

An Ordinance establishing the Westwood Community Design Review Board.

NOW THEREFORE,

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

Section 1. PURPOSES.

The purposes of the Westwood Community Design Review Board are as follows:

A. To assure that the development of the area is in accordance with the provisions of the Westwood Community Plan, any applicable specific plans and any design guidelines as may be adopted by the City Council;

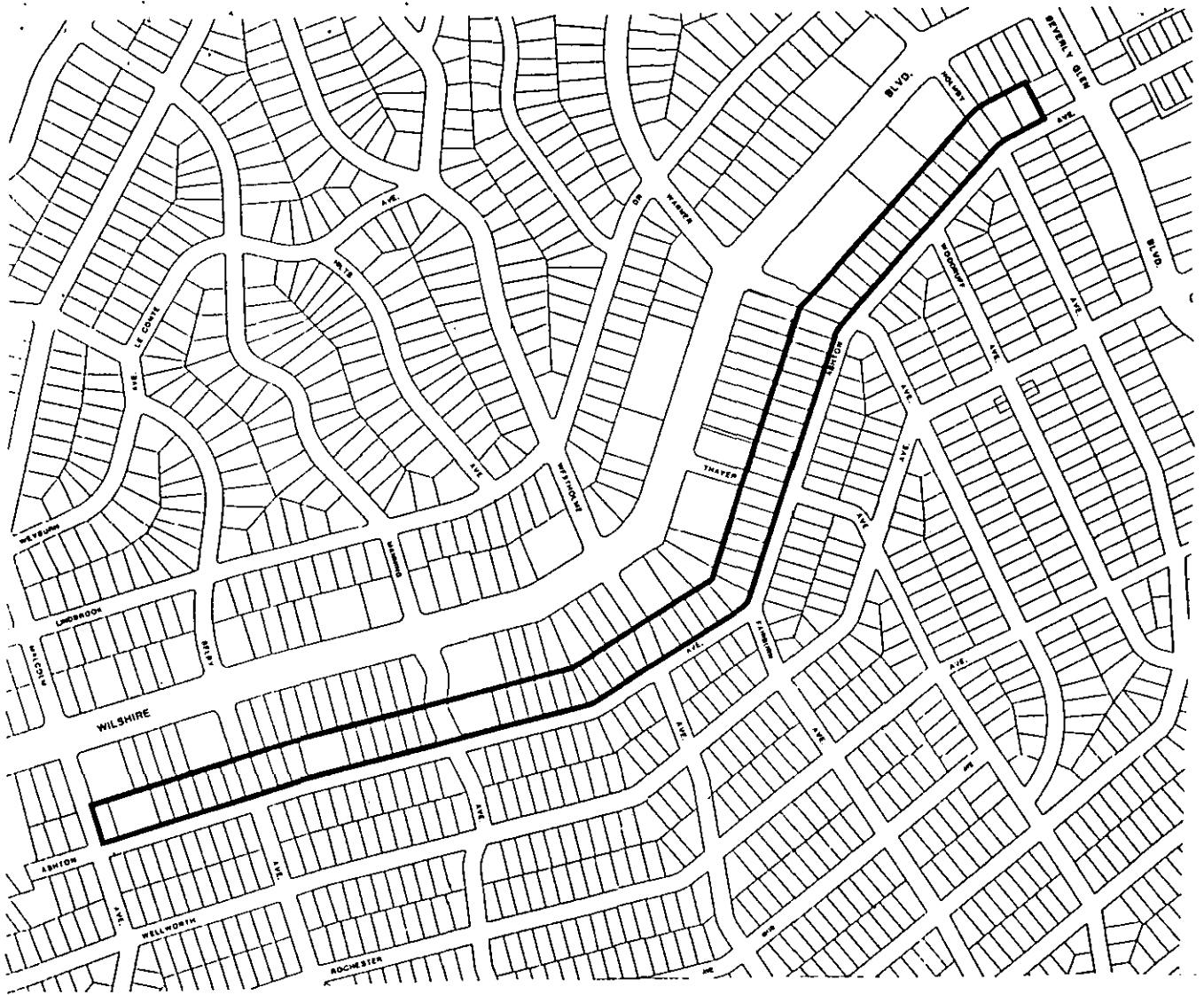
B. To promote orderly, attractive and harmonious development in the multi-residential areas of the Westwood Community which takes into consideration the unique architectural character and the environmental setting of this area;

