

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to implement the goals and policies of the Westside Area Plan by establishing the Westside Planning Area Standards District with new land use regulations, zoning maps, and permitting requirements.

SECTION 1. Section 22.300.030 is hereby amended to read as follows:

22.300.030 Planning Area and Community Standards Districts Established.

Planning Area Standards Districts (PASDs) and Community Standards Districts (CSDs) are hereby established for the following unincorporated areas of Los Angeles County, the boundaries of which shall be identified on the Official County Zoning Map:

TABLE 22.300.030-A: PLANNING AREA STANDARDS DISTRICTS

Planning Area Standards District	Chapter	PASD Adoption Date
Westside Planning Area	22.322	XX/XX/XXX

TABLE 22.300.030-B: COMMUNITY STANDARDS DISTRICTS

Community Standards District	Chapter	CSD Adoption Date
Ladera Heights/View Park-Windsor Hills	22.322.080	XX/XX/XXXX
Unincorporated Del Rey	22.322.090	XX/XX/XXXX

SECTION 2. Chapter 22.322 is hereby added to read as follows:

Chapter 22.322 WESTSIDE PLANNING AREA STANDARDS DISTRICT

22.322.010 Purpose.

22.322.020 Definitions.

22.322.030 Planning Area Standards District Map.

22.322.040 Applicability.

22.322.050 Application and Review Procedures.

22.322.060 PASD Area-Wide Development Standards.

22.322.070 PASD Zone-Specific Development Standards.

22.322.080 Ladera Heights/View Park-Windsor Hills Community Standards District

22.322.090 Unincorporated Del Rey Community Standards District

22.322.010 Purpose.

The Westside Planning Area Standards District (PASD) is established to implement specific development standards for the unincorporated communities of the Westside Planning Area: West Los Angeles (LA)/ Sawtelle Veterans Affairs (VA), Ladera Heights/View Park-Windsor Hills, West Fox Hills, Marina del Rey, Ballona Wetlands, Franklin Canyon, and Gilmore Island. The PASD is necessary to ensure that the goals and policies of the Westside Area Plan (WSAP) are accomplished in a manner that protects the health, safety, and general welfare of the community.

