

# NORTH WESTLAKE DESIGN DISTRICT ORDINANCE | May 2017

CPC-2014-1875-ZC | ENV-2003-7281-REC | ENV-1994-0230-REC



## Overview

The Department of City Planning is completing a targeted planning ordinance that has been in process for a few years. This ordinance will address zoning regulations for new construction in the North Westlake area. The purpose of this ordinance is to help ensure that future development is compatible and enhances the existing neighborhood; creates a friendly experience for pedestrians; and promotes mixed-use and small, local businesses.

## What Will this Ordinance Address?

This ordinance addresses parking and driveway locations, lighting, building and site design and details, ground floor design and use, walls, and signs.

## Project Area

The proposed project area includes those commercially zoned parcels along Temple Street, Beverly Boulevard, and the north side of 3rd Street between Hoover Street and Glendale Boulevard, and Alvarado Street between 3<sup>rd</sup> Street and Temple Street, as shown on the map.

## Next Steps

The Department of City Planning will host an Open House and Public Hearing on Tuesday, May 30, 2017, at the Lake Street Community Center located at 227 North Lake Street Los Angeles, CA 90026, beginning at 6:30 p.m. (see public notice on the following page for details). Following the Open House and Public Hearing, the ordinance will be scheduled for consideration by the City Planning Commission.

## For More Information

For more information or to be included on our email list, please contact: Department of City Planning staff: Giselle Corella at 213-978-1357; email: [giselle.corella@lacity.org](mailto:giselle.corella@lacity.org) or Emily Gable at 213-978-1342; email: [emily.gable@lacity.org](mailto:emily.gable@lacity.org).

## (NORTH WESTLAKE DESIGN DISTRICT ORDINANCE 2017)

Pursuant to Section 12.32 F of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the North Westlake Design District Ordinance.

### General Intent

The intent of the North Westlake Design District Ordinance is to:

- Promote pedestrian-friendly, mixed-use corridors along Temple Street, Beverly Boulevard, and the north side of 3rd Street between Hoover Street and Glendale Boulevard, and Alvarado Street between Temple Street and 3<sup>rd</sup> Street.
- Promote neighborhood-serving and pedestrian-oriented development through building form standards and site layout requirements.
- Improve the design of drive-through establishments to enhance the walkability of the area.
- Ensure that new construction and substantial remodels enhance and complement the existing fabric in North Westlake.
- Encourage the reuse of existing buildings by relaxing parking requirements for changes of use to maintain the physical character of the neighborhood.

These regulations will be in effect as indicated in this ordinance and until the area is rezoned as part of a Community Plan Update or other City-initiated neighborhood planning process using new Zoning Districts developed as a part of the **re:code LA** that similarly implement the above-stated objectives.

These regulations shall apply to 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 boundaries of the subject North Westlake Design District Ordinance which requires the issuance of a building permit or change of use permit. These regulations shall not apply to 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.

### Building Design Standards

#### General Intent

The intent of the Building Design Standards is to:

- Ensure that new development is designed and oriented toward pedestrians.
- Enhance the character of the neighborhood by encouraging buildings that create a consistent street edge, maximizing the transparency of windows at the street level to activate the street, and limiting reflective glass to avoid glare onto other properties.
- Promote pedestrian activity and sense of place and visually interesting and human-scaled facades.
- Design for convenient access to buildings and active uses from the street.
- Improve the design of drive-through establishments to enhance the walkability of the area.

#### Ground Floor

1. Each Project shall have a ground floor, as defined in LAMC Section 12.03.
2. The ground floor of each building shall have a minimum average height of 15 feet measured from the adjacent sidewalk grade.
3. The entire length of the ground floor of the building shall be set back a maximum of 5 feet from the Primary Frontage, excluding Pedestrian Amenity areas and required driveways.
4. A minimum of 30% of that portion of the exterior 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%.
5. Windows in floors above the ground floor shall be transparent.

6. Non-residential uses shall occupy a minimum of 50% of the linear street frontage of the site on the ground floor that abuts the Primary Frontage to a depth of 25 feet (excluding areas used for pedestrian amenities).

