

WESTWOOD COMMUNITY MULTI-FAMILY **Specific Plan**

Ordinance No. 163,203
Effective March 5, 1988

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

TABLE OF CONTENTS

MAPS	Specific Plan Area
Section 1.	Purposes
Section 2.	Establishment of Specific Plan
Section 3.	Relationship to Other Provisions of the Municipal Code
Section 4.	Definitions
Section 5.	Land Use Regulations
Section 6.	Design Standards
Section 7.	Landscape Standards
Section 8.	Design Review Standards
Interpretation No.1	Open Space Credit in Required Front or Rear Yards
Interpretation No.2	Open Space Credit for Walkways in Required Front or Rear Yards

Westwood Multiple Family Residential Specific Plan

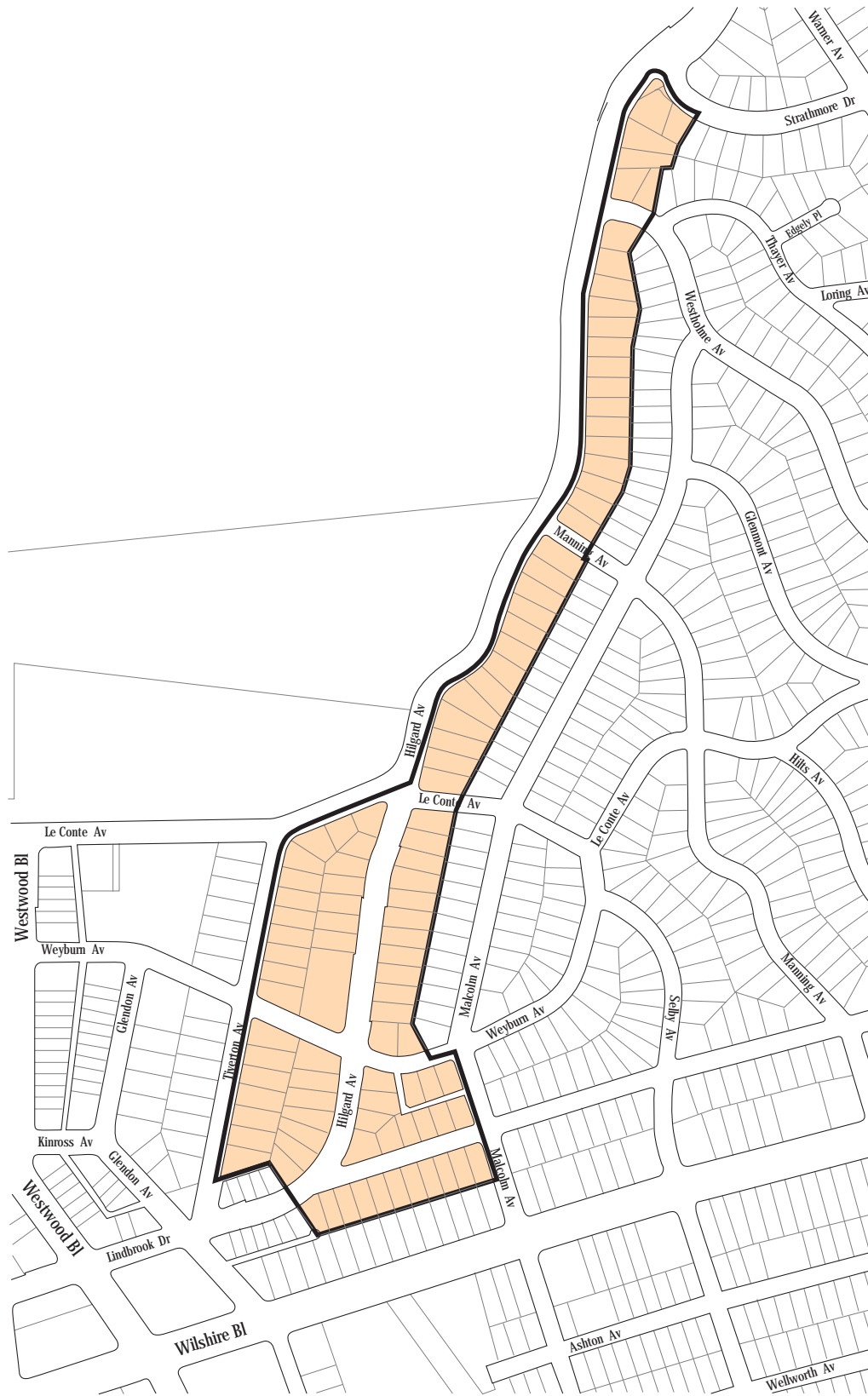


Figure 1
East Westwood Village Area

Westwood Multiple Family Residential Specific Plan



Figure 2
South of Wilshire/West of the Mormon Temple

Not to scale

Westwood Multiple Family Residential Specific Plan



Figure 3
South of Wilshire/East of the Mormon Temple

Not to scale 

Westwood Multiple Family Residential Specific Plan



Figure 4
Ashton Avenue

Not to scale 

Westwood Multiple Family Residential Specific Plan

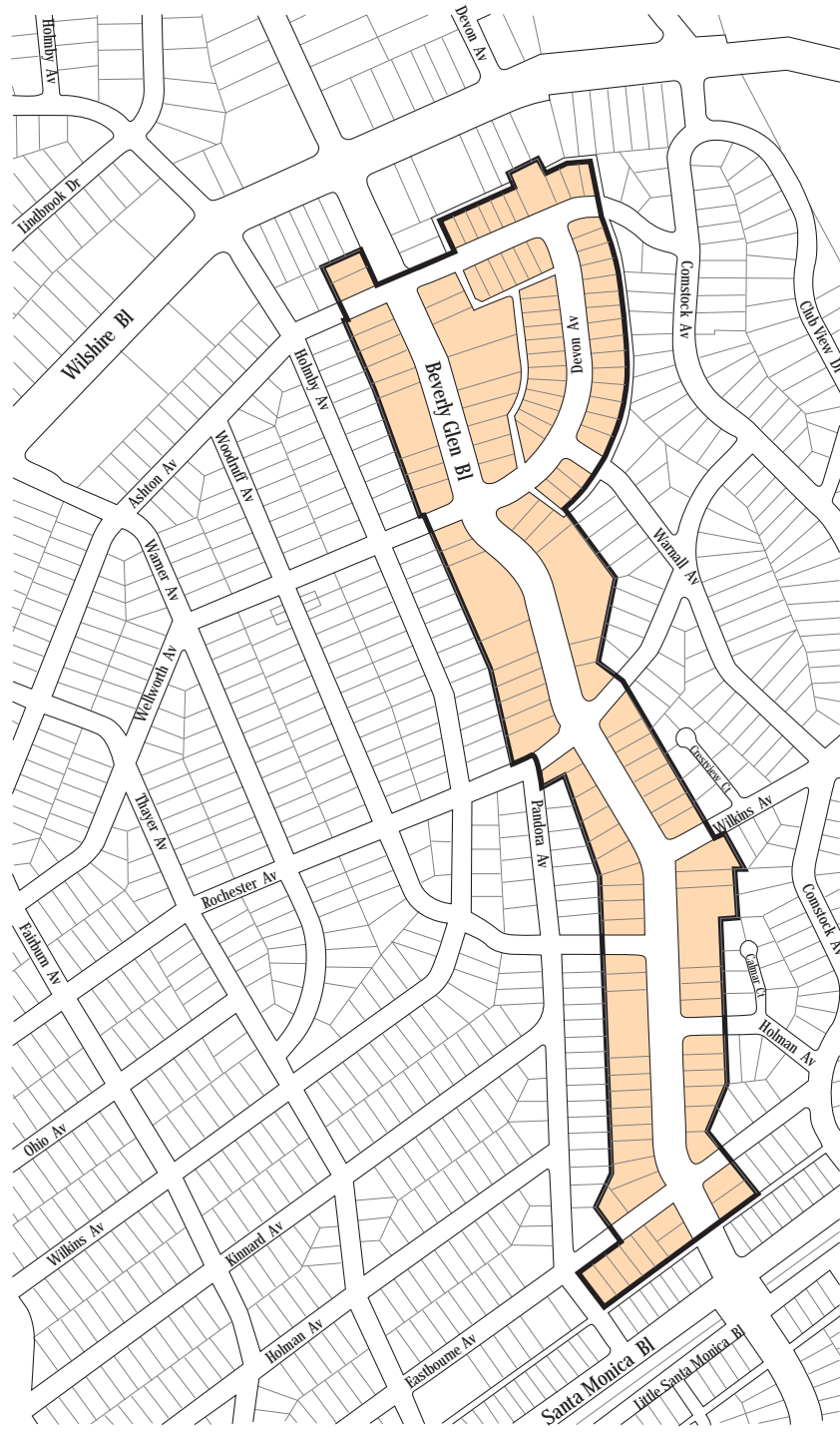


Figure 5
Beverly Glen Boulevard/Devon/Ashton Area

Not to scale 

Westwood Multiple Family Residential Specific Plan



Figure 6
Sepulveda Boulevard & Church Lane

Not to scale

Westwood Multiple Family Residential Specific Plan



Figure 7
R4 Area South of Wilshire

Not to scale 

WESTWOOD COMMUNITY MULTI-FAMILY SPECIFIC PLAN

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

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

Section 1.

PURPOSES

The purposes of this Specific Plan are as follows:

- A. To assure that the development of the area is in accordance with the provisions of the Westwood Community Plan;
- B. To enhance the future development of the area by establishing coordinated and comprehensible standards for parking, height, design, building massing, open space and landscaping for new projects in the area;