22.322.020 Definitions.

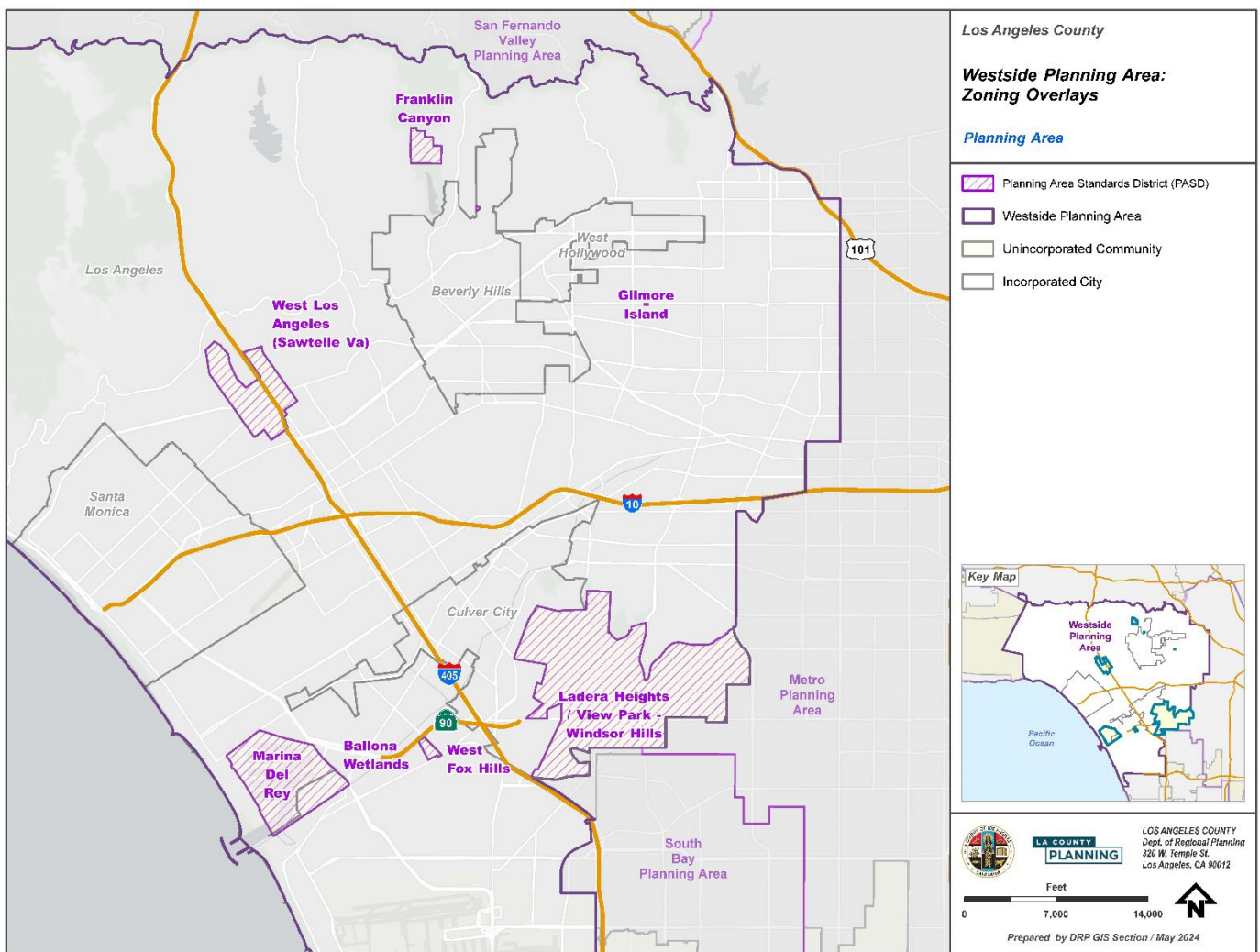
(Reserved)

22.322.030 Planning Area Standards District Map.

The boundaries of this PASD are shown on Figure 22.322-A: Westside PASD

Boundary, below.

Figure 22.322-A: Westside PASD Boundary



22.322.040 Applicability.

A. General. Except as specified otherwise, this Chapter, in conjunction with Section 22.300.020 (Application of Planning Area Standards Districts and Community Standards Districts to Property), shall apply to any application for development, expansion, or change of use on lots within the boundaries of the Westside PASD pursuant to Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments).

B. Relationship to other Title 22 Provisions.

1. Specific Plans. Regulations in a Specific Plan shall supersede any contrary provisions in this Division 10.

2. Except as otherwise expressly provided in a Specific Plan, property within the boundary of a Specific Plan may be subject to all the standards and requirements of the basic zone and other provisions of this Title 22. Exception. Notwithstanding Section 22.172.020.H (Maintenance of Buildings or Structures Nonconforming Due to Use), a building or structure nonconforming due to use, or a building or structure nonconforming due to standards which is subject to termination by operation of law as specified in Section 22.172.050.B (Termination by Operation of Law), shall not be made to conform to the requirements for new buildings or structures as specified by this Chapter if alterations to the building or structure are proposed due to seismic retrofitting as required by Chapters 95 and 96 of Title 26 (Building Code) of the County Code.

22.322.050 Application and Review Procedures.

(Reserved.)

22.322.060**PASD Area-Wide Development Standards.**

A. Building Height Limit – Exceptions. In addition to Section 22.110.060.C (Exceptions from Height Limit), elevator shafts and stairwells shall be excluded from the maximum permitted height limits stated by this Title 22.

B. Service Areas and Mechanical Equipment. Service areas and mechanical equipment for uses in all zones shall be visually unobtrusive and integrated with the design of the site and building, and shall meet the following development standards:

C. Landscaped Buffer and Screening. Where a new non-residential primary use or an expansion in floor area of an existing non-residential primary use abuts a residence or residentially zoned lot, the following shall be required:

1. A landscaped buffer strip at least five feet wide.
2. One 15-gallon tree for every 50 square feet of the landscaped buffer strip, which shall be equally spaced within said buffer strip; and
3. A solid masonry wall not less than six feet nor more than eight feet in height shall be provided along the common lot line, provided that Section 22.110.180 (Sight Distance) is satisfied.

