDAIN AS FOLLOWS:

11
12 Section 1. PURPOSES.

13 The purposes of this Specific Plan are as
14 follows:

15 A. To assure that the development
16 of the area is in accordance with the
17 provisions of the Westwood Community Plan;

18 B. To enhance the future
19 development of the area by establishing
20 coordinated and comprehensible standards
21 for parking, height, design, building
22 massing, open space and landscaping for
23 new projects in the area;

24 C. To promote orderly, attractive
25 and harmonious multiple-family
26 residential development in the Westwood
27 community which takes into consideration
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the architectural character and
environmental setting of the community;

D. To enhance the aesthetic
qualities of multiple-family residential
development so that it is more harmonious
with adjacent single-family
neighborhoods; and

E. To adequately buffer
single-family residential uses from
adjacent multiple-family residential
development to the greatest extent
feasible.

Sec. 2. ESTABLISHMENT OF SPECIFIC PLAN.

The City Council hereby establishes the
Westwood Community Development Standards
Specific Plan for new multiple-family
residential buildings in the R2, RD, R3, R4,
and R5 Zones in those portions of the Westwood
Community Plan Area shown within the heavy
black lines on the maps in Figures 1 through 7.

The Wilshire Westwood Scenic Corridor
Specific Plan area and North Westwood Village
Specific Plan area are exempt from the
provisions of this Ordinance.

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EAST WESTWOOD VILLAGE

Figure 1.



MULTIPLE FAMILY RESIDENTIAL SOUTH OF WILSHIRE /
WEST OF THE MORMON TEMPLE.