- C. To promote orderly, attractive and harmonious multiple-family residential development in the Westwood community which takes into consideration 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.

Section 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.

Section 3.

RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE

- A. The regulations of this Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter I of the Los Angeles

Municipal Code and any other ordinance and do not convey any rights not otherwise granted under the provisions and procedures contained in that Chapter, except as specifically provided herein.

- B. Wherever this Specific Plan contains provisions which differ from provisions contained in Chapter I of the Los Angeles Municipal Code, the Specific Plan shall prevail and supersede the applicable provisions of that Code.
- C. The procedures for the granting of project permit compliance, adjustments, modifications, exceptions, amendments or interpretations to the requirements of this Specific Plan are set forth in Section 11.5.7 of the Los Angeles Municipal Code.

Section 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.

- A. **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, barbecue 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.
- B. **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.
- C. **Subterranean Garage:** A garage for the parking of automobiles and other vehicles beneath a building and designed such that the ceiling of the uppermost parking level will not extend above the adjacent existing natural grade.

Section 5.

LAND USE REGULATIONS

- A. **Building Height:** Projects which immediately abut an R1 or more restrictive zone shall meet the following height restrictions:
 - 1. If the average height of the single-family houses within 100 feet of the subject property is between 34 and 45 feet, the building height shall be limited to a maximum of 45 feet in height.
 - 2. If the average height of the single-family houses within 100 feet of the subject property is less than 34 feet, the building height shall be limited to a maximum of 33 feet in height.

3. Exception: When the highest existing elevation of the land of the abutting property in the R1 zone or a more restrictive zone exceeds the lowest grade of a multiple-dwelling zoned 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.
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.

Section 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 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.
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.
3. Projects which are directly across the street and within 200 feet of the University of California at Los Angeles campus are exempt from the requirements set forth in this Subsection.
4. The setbacks set forth in this subsection are not required if the height of the building or structure as defined in Section 12.30 of the Los Angeles Municipal Code is 33 feet or less.

D. Garage

Only one level of a parking garage shall be permitted above the natural existing grade, up to a maximum of seven feet in height, measured to the floor elevation of the level immediately above the parking garage. All other levels of parking must be in a subterranean garage. Any

portion of the parking garage above grade shall be mechanically ventilated and enclosed except for the driveway.

E. Yard Requirements

1. A minimum of 50 percent of each of the required front, rear and side yards shall be landscaped.
2. Projects which immediately abut an R1 or more restrictive zone on the rear property line shall have a rear yard of at least 20 feet in depth.
3. Projects which immediately abut an R1 or more restrictive zone on the side property line shall have a side yard of at least 10 feet in width.