D. Standards for Specific Uses.

1. All Residential Uses.
 - a. Landscaping.
 - i. The required front yard, excluding driveways and walkways to residence entrances, shall be landscaped subject to the applicable provisions of Chapter 22.126 (Tree Planting Requirements), and shall be maintained with drought tolerant or low water use, native, or non-invasive plants, grasses, shrubbery, or

trees and include an on-site irrigation system, such as a drip system.

b. Fences and walls. Fences and walls shall be subject to Section 22.110.070, except that fences and walls within a required front yard shall not exceed three and one-half feet in height where located 10 feet or less from the highway line, nor exceed six feet in height where located more than 10 feet from said highway line.

22.322.070 PASD Zone-Specific Development Standards.

A. All Mixed-Use Zones.

1. Development Standards. The following development standards shall apply to mixed-use developments in the Westside PASD.
 - a. Vehicle Access. For every 100 feet of lot frontage, no more than 20 feet of a property frontage shall be devoted to parking access, such as driveways, unless otherwise required by the County.
 - b. Parking stalls for Oversize Vehicles. Parking for vehicles that exceed 20 feet in length or nine feet in width shall be located away from any abutting residentially zoned lots.
 - c. Loading Spaces. In addition to the standards of Section 22.112.120 (Loading Spaces), the following standards shall apply:
 - i. Loading spaces shall be located in the rear of the structure, away from adjoining residentially zoned lots, and shall be screened with decorative walls, decorative fencing, and/or landscaping when visible from the street, alley, or residentially zoned properties. Unadorned concrete masonry walls and chain-link fencing shall be prohibited.

- ii. Loading and unloading operations shall not be conducted between the hours of 10:00 p.m. and 6:00 a.m.

22.322.080 Ladera Heights/View Park-Windsor Hills Community Standards District.

A. All Residential Zones.

1. Development Standards. The following development standards shall apply to lots in residential zones in the Westside PASD:

a. Lighting. The type and location of site and building lighting shall not impact surrounding or neighboring properties with direct glare with the exception of sidewalks or pedestrian accessible walkways within a right of way.

b. Front Yards. At least 50 percent of any required front yard shall be landscaped.

c. Fences, walls and hedges Height. Fences, walls, and hedges shall be subject to Section 22.110.070, except that fences and walls within a required front yard shall not exceed one and one-half feet in height where located 20 feet or less from the highway line, nor exceed six feet in height where located more than 20 feet from said highway line.

d. Fence Transparency. Fences within a required front yard shall be open and non-view obscuring for portions less than 42 inches in height, and shall adhere to the following: a. Any material obscured by live plant material (trees, shrubs, flowers, plants, and hedges) less

than 42 inches in height shall not be considered non-view obscuring;
and b. Vertical support elements maintain a minimum distance of five feet apart. Chain-link fences are prohibited.

2. Front yard Setback. The following front yard setback requirement reduction applies to residential properties in Ladera Heights/View Park-Windsor Hills to reduce front yard setback requirements on properties with rear yard expansion constraints due to sloping terrain. The intent is to encourage the preservation of significant natural features in the Hillside Management Area (HMA) while allowing for additions of habitable space to the front of residential uses.

1. Front yard setbacks shall be reduced for parcels with less than 25% buildable area remaining in the portion of the rear lot that do not have a HMA protected 25% or greater slope, and where existing front yard setback encroachments exist along the same street frontage.

The required front yard specified in a Reduced Setback Overlay Zone in *Figure 22.322.080-A: Reduced Front yard Setback requirement* shall apply to the yard that is parallel to the front lot line of the perimeter of a compact lot subdivision.

2. Reduced Front Yard Setbacks. Reduced Front Yard Setback requirement shall not apply to Registered Historic Resources.

Figure 22.322.080-A indicates the front yard setback depth that has been established for frontages that meet the criteria stated in section B of **22.322.080**.

