

# WEST LOS ANGELES MULTIFAMILY [Q] CONDITIONS

CPC-2017-3647-ZC | ENV-2017-3648-CE | ENV-1997-0223-MND-REC | ENV-1998-0184-MND-REC

October 2017



## Overview & Project Area

The Department of City Planning (DCP) has prepared a targeted planning ordinance for the West Los Angeles area. This "Q" Qualifying Condition will address zoning regulations for **new** multifamily construction to help ensure that future development is compatible with and enhances the existing neighborhood.

The Multifamily [Q] Conditions will apply to the majority of properties zoned for multifamily residential use in the area roughly bounded by Centinela Ave. to the west, San Vicente Blvd. to the north, I-405 to the east, and La Grange Ave. to the south within the West Los Angeles and the Brentwood – Pacific Palisades Community Plan Areas (see map).

## What will this ordinance address?

The Multifamily [Q] Conditions will introduce design standards for new multifamily construction to help ensure that future development respects and complements existing buildings, enhances the project area's built environment, and improves the overall pedestrian orientation of new development. This ordinance includes design standards for building form and orientation, architectural treatment, and vehicular access and parking design.

This ordinance will not change the base zone, allowable density, allowable height, or parking requirements. The ordinance does not apply to R1 and R2 parcels.

## Will this ordinance affect existing entitlements or slow down the building permitting process?

The design standards would not be applicable to projects entitled before the effective date of the ordinance. In addition, the intent of this ordinance is not to slow down the building permit process. If adopted, these [Q] Conditions will require administrative level review by the Department of City Planning staff to ensure the project is in compliance, but will not trigger a discretionary process.

## What are the next steps for this ordinance?

On November 1, 2017 an Open House and Public Hearing will be held. During the Public Hearing, a Hearing Officer will take public testimony and accept written correspondence on the proposed ordinance. A written recommendation report will subsequently be prepared by Department of City Planning staff for consideration by the City Planning Commission at a later date. The ordinance ultimately requires approval by the City Council.

## For More Information

The text of the proposed ordinance and supporting documents will be available at the Open House and Public Hearing, and is currently available online at <http://planning.lacity.org> under "Proposed Ordinances". If you have questions, comments, or want to be included on our mailing list, please contact Nina Idemudia at [nina.idemudia@lacity.org](mailto:nina.idemudia@lacity.org) or call 213.978.1339.