






-  Proposed West Los Angeles Multifamily [Q] Condition Parcels
-  Community Plan Area Boundary
-  City of LA Boundary

West Los Angeles Multifamily [Q] Conditions Area

October 2017

City of Los Angeles



[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 no more than three (3) feet above 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.
- d. Below grade level entrances facing a public street are prohibited.

2. MASSING

- a. The portion of a building above three (3) stories shall be stepped back a minimum of 10 feet from the required setback.
- b. Any building that has more than 150 feet of frontage along a public street shall provide at least one break that is a minimum of 40 feet deep and 15 feet wide.

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. A minimum distance of 20 feet shall be required between new driveways and existing driveways on adjacent lots.

2. PARKING

- a. Surface parking shall be located at the rear of the property.
- b. Parking within a building shall be located underground. Parking located at grade level, or partially subterranean, shall be screened from view from the public street through 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 must be made up 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. Fences and walls in the front yard are permitted up to 42 inches in height and shall be set back a minimum of 18 inches from the adjacent property line. The area between the fence and the property line shall be planted with drought tolerant planting.

Note: The Department of City Planning may approve minor deviations from these regulations if the deviation is consistent with the purpose and intent of the ordinance and does not substantially alter its implementation.