Figure 2



SOUTH OF WILSHIRE BLVD.-EAST OF THE MORMON TEMPLE

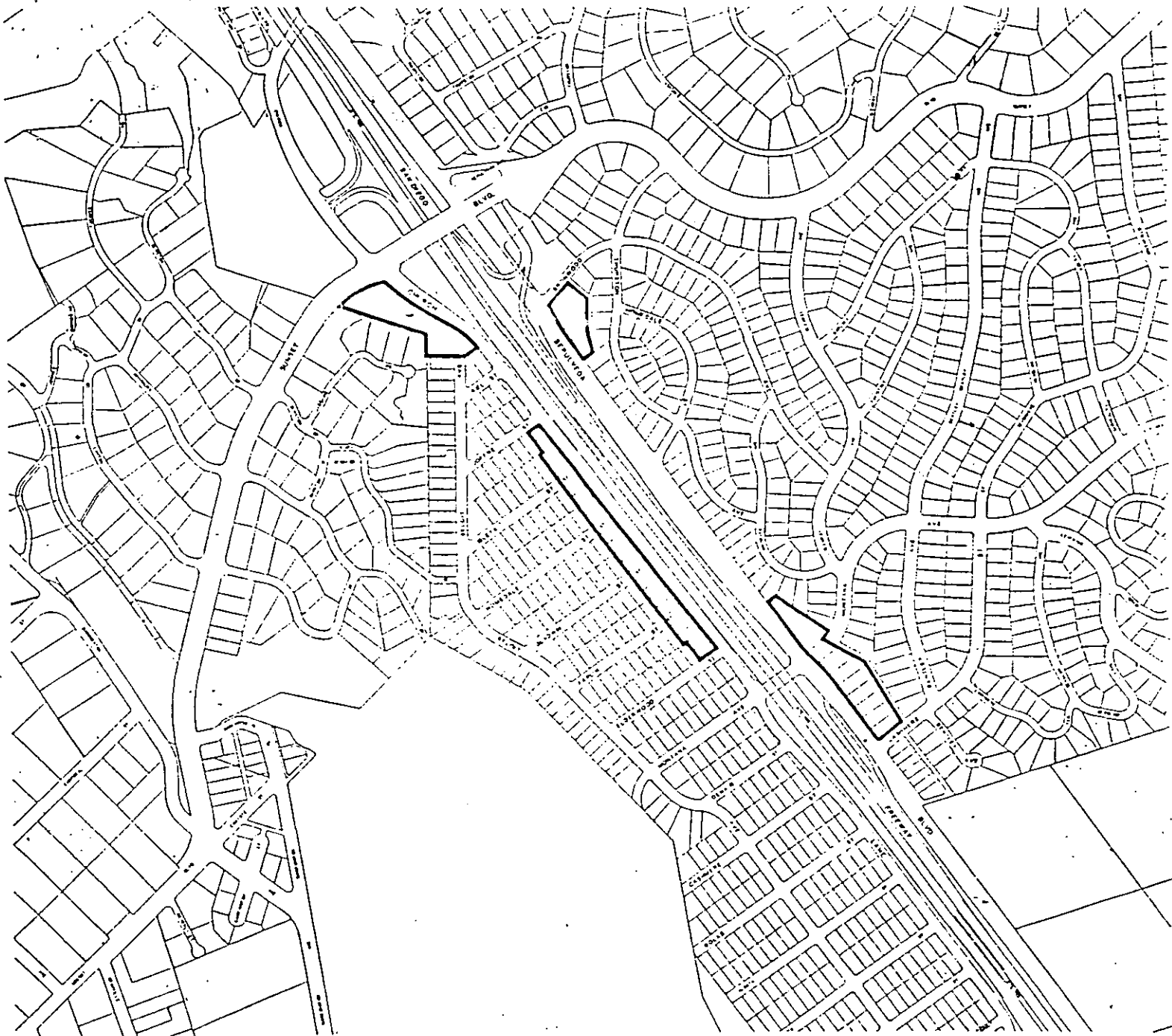
MULTIPLE RESIDENTIAL AREA

Figure 3



BEVERLY GLEN BLVD/DEVON/ASHTON AREA

Figure 5



SEPULVEDA BLVD. & CHURCH LANE

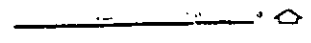
RESIDENTIAL AREA

Figure 6



R4 AREA SOUTH OF WILSHIRE

Figure 7



1 Sec. 3. RELATIONSHIP TO OTHER PROVISIONS OF THE
2 MUNICIPAL CODE.

3 A. The regulations of this Specific Plan
4 are in addition to those set forth in the
5 planning and zoning provisions of Chapter I of
6 the Los Angeles Municipal Code and any other
7 ordinance and do not convey any rights not
8 otherwise granted under the provisions and
9 procedures contained in that Chapter, except
10 as specifically provided herein.

11 B. Wherever this Specific Plan contains
12 provisions which differ from provisions
13 contained in Chapter I of the Los Angeles
14 Municipal Code, the Specific Plan shall
15 prevail and supersede the applicable
16 provisions of that Code.

17 C. The procedures for the granting of
18 exceptions to the requirements of this
19 Specific Plan are set forth in Section
20 11.5.7 D of the Los Angeles Municipal Code.
21 An application for an exception from this
22 Specific Plan pursuant to Section 11.5.7 D of
23 the Los Angeles Municipal Code does not
24 require any additional application pursuant to
25 the provisions of Sections 12.24 B of the
26 Los Angeles Municipal Code.

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Sec. 4. DEFINITIONS.

The following words, 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 Section 12.03 of the Los Angeles Municipal Code, if defined therein.

OPEN SPACE - An area open from the ground to the sky, which is free of buildings, structures, storage areas, surface parking for automobiles or trucks, or other improvements, but may include walkways or outdoor recreational areas (i.e., swimming pools, barbeque and picnic areas, areas devoted to sports, games and hobbies, fountains, ponds, benches and other similar amenities). Allowable projections as specified in Section 12.22 C 20 of the Los Angeles Municipal Code are permitted.

PROJECT - The erection, construction of or addition to any residential building or structure, or the alteration of any such buildings or structure which increases the height, floor area, number of dwelling units or number of guest rooms.

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. . . .

1 SUBTERRANEAN GARAGE - A garage for the
2 parking of automobiles and other vehicles
3 beneath a building and designed such that the
4 ceiling of the uppermost parking level will
5 not extend above the adjacent existing natural
6 grade.

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8 **Sec. 5. LAND USE REGULATIONS.**

9 **A. BUILDING HEIGHT -** Projects which
10 immediately abut an R1 or more restrictive
11 zone shall meet the following height
12 restrictions:

13 1. If the average height of the
14 single-family houses within 100 feet of
15 the subject property is between 34 and 45
16 feet, the building height shall be
17 limited to a maximum of 45 feet in height.

18 2. If the average height of the
19 single-family houses within 100 feet of
20 the subject property is less than 34
21 feet, the building height shall be
22 limited to a maximum of 33 feet in height.

23 3. **EXCEPTION -** When the highest
24 existing elevation of the land of the
25 abutting property in the R1 Zone or a
26 more restrictive zone exceeds the lowest
27 grade of a multiple-dwelling zoned
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property by more than five feet, a building or structure on the multiple-dwelling zoned property may exceed the height specified in paragraphs 1 and 2 by the number of feet represented by the difference between such grade and elevation. However, at no point shall the roof of the multiple-family structure exceed a height of 45 feet as measured from the grade immediately adjacent thereto, and no portion of the structure shall exceed 33 feet above the lowest point of the property line contiguous to the R1 or more restrictive zone.

B. PARKING STANDARDS - No building or structure shall be erected or enlarged unless the following parking spaces are provided and maintained:

1. At least 2 1/4 parking spaces for each dwelling unit containing four habitable rooms or less. One additional parking space shall be provided for dwelling units with more than four habitable rooms.

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2. At least 1 1/4 parking spaces for each guest room or efficiency dwelling unit.

3. Of the parking spaces required, guest parking shall be provided at a ratio of 1/4 space for every dwelling unit, guest room, or efficiency dwelling unit. Guest parking shall be clearly identified.

Sec. 6. DESIGN STANDARDS.

A. OPEN SPACE.

1. Projects in the zones specified below shall provide the minimum amount of open space per dwelling unit, as follows:

ZONE	OPEN SPACE PER DWELLING UNIT
R5	50 square feet
R4	100 square feet
R3	200 square feet
R2, RD	350 square feet

2. A minimum of 50 square feet of open space shall be provided for each guest room.

3. The required open space area shall be on the ground level, except that one fourth of the required space may be located above the ground level. A

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minimum of 50 percent of the open space must be landscaped.