### **Façade Treatment**

7. A blank wall area greater than 20 feet measured in either the vertical or horizontal direction shall be covered by a Green Screen, with vine pockets to accommodate planting, or Original Art Mural with the location specified on building plans.

### **Entrances**

8. Building Entrance and Individual Establishment or Storefront Entrance. All buildings shall have a primary building entrance that shall be located on the Primary Frontage and, if provided, from a Pedestrian Amenity. Additionally, each establishment or storefront fronting a public street shall have at least one ground floor pedestrian entrance. A second entrance may be provided from a Pedestrian Amenity.
  - a. All required entrances shall be directly accessible from the adjacent sidewalk or Pedestrian Amenity area.
  - b. The pedestrian access shall not cross a parking lot or driveway.
  - c. Entrances shall be no more than 3 feet above or below the adjacent sidewalk grade.
9. Any ground floor residential units shall have individual entrances from the public street or Pedestrian Amenity.

### **Site Planning**

#### **General Intent**

The general intent of site planning is to:

- Minimize visual impacts of parking areas and conflicts between pedestrians and vehicles.
- Orient buildings toward the street to improve the pedestrian environment.
- Improve the design of drive-through establishments to enhance the walkability of the area.

#### **Vehicular Access and Parking Location and Screening**

10. 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.
  - a. Each driveway shall not exceed 30 feet in width, including driveways used to access drive-through windows.
  - b. Multiple driveways located in the same project shall be a minimum of 200 feet apart.
11. In such case that a lot has two Primary Frontages and does not have a non-Primary Frontage, the Director of Planning, in consultation with the Department of Transportation, shall determine from which frontage access will be taken.
12. For new buildings:
  - a. No surface or above-grade parking shall be allowed between the building and any street.
  - b. Surface parking shall be located at the rear of buildings.
  - c. Parking may also be enclosed within a structure, or entirely below-grade.
  - d. Below-grade parking may occupy the entire footprint of a lot.
13. Visible above-grade parking shall be screened from view from a public street with an external skin made of durable materials designed to improve the building's appearance and to conceal ramps, walls, and columns.

#### **Pedestrian Bridges**

14. Pedestrian access bridges or other such structures that connect two developments or buildings across a public street shall be prohibited.

### **Parking Requirements**

#### **General Intent**

The general intent of parking requirements is to:

- Encourage and promote small businesses through flexibility, by relaxing parking requirements and allowing parking to be used as a shared community resource.
- Reduce the potential cost burden for car-free and car-light households by allowing choice in the amount of parking needed.

### **Parking for New Buildings**

15. Parking requirements for new buildings shall be as provided as required in Section 12.21 A.4, except as noted below:
- a. Individual storefronts of 1,500 square feet or less which are used for Neighborhood Retail or Neighborhood Services, as defined in LAMC Section 13.07C, shall not be required to provide parking.
  - b. This parking exemption shall apply only to 50% or less of a project's square footage devoted to Neighborhood Retail or Neighborhood Services, or 3,000 square feet, whichever is greater.

### **Parking for Existing Structures**

16. No additional parking shall be required for a change of use in an existing building to a use classified as Neighborhood Retail or Services, per LAMC Section 13.07C.

### **Unbundled Parking**

17. Parking shall be sold or rented separately from residential units and commercial spaces in perpetuity.  
 18. Parking that is required but is unrented may be rented for off-site uses.  
 19. Required parking may be provided off-site within 1500 feet.

## **Signs**

### **General Intent**

The general intent of regulating signs is to:

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

### **Prohibited Sign Types**

20. In addition to the signs that are prohibited in Section 14.4 of the LAMC, the following sign types 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

## **Definitions**

**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 feet in depth.

**Green Screen:** A building area that is covered with vegetation.

**Original Art Mural:** As defined in LAMC section 14.4.2.

**Pedestrian Amenity:** Public plazas, retail courtyards, water features, kiosks, paseos, arcades, patios, covered walkways, landscaped areas, or spaces for outdoor dining or seating that are located on the ground floor, and that are accessible to and available for use by the public.