C. To provide guidelines and a process for review and approval of design



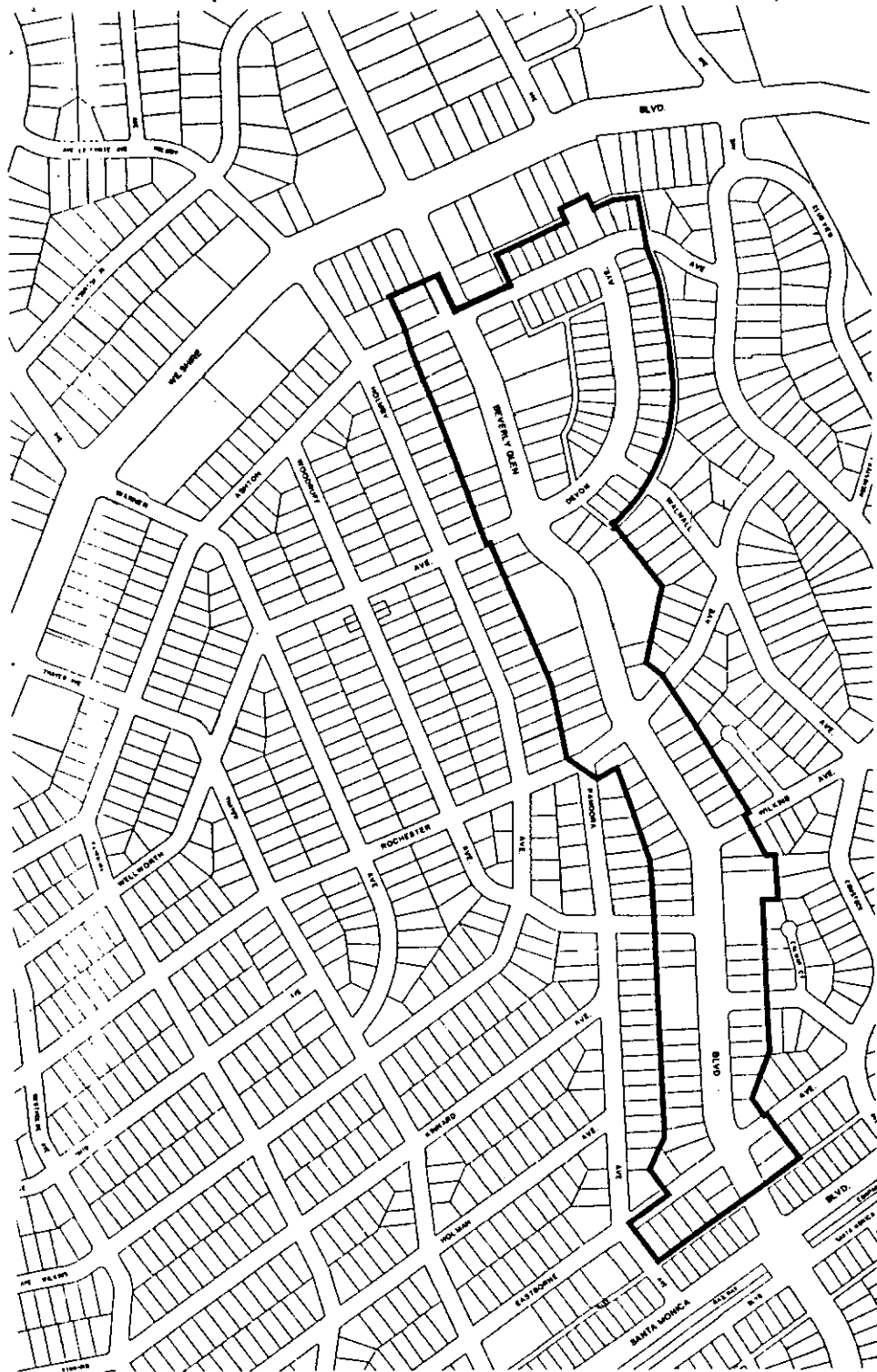
**MULTIPLE FAMILY RESIDENTIAL SOUTH OF WILSHIRE /
WEST OF THE MORMON TEMPLE.**

Figure 2



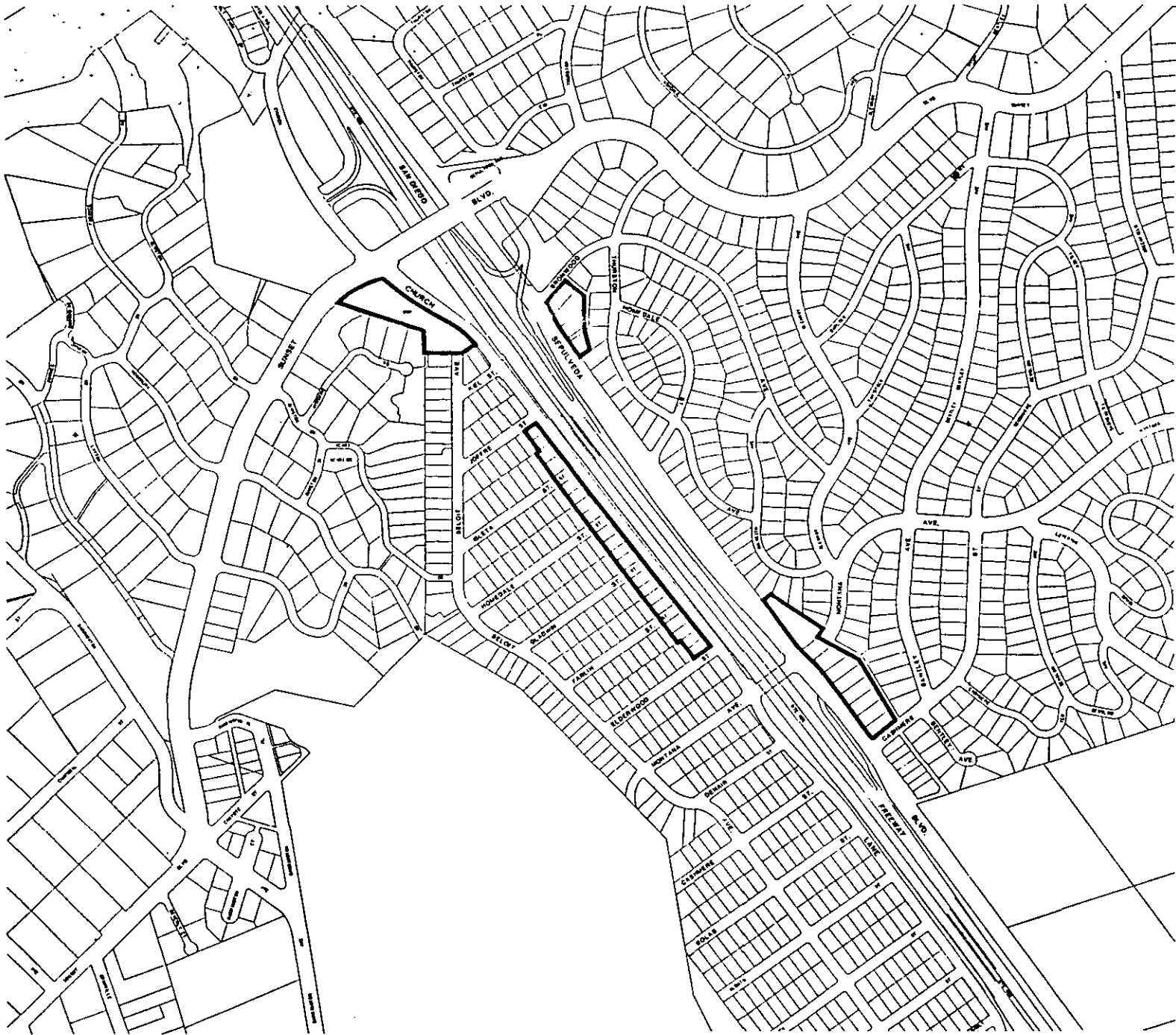
ASHTON AVENUE

Figure 4



BEVERLY GLEN BLVD/DEVON/ASHTON AREA

Figure 5



SEPULVEDA BLVD. & CHURCH LANE

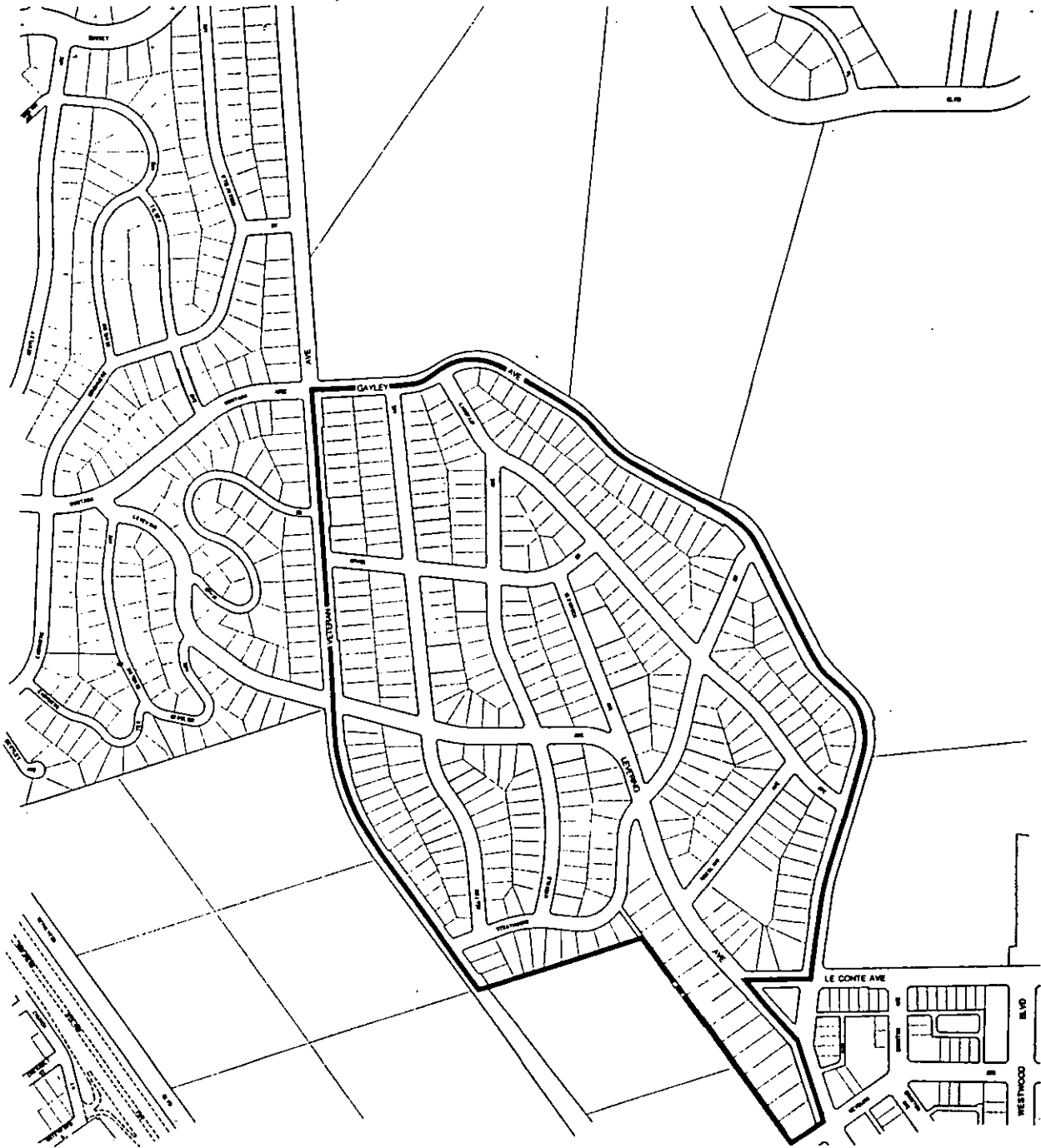
RESIDENTIAL AREA

Figure 6



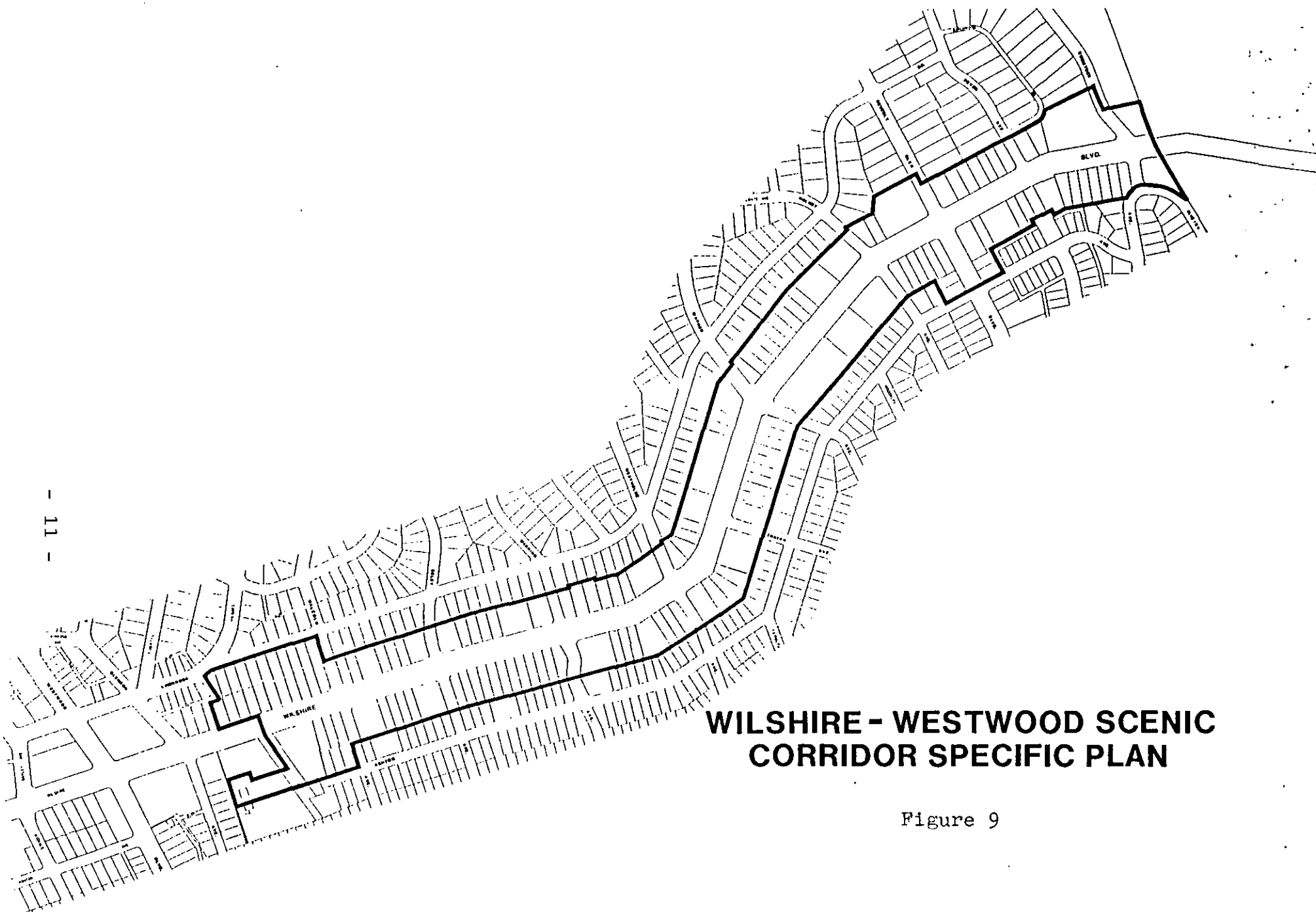
R4 AREA SOUTH OF WILSHIRE

Figure 7



NORTH WESTWOOD VILLAGE

Figure 8



WILSHIRE - WESTWOOD SCENIC CORRIDOR SPECIFIC PLAN

Figure 9



WESTWOOD VILLAGE

Figure 10



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Sec. 3. PROHIBITION.

A. No building permit shall be issued for any new building, structure, or the enlargement of any existing building or structure, unless site plans, elevations, floor plans, and/or other graphic representation of said development have been reviewed and approved by the Director of Planning acting on the recommendation of the Westwood Community Design Review Board.