Figure 22.322.080-A: Reduced Front yard Setback requirement



(Place holder image. Image to be replaced with refined map.)

TABLE 22.322.080-A: REDUCED SETBACK OVERLAY ZONE		
Front Yard Setback	Address range	Street
10'	4555-4547	60th St.
10'	5526-5641	Arch Crest Dr.
10'	5876-6046	S. Chariton Ave.
10'	5603-5675	Heatherdale Dr.
5'	Odd numbered addresses 5835-6029	S. Mansfield Ave.
10'	Even numbered addresses 5822-6132	S. Mansfield Ave.
10'	Odd numbered addresses 5433-5633	Onacrest Dr.
10'	Odd numbered addresses 5129-5337	Shenandoah Ave.
5'	Odd numbered addresses 5511-5547	Secret Dr.

SECTION X. Section 22.121.010 is hereby amended to read as follows:

22.121.010 Purpose.

The purpose of this Chapter is to ensure the inclusion of affordable housing units in housing developments that meet certain criteria, including those in section 65583.2(c) and (h) of the California Government Code, and encourage mixed-income communities.

SECTION X. Section 22.121.030 is hereby amended to read as follows:

22.121.030 Applicability.

Notwithstanding any contrary provisions in this Title 22, the provisions of this Chapter, in conjunction with Chapter 22.166 (Housing Permits), apply to the following:

...

B. All housing developments located on lots that are in the following:

...

2. One of the unincorporated communities as shown in Table 22.121.030-A, below:

TABLE 22.121.030-A: UNINCORPORATED COMMUNITIES WITH SITES SUBJECT TO STATE-MANDATED INCLUSIONARY ZONING	
<u>Planning Area</u>	<u>Unincorporated Communities</u>
<u>East San Gabriel Valley</u>	<u>Avocado Heights</u> <u>Charter Oak</u> <u>East Irwindale</u> <u>Hacienda Heights</u> <u>North Whittier</u> <u>Rowland Heights</u> <u>South San Jose Hills</u> <u>Valinda</u> <u>West Puente Valley</u>
<u>Gateway</u>	<u>South Whittier-Sunshine Acres</u> <u>West Whittier-Los Nietos</u>

TABLE 22.121.030-A: UNINCORPORATED COMMUNITIES WITH SITES SUBJECT TO STATE-MANDATED INCLUSIONARY ZONING

<u>Metro</u>	<u>East Los Angeles</u> <u>East Rancho Dominguez</u> <u>Florence-Firestone</u> <u>Walnut Park</u> <u>West Athens-Westmont</u> <u>West Rancho Dominguez-Victoria</u> <u>Willowbrook</u>
<u>South Bay</u>	<u>Alondra Park/El Camino Village</u> <u>Del Aire</u> <u>La Rambla</u> <u>Lennox</u> <u>West Carson</u> <u>Wiseburn</u>
<u>West San Gabriel Valley</u>	<u>Altadena</u> <u>East Pasadena-East San Gabriel</u> <u>La Crescenta-Montrose</u> <u>San Pasqual</u> <u>South Monrovia Islands</u> <u>South San Gabriel</u>
<u>Westside</u>	<u>Ladera Heights/View Park - Windsor Hills</u> <u>Unincorporated Del Rey</u>

- a. — ~~Avocado Heights;~~
- b. — ~~Charter Oak;~~
- c. — ~~East Irwindale;~~
- d. — ~~East Los Angeles;~~
- e. — ~~East Rancho Dominguez;~~
- f. — ~~Florence Firestone;~~
- g. — ~~Hacienda Heights;~~
- h. — ~~North Whittier;~~
- i. — ~~Rowland Heights;~~
- j. — ~~South San Jose Hills;~~

k. — ~~South Whittier-Sunshine Acres;~~

l. — ~~Valinda;~~

m. — ~~Walnut Park;~~

n. — ~~West Athens-Westmont;~~

o. — ~~West Puente Valley;~~

p. — ~~West Rancho Dominguez-Victoria;~~

q. — ~~West Whittier-Los Nietos; or~~

r. — ~~Willowbrook.~~