

**ORDINANCE NO.** \_\_\_\_\_

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the Zoning map.

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

**Section 1.** Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications on the properties shown upon a portion of the zone maps attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall set forth the zones as shown on the attached West Los Angeles Multifamily Q Conditions Map.

**Section 2.** Pursuant to Section 12.32-G of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of those properties described in Section 1 and are preceded by the “Q” in Brackets ([Q]). The conditions and limitations imposed by the new “Q” Qualified Classification are set forth as follows:

## **[Q] QUALIFIED CONDITIONS OF APPROVAL**

### **A. BUILDING FORM AND ORIENTATION**

#### **1. ENTRANCES**

- a. All buildings shall have a primary pedestrian entrance which is accessible from the adjacent public street. The entry door's landing shall be located within three (3) vertical feet of the adjacent finished grade.
- b. Primary pedestrian entrances shall be prominent and distinguished through architectural features such as, but not limited to, front porches, canopies, or columns.
- c. All required primary pedestrian entrances shall have walkways from the entrance to the sidewalk. Walkways shall be separated from parking areas and driveways.

#### **2. MASSING**

- a. The portion of a building above three (3) stories shall be stepped back a minimum of 10 feet from the required front yard setback.
- b. Any building that has more than 150 feet of frontage along a public street shall provide at least one break beginning at the ground floor. This break shall be a minimum of 40 feet deep and 20 feet wide and shall be open to the sky.

### **B. VEHICULAR ACCESS AND PARKING**

Other than driveways permitted per this ordinance, no vehicle parking or vehicle circulation shall be permitted in the area between a building and an abutting public street

#### **1. VEHICULAR ACCESS**

- a. Vehicular access to parking areas shall be taken from the public right-of-way in the following order of priority, in consultation with LADOT:
  - i. Alley
  - ii. Local Street
  - iii. Arterial Street

- b. Project sites where the street frontage is less than or equal to 200 feet shall be permitted a maximum of one two-way driveway or two one-way driveways. Project sites where the street frontage is greater than 200 feet shall be permitted a maximum of two two-way driveways.
  - i. One-way driveways are limited to a maximum width of 12 feet. Two-way driveways are limited to a maximum width of 24 feet.
- c. Multiple driveways accessing a Project site shall be located a minimum of 50 feet apart.

## **2. PARKING**

- a. Surface parking shall not be located between the building and any public street.
- b. Parking within a building shall be located underground. However, portions of a parking level may be located above grade if they are screened from view from any public street using one or both of the following methods:
  - i. Architectural elements integrated into the design of the façade of the building and/or
  - ii. Densely planted trees or shrubs that are minimum of three (3) feet in height.

Portions of above grade parking that are adjacent to required utility boxes or similar incidental appurtenant equipment shall be exempt from this screening requirement.

## **C. ARCHITECTURAL TREATMENT**

### **1. MATERIALS AND ARTICULATION**

- a. When stucco is used on a building façade it shall be applied in combination with at least one additional material on the façade, not including materials used in windows, doors, balconies, or railings.
- b. On buildings with at least 50 feet of frontage along a street, building façades facing a public street shall include, at a minimum, articulation every 15 feet in horizontal length and every 20 feet in height. Articulation may be accomplished through a change in plane at least 18 inches in depth; architectural details (such as balconies, columns, cornices, etc.); or a change in material. Windows, doors, exterior hallways, and stairwells are not considered articulation.

### **2. WINDOWS AND DOORS**

- a. Windowless façades facing the street are prohibited. At least 15 percent of the area of each façade facing a public street shall consist of windows or transparent doors.

- b. Flush finish installations are not permitted on the façade facing a public street. Windows and doors shall be recessed at least two inches from the building façade. The recess shall not be accomplished by the use of plant-on moldings around the window or door.

### **3. FENCES AND WALLS**

- a. Code-compliant fences and walls in the front yard shall be set back a minimum of 18 inches from any property line along a public street. All areas between the fence and the property line, with the exception of areas that are used for walkways or driveways to the site, shall be landscaped.

### **4. ADMINISTRATIVE NOTES**

- a. These [Q] Conditions shall not apply to the use and development of the properties identified as Assessor Parcel No. (APN) 426-500-9175 and APN 426-500-9176 provided the properties are developed pursuant Ordinance No. 178,942 and the entitlements found in City Planning Case Number APCW-2006-3151-ZC-ZV. Development that is not consistent with Ordinance No. 178,942 and the entitlements found in City Planning Case No. APCW -2006-3151-ZC-ZV shall comply with these [Q] Conditions.

**SECTION 3.** The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles at its meeting of \_\_\_\_\_.

HOLLY L. WOLCOTT, City Clerk

By \_\_\_\_\_  
Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

File No(s). \_\_\_\_\_

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted....

Month XX, 2018

See attached report.

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Vincent Bertoni, AICP  
Director of Planning