B. No sign permit shall be issued for any new sign in Westwood Village, unless a graphic representation and location plan of said sign has been reviewed and approved by the Director of Planning acting on the recommendation of the Westwood Community Design Review Board.

Sec. 4. COMPOSITION.

The Westwood Community Design Review Board ("Design Review Board") shall consist of seven (7) members. The members shall be appointed by the Councilmember of the Council district containing the Westwood Community. The Design Review Board shall be constituted as follows:
(a) two members shall be licensed architects;
(b) two members shall be from among the following disciplines:

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landscape architecture, urban planning,
architectural historic preservation; and (c)
three additional members. All members shall
reside in the Westwood Community Plan Area,
provided, however, that if no one is eligible
for appointment in the designated discipline
who is a resident of the area, the
Councilperson may make such appointments
without regard to the residency requirement.

Sec. 5. QUORUM.

All members of the Design Review Board
shall be entitled to vote. Four members of
the Design Review Board shall constitute a
quorum for purposes of conducting a meeting.
The decisions of the Design Review Board shall
be concurred in by at least four members.

Sec. 6 TERM OF OFFICE.

Of the original seven members, three
shall be appointed for a two-year term, and
four for a three-year term. Thereafter, the
term of each member appointed to a full term
shall be three years. A member may be
appointed to a maximum of two terms.

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Sec. 7 VACANCIES.

In the event a vacancy occurs during the term of a member of the Design Review Board, the same official or successor of the official who appointed the member shall make an interim appointment to fill the unexpired term of the member. Where the member is required to have specific qualifications, the vacancy shall be filled by a person having such qualifications.