F. Buffer

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

G. Screening

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

Section 7.

LANDSCAPE STANDARDS

A. General Requirements: All projects shall incorporate landscaping in conformance with the following requirements:

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

Section 8.

DESIGN REVIEW PROCEDURES

No building permit shall be issued for any project, structure, or other development of property, unless the project has been 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.

*P:\DIVISION\Complan\PlnBk-PA\SpecPlan Revised 2003\Westwood Community MF SP Revised 2003.wpd
Updated Apr 2003*

WESTWOOD COMMUNITY DESIGN REVIEW BOARD
DIRECTOR OF PLANNING SPECIFIC PLAN INTERPRETATION NO. 1

OPEN SPACE CREDIT IN REQUIRED FRONT OR REAR YARDS

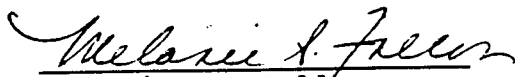
SPECIFIC PLAN ORDINANCE NOS. 163,202 AND 163,203

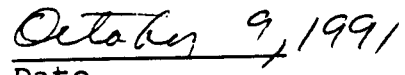
SUBJECT: WHETHER LANDSCAPING FIFTY PERCENT (50%) OF REQUIRED FRONT OR REAR YARDS ENTITLES PROJECTS TO OPEN SPACE CREDIT FOR HALF OF THE LANDSCAPED AREA OR HALF OF THE ENTIRE REQUIRED YARD.

DISCUSSION: Provisions Nos. 8.A.6 and 6.A.6, respectively, of the above-referenced specific plan ordinances state that "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 is landscaped." Additionally landscaped areas are required by Sections Nos. 9.A.4 and 7.A.4, respectively, of the ordinances to be "... planted with a variety of plant materials which include shrubs, trees, ground cover, lawn, planter boxes or flowers." This requirement would clearly exclude hardscape or waterscape installations from being considered as landscaping.

Some uncertainty has occurred concerning whether the phrase "such yard" refers to the entire yard or that portion of the entire yard that is landscaped.

INTERPRETATION: NO MORE THAN FIFTY PERCENT (50%) OF THE REQUIRED FRONT AND/OR REAR YARDS MAY BE COUNTED AS OPEN SPACE PROVIDED THAT THE COUNTED AREAS ARE LANDSCAPED WITH PLANT MATERIALS.


Melanie S. Fallon
Director of Planning


Date

TDB-0357
MSF:TS:tp

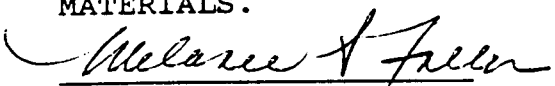
WESTWOOD COMMUNITY DESIGN REVIEW BOARD
DIRECTOR OF PLANNING SPECIFIC PLAN INTERPRETATION NO. 2

OPEN SPACE CREDIT FOR WALKWAYS IN REQUIRED
FRONT OR REAR YARDS

SPECIFIC PLAN ORDINANCE NOS.: 163,202 AND 163,203

DISCUSSION: Sections Nos. 8.A.6 and 6.A.6, respectively, of the above-referenced specific plan ordinances state that "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." Landscaped areas are required by Sections Nos. 9.A.4 and 7.A.4, respectively, of the subject ordinances to be "...planted with at variety of plant materials which include shrubs, trees, ground cover, lawn, planter boxes or flowers." This requirement would clearly exclude hardscape or waterscape installations from being considered as landscaping.

INTERPRETATION: WALKWAYS IN REQUIRED FRONT OR REAR YARDS MAY NOT BE COUNTED AS REQUIRED OPEN SPACE BECAUSE ONLY THOSE PORTIONS, OF THE REQUIRED FRONT AND REAR YARD AREAS, UP TO 50 PERCENT OF EACH, MAY BE COUNTED PROVIDED THAT THEY ARE LANDSCAPED WITH PLANT MATERIALS.


Melanie S. Fallon
Director of Planning


Date

TDB-0357
MSF:TS:tp