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

NOW THEREFORE,

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 a process for review and approval of design of buildings proposed for construction within the area.

Sec. 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.

NORTH WESTWOOD VILLAGE

Sec. 3. RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE.

A. The regulations of this Specific Plan are in addition to, and not in lieu of, the planning and zoning provisions of Chapter 1 of the Los Angeles Municipal Code and do not convey any rights not otherwise granted under the provisions and procedures contained in that chapter, except as specifically provided herein.

B. Wherever this Specific Plan contains provisions which differ from provisions contained in Chapter 1 of the Los Angeles Municipal Code, the Specific Plan shall prevail and supersede the applicable provisions of that Code.

C. Procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in Section 11.5.7 D of the Los Angeles Municipal Code. An application for an exception from this Specific Plan pursuant to Section 11.5.7 D of the Los Angeles Municipal Code does not require any additional application pursuant to the provisions of Section 12.24 B of the Los Angeles Municipal Code.

Sec. 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 so defined.

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 recreational 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.
Sec. 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.

Sec. 7. UNIVERSITY UNITS.
University units shall be rented to one or more university affiliates for 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.

Sec. 8. DESIGN STANDARDS.
A. OPEN SPACE.

1. Projects shall provide a minimum of 200 square feet of open space per dwelling unit. The respective 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.
D. WALKWAYS.

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 GAYLEY AND LEVERING AVENUES.

Multi-story projects along Veteran Avenue between Gayley 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, antennas, and other equipment, except solar panels, shall be fully screened from view from any adjacent residential properties as seen from the grade.