Sec. 8. AUTHORITY AND DUTIES.

The Design Review Board shall advise the Director of Planning ("Director") on aspects of exterior design, site layout, landscaping, height and bulk of any building, structure, sign or other development of property or appurtenances or alterations thereto after reviewing plans, elevations and/or other graphic representations for development which is under the jurisdiction of the Design Review Board to assure compliance with the criteria set forth in this Ordinance.

Sec. 9. FEES.

The application fee for processing a design review application shall be the same as for an application for specific plan design

1 review approval as set forth in Section 19.01 P
2 of the Los Angeles Municipal Code.

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4 **Sec. 10. DESIGN GUIDELINES.**

5 The Design Review Board may adopt
6 specific design guidelines to implement
7 procedures for design review. These
8 guidelines may be illustrations,
9 interpretations, or clarifications of policies
10 established by the Design Review Board. The
11 guidelines shall not become effective until
12 they are approved by the City Planning
13 Commission. The guidelines may be updated as
14 necessary. Copies of the guidelines shall be
15 available from the Department of City Planning.

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17 **Sec. 11. PROCEDURES.**

18 A. All applications for design review
19 approval shall be submitted to the Office of
20 General Planning in the City Planning
21 Department on a form supplied by the
22 Department. An application shall be deemed
23 complete only if all the applicable items
24 listed below are included with the application:

25 (1) Site plan (including
26 illustration of shadow impacts on
27 December 21),
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- 1 (2) Landscape plan,
- 2 (3) Floor plan,
- 3 (4) Elevations (including adjacent
- 4 buildings or structures),
- 5 (5) Sign plan (when applicable),
- 6 (6) Samples of exterior building
- 7 materials and/or sign construction
- 8 materials.

