

NORTH WESTWOOD VILLAGE

Specific Plan

Ordinance No. 163,202
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

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North Westwood Village Specific Plan



Specific Plan Area

NORTH WESTWOOD VILLAGE SPECIFIC PLAN

A Specific Plan Ordinance establishing development standards for the North Westwood Village.

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 encourage the provision of affordable housing for university students and faculty; C. To enhance the future development of the area by establishing coordinated and comprehensive standards for height, design, building massing, open space and landscaping for new projects in the area; D. To promote orderly, attractive and harmonious development in the North Westwood Village which takes into consideration the architectural character and environmental setting of the area; and E. To provide guidelines and process for review and approval of design of buildings proposed for construction within the area.

Section 2.

ESTABLISHMENT OF SPECIFIC PLAN

The City Council hereby establishes the North Westwood Village Specific Plan applicable to that area of the City of Los Angeles shown within the heavy black lines on the following map.

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 regulations of Chapter I of the Los Angeles Municipal Code and Zone not convey any rights not otherwise oriented under the regulations and procedures contained in that Chapter, except as specifically provided herein.
- B. Wherever this Specific Plan contains regulations which differ from regulations contained in Chapter I of the Los Angeles Municipal Code, the Specific Plan shall prevail and supersede the applicable regulations of that Code.
- C. Procedures for the granting of adjustments, modifications, exceptions or amendments to the requirements of this Specific Plan are set forth in Section 11.5.7 F of the Los Angeles Municipal Code.

Section 4.

DEFINITIONS

The following terms, when 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.

Dormitory. A building with guest rooms, designed or intended to be, or which are, occupied as sleeping quarters by more than one person where lodging is offered with meal service from a central dining facility located within the building as part of a room contract which runs for a minimum of ten weeks. Every 100 square feet of floor area in a dormitory shall be considered as a separate guest room.

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 recreations 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.

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

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 existing natural grade.

University Affiliate. An employee and/or full-time student of a university or college located in the City of Los Angeles.

University Housing Bonus. An increase in the authorized number of units beyond the maximum number of units, as permitted in Section 6 of this ordinance.

University Unit. A unit made available exclusively to a University affiliate at a rental rate not to exceed the maximum allowable rent for moderate income units as determined by the Los Angeles Community Development Department or its successor.

Section 5.

ZONING AND LAND USE REGULATIONS

A. Use. No building, structure or land shall be used, and no building or structure shall be erected, structurally altered or enlarged except for such uses as are permitted in the R4 multiple-dwelling zone; provided however, that new hotels, apartment hotels, boarding houses and motels shall be prohibited.

B. Floor Area and Building Height

1. The minimum lot area per dwelling unit shall be 800 square feet of lot area for each dwelling unit, unless a university housing bonus is approved, pursuant to Section 6 of this Ordinance.
2. Dormitories, fraternities and sororities shall have a minimum of four hundred square feet of lot area per guest room and shall be required to obtain a Conditional Use Permit pursuant to the provisions set forth in Section 12.24 W 21 of the Los Angeles Municipal Code.
3. All buildings shall be limited to a maximum of 45 feet in height.

C. Parking Standards. All projects shall provide and maintain automobile parking spaces at the following ratios:

1. At least 2 ½ 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 ½ parking space 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.

UNIVERSITY HOUSING BONUS

- A. A 25 percent university housing bonus shall be granted for all projects provided 25 percent of the total units are university units as defined by this Ordinance.
- B. Prior to the issuance of any permits for a project containing university units, a covenant and agreement approved by the Department of City Planning shall be recorded in the County Recorder's Office, binding the owner, any subsequent owners, heirs and assigns to maintain the university units in perpetuity. A copy bearing the Recorder's number and date shall be provided to the Department of City Planning.
- C.

Section 7.

UNIVERSITY UNITS

University units shall be rented to one or more university affiliates at a rental rate not to exceed the maximum allowable rent for moderate income units as determined by the Los Angeles Community Development Department, or its successor. Nothing contained herein shall prohibit university units from being occupied by the university affiliate and his or her spouse and children. The number of university units of each size shall be approximately 25 percent of the total number of units of each size.

Section 8.

DESIGN STANDARDS

A. Open Space

1. Projects shall provide a minimum of 200 square feet of open space per dwelling unit. The required open space areas shall be on the ground level, except that one-fourth of the required space may be located above the ground level.
2. A minimum of 100 square feet of open space shall be provided for each guest room.
3. A minimum of 50 percent of the open space shall 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, provided such yard area is landscaped.

B. Walkway

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 shall be landscaped. Materials for the paved areas shall consist of the following: stamped concrete, tile and/or brick pavers. Walkways shall be maintained free of all encroachments, except for allowable projections as specified in Section 12.22 C 20 of the Los Angeles Municipal Code.
3. Walkway areas may be included as part of the open space requirement except for that portion which is within a required side yard.

- C. Veteran Avenue Between Galley and Levering Avenues.** Multi-story projects along Veteran Avenue between Galley Avenue and Levering Avenue 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 10 feet from the level immediately below it.
 2. Forty percent of the set back areas must be landscaped.
 3. The setbacks in this section are not required if the height of the building or structure as defined in Section 12.03 of the Los Angeles Municipal Code is 33 feet or less.
- D. Yard Requirements.** A minimum of 50 percent of each of the required front, rear and side yards shall be landscaped.
- E. Garages.** Only one level of a parking garage shall be permitted above the natural existing grade, up to a maximum of 7 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.
- F. Bicycle Racks.** Bicycle and/or scooter racks shall be provided at a ratio of one space per bedroom in a dwelling unit and one space per guest room.
- G. Screening.** Any structures on the roof, such as air conditioning units, antennae, and other equipment, except solar panels, shall be fully screened from view from any adjacent residential properties as seen from the grade.

Section 9.

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 plant 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 Trees Division of the Bureau of Street Maintenance and shall be planted at a minimum ratio of at least one for every 30 lineal feet of street frontage abutting a 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 10.

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.

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Updated Mar 2003*

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

OPEN SPACE CREDIT IN REQUIRED FRONT OR REAR YARDS

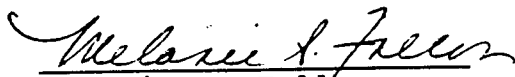
SPECIFIC PLAN ORDINANCE NOS. 163,202 AND 163,203

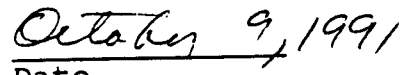
SUBJECT: WHETHER LANDSCAPING FIFTY PERCENT (50%) OF REQUIRED FRONT OR REAR YARDS ENTITLES PROJECTS TO OPEN SPACE CREDIT FOR HALF OF THE LANDSCAPED AREA OR HALF OF THE ENTIRE REQUIRED YARD.

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

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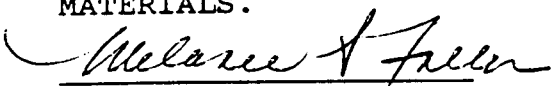
WESTWOOD COMMUNITY DESIGN REVIEW BOARD
DIRECTOR OF PLANNING SPECIFIC PLAN INTERPRETATION NO. 2

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

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