4. Projects with stories above the first habitable level, which are set back at least 10 feet in depth from the level immediately below it, may include these setback areas toward the open space requirement, provided 40 percent of such setback area is landscaped.

5. Paved areas shall consist of the following materials: stamped concrete, tile and/or brick pavers.

6. Required yard areas shall not be included as part of the required open space area, except that 50 percent of the front and/or rear yards may be included as a portion of the required open space area, provided such yard area is landscaped.

B. WALKWAYS.

1. Any project which is built on one or more lots with a width of 150 feet or more, shall have a walkway which is a minimum of 10 feet in width for every 50 feet of lot width. Required walkway areas may be combined.

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2. At a minimum, walkways shall extend from the front property line for 50 feet or to the midpoint of the lot, whichever is less. The paved portions of walkways shall not exceed 40 percent and the remaining area must be landscaped. Paved areas shall consist of the following materials : stamped concrete, tile and/or brick pavers.

3. Walkway areas may be included as part of the open space requirements except for that portion which is within a required side yard.

C. BUILDING SETBACKS.

Multi-story projects which are directly across the street and within 200 feet of an R1 or more restrictive zone, shall provide additional setback areas on the front elevation of the property. Setback requirements shall be as follows:

1. All levels above the first habitable level shall be set back a minimum of ten feet from the level immediately below it.

2. Forty percent of the setback areas must be landscaped.

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1 3. Projects which are directly across
2 the street and within 200 feet of the
3 University of California at Los Angeles
4 campus are exempt from the requirements set
5 forth in this Subsection.

6 4. The setbacks set forth in this
7 subsection are not required if the height
8 of the building or structure as defined in
9 Section 12.30 of the Los Angeles Municipal
10 Code is 33 feet or less.

11 **D. GARAGE.**

12 Only one level of a parking garage shall be
13 permitted above the natural existing grade, up
14 to a maximum of seven feet in height, measured
15 to the floor elevation of the level immediately
16 above the parking garage. All other levels of
17 parking must be in a subterranean garage. Any
18 portion of the parking garage above grade shall
19 be mechanically ventilated and enclosed except
20 for the driveway.

21 **E. YARD REQUIREMENTS.**

22 1. A minimum of 50 percent of each of
23 the required front, rear and side yards
24 shall be landscaped.

25 2. Projects which immediately abut an
26 R1 or more restrictive zone on the rear
27 property line shall have a rear yard of at
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1 least 20 feet in depth.

2 3. Projects which immediately abut an
3 R1 or more restrictive zone on the side
4 property line shall have a side yard of at
5 least 10 feet in width.

6 **F. BUFFER.**

7 Projects which immediately abut an R1 or
8 more restrictive zone shall have and maintain an
9 8-foot-high split-face decorative masonry wall.
10 The wall shall have a top cap and have the split
11 face facing the single-family residence. For
12 every 4 linear feet of wall, one 15 gallon tree
13 shall be planted at the edge of the wall.

14 **G. SCREENING.**

15 Any structure on the roof, such as air
16 conditioning units, antennae, and other
17 equipment, except solar panels, shall be fully
18 screened from view from any adjacent properties,
19 as seen from the grade.

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21 **Sec. 7. LANDSCAPE STANDARDS.**

22 **A. GENERAL REQUIREMENTS** - All projects
23 shall incorporate landscaping in conformance
24 with the following requirements:

25 1. A landscape plan prepared by a
26 licensed architect or landscape architect
27 shall be submitted to the Westwood

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Community Design Review Board for review and approval.

2. Landscape plans shall include the approximate size at maturity and location of all proposed plant materials, the scientific and common names of such plants materials, the proposed irrigation plan and the estimated planting schedule. The plan shall identify the length of time in which plant maturity will be attained.

3. Use of artificial plants for exterior landscaping shall be prohibited.

4. Landscaped areas shall be planted with a variety of plant materials which include shrubs, trees, ground cover, lawn, planter boxes or flowers.

B. STREET TREES.

1. Street trees shall be approved by the Street Tree Division of the Bureau of Street Maintenance and shall be planted at a minimum ratio of one for every 30 lineal feet of street frontage abutting the project.

2. Street trees shall be at least 12 feet in height and not less than three inches in caliper at the time of planting.

Sec:.....9.....The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of JAN 26 1988

ELIAS MARTINEZ, City Clerk,

By *Chung B. Poon*
Deputy.

Approved JAN 28 1988

Tom Bradley
Mayor.

Approved as to Form and Legality

January 22 1988
JAMES K. HAHN, City Attorney,

By *Sharon Siedorf Cardenas*
SHARON SIEDORF CARDENAS
Deputy City Attorney

File No. CF84-1635

by JH

Pursuant to Sec. 97.8 of the City Charter, approval of this ordinance recommended for the City Planning Commission

JAN 22 1988

See attached report
Kenneth A. Toppan
Director of Planning

D359809 214