**Primary Frontage:** The lot line that is immediately parallel to 3<sup>rd</sup> Street, North Alvarado Street, Beverly Boulevard, Glendale Boulevard, and West Temple Street.

DRAFT



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

**City Planning Case: CPC-2014-1875-ZC**

**Environmental Case: ENV-2003-7281-REC and ENV-1994-0230-REC**

## North Westlake Design District Ordinance

The City of Los Angeles, Department of City Planning will hold an Open House and Public Hearing regarding the proposed North Westlake Design District ordinance. This notice is for the Open House and Public Hearing for a proposed ordinance implementing regulations for commercially zoned parcels within the North Westlake area, as shown on the map.

The proposed ordinance promotes pedestrian-friendly, mixed-use corridors and neighborhood-serving and pedestrian-oriented development by implementing regulations for commercially zoned parcels along Temple Street, Beverly Boulevard, and the north side of 3rd Street between Hoover Street and Glendale Boulevard, and Alvarado Street between Temple Street and 3rd Street (see map on reverse side). These proposed regulations establish building form standards, site layout requirements, and modified parking requirements to maintain and enhance the character of the neighborhood.

Text of the proposed North Westlake Design District ordinance will be available at the Open House and Public Hearing and online at <http://planning.lacity.org> under "What's New" and "Proposed Ordinances". For questions, please contact staff: Giselle Corella at 213-978-1357; email: [giselle.corella@lacity.org](mailto:giselle.corella@lacity.org) or Emily Gable at 213-978-1342; email: [emily.gable@lacity.org](mailto:emily.gable@lacity.org)

The format of the meeting will be an Open House followed by a Presentation and Public Hearing from 6:30 – 8:30 p.m. 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.

### Location of Open House and Public Hearing:

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

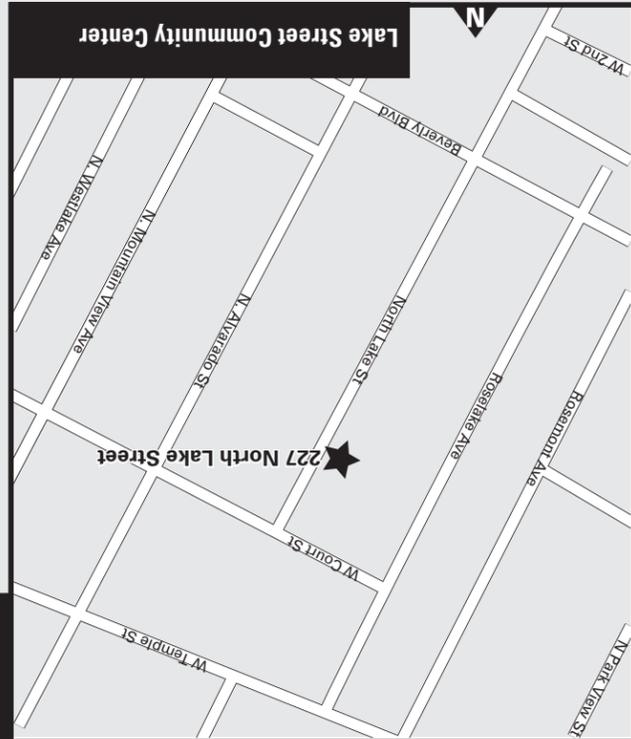
Date: **Tuesday, May 30, 2017**

**Open House**  
Time: 6:30 pm

**Public Hearing**  
After: 7:00 pm

**ACCOMMODATIONS** - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing 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. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.



**Date: Tuesday, May 30, 2017**  
**Open House**  
Time: 6:30 pm  
**Public Hearing**  
After: 7:00 pm  
Location:  
Lake Street Community Center  
227 North Lake Street  
Los Angeles, CA 90026

## North Westlake Design District Ordinance

City of Los Angeles  
Department of City Planning  
**Notice of Open House and Public Hearing**



Los Angeles Department of City Planning  
200 North Spring Street, Room 667  
Los Angeles, CA 90012



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