9 B. Action of Design Review Board. The
10 Director shall refer the application to the
11 Design Review Board for its recommendation
12 within ten working days of the Department's
13 acceptance of the completed application. The
14 Design Review Board shall review the project
15 and submit its findings to the Director within
16 twenty working days of such referral or within
17 such additional time as is mutually agreed
18 upon in writing between the applicant and the
19 Design Review Board. These findings shall
20 indicate a recommendation of approval,
21 disapproval or approval with modifications to
22 the project.

23 The Design Review Board shall use any
24 applicable specific plans and/or adopted
25 design guidelines which pertain to the area in
26 which the project is located in evaluating the
27 project. Additionally, the Design Review
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Board's review shall consider compliance with the following criteria:

(1) Whether all proposed structures conform to all of the provisions contained within the Westwood Community Plan and any applicable specific plans or design guidelines.

(2) Whether all proposed structures are designed so as not to cast shadows on one-third or more of any adjacent residential structure as projected on a plan view for more than two hours between the hours of 9 a.m. and 3 p.m. on December 21.

(3) Whether all proposed buildings are designed in such a fashion so that all ventilation, heating or air conditioning ducts, tubs, equipment, or other related appurtenances are adequately screened from public view, unless such appurtenances have been used as an integral component in the design.

(4) Whether the proposed buildings are compatible with the surrounding buildings in terms of design, massing, and architectural integrity.

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(5) Whether any portion of a parking garage visible above grade is architecturally integrated with the design of the building.

(6) Whether the landscape design has a variety of plant materials throughout the project which are compatible.

(7) Whether the landscape design representation of the plant materials accurately reflects their growth habit at maturity.

(8) Whether the proposed development is in conformity with the Los Angeles Municipal Code and other applicable laws insofar as zoning and land use are involved.

C. The Director shall within ten working days following receipt of the recommendation of the Design Review Board, approve, disapprove, or modify said recommendation and forward a copy of the determination to the applicant, Design Review Board, and Department of Building and Safety.

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Sec. 12. TRANSFER OF JURISDICTION.

In the event the Design Review Board fails to act on an application within the time limit specified in this Ordinance, the applicant may file a request for a transfer of jurisdiction to the Director for a determination of the original application. If such a request is filed, the Design Review Board shall lose jurisdiction. Such request shall be filed in the Office of General Planning of the City Planning Department. Thereupon, the request and the Design Review Board's files shall be transmitted to the Director, who shall make a decision within ten working days of receipt of the Design Review Board file.

Sec. 13. APPEALS.

A. Any applicant, member of the City Council, the Mayor, or any other interested person adversely affected by a determination of the Director pursuant to this Ordinance, may appeal the Director's determination to the City Planning Commission and may thereafter appeal the action of the City Planning Commission to the City Council. Such appeals must be made within 15 days after the date of

1 mailing of the Director's determination or the
2 City Planning Commission's determination if
3 appealed to the City Council, pursuant to the
4 procedures prescribed for Tentative Maps in
5 Section 17.06 of the Los Angeles Municipal
6 Code.

7 B. Fees for filing an appeal from the
8 Director's determination by the applicant
9 shall be the same as those for an appeal from
10 a decision on an application for specific plan
11 design review approval, as set forth in
12 Section 19.01 P of the Los Angeles Municipal
13 Code. Fees for appeals by a person other than
14 the applicant shall be as provided in
15 Section 19.01 K 2 of the Municipal Code.

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Sec. 14 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 *Elias Martinez*, Deputy.

JAN 28 1988

Approved

Tom Bradley
Mayor.

Approved as to Form and Legality

James K. Hahn
JAMES K. HAHN, City Attorney,

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

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

DK JAN 14 1988
See attached report

File No. CF84-1635

Kenneth C. Stopping
Director of Planning

D359810 2/4