

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

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code that implements 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.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.121.030 is hereby amended to read as follows:

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 22.322.040-A, below:

<b>TABLE 22.322.040-A: UNINCORPORATED COMMUNITIES WITH SITES SUBJECT TO STATE-MANDATED INCLUSIONARY ZONING</b>	
<b><u>Planning Area</u></b>	<b><u>Unincorporated Communities</u></b>
<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 22.322.040-A: UNINCORPORATED COMMUNITIES WITH SITES SUBJECT TO STATE-MANDATED INCLUSIONARY ZONING**

<p><u>Metro</u></p>	<p><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></p>
<p><u>South Bay</u></p>	<p><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></p>
<p><u>West San Gabriel Valley</u></p>	<p><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></p>
<p><u>Westside</u></p>	<p><u>Ladera Heights</u>  <u>View Park - Windsor Hills</u>  <u>Unincorporated Del Rey</u></p>

- 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.~~

**SECTION 2.** 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:

<b>TABLE 22.300.030-A: PLANNING AREA STANDARDS DISTRICTS</b>		
<b>Planning Area Standards District</b>	<b>Chapter</b>	<b>PASD Adoption Date</b>
...	...	...
Westside Planning Area	22.322	<u>XX/XX/XXX</u>

<b>TABLE 22.300.030-B: COMMUNITY STANDARDS DISTRICTS</b>			
	<b>Community Standards District</b>	<b>Chapter</b>	<b>CSD Adoption Date</b>
Westside	Baldwin Hills		10/28/2008
	<u>Windsor Hills-View Park</u>	<u>22.322.090</u>	<u>XX/XX/XXXX</u>
	<u>Ladera Heights</u>	<u>22.322.100</u>	<u>XX/XX/XXXX</u>
	<u>Del Rey</u>	<u>22.322.101</u>	<u>XX/XX/XXXX</u>

**SECTION 3.** Chapter 22.322 is hereby amended 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 Baldwin Hills Community Standards District**

**22.322.090 Ladera Heights Community Standards**

**22.322.100 View Park-Windsor Hills Community Standards District**

**22.322.110 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: Del Rey, West Los Angeles (LA)/Sawtelle Veterans Affairs (VA), Ladera Heights/View Park-Windsor 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.

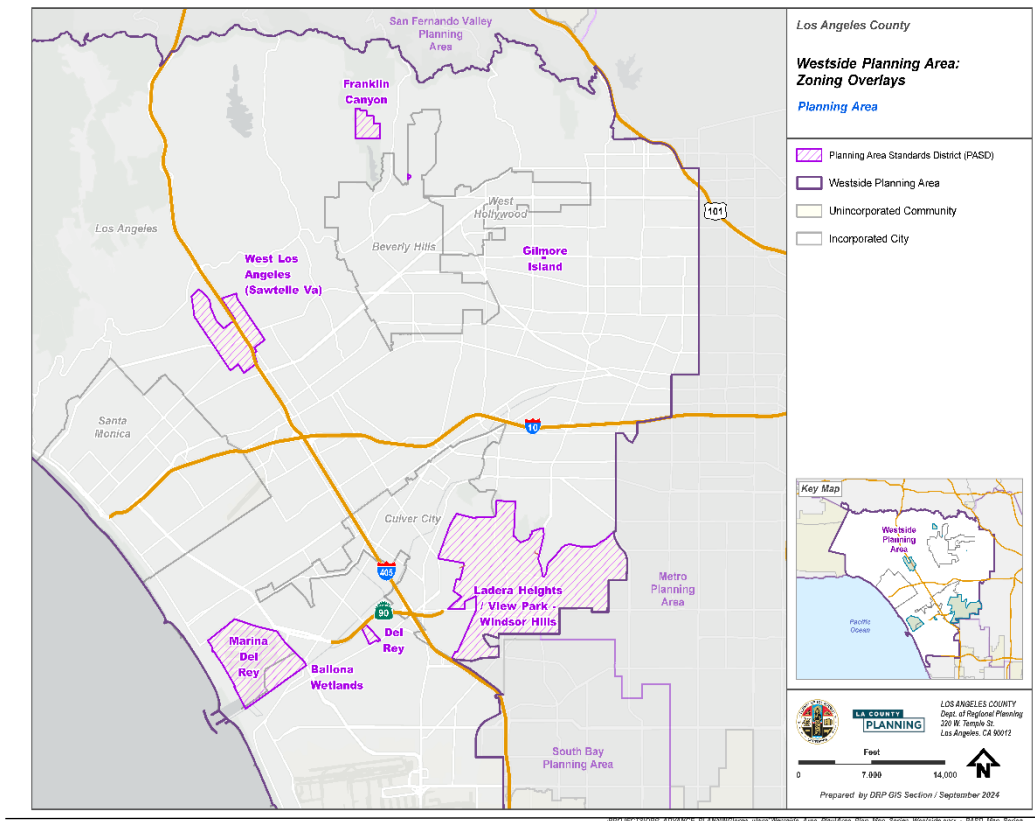
**22.322.020 Definitions.**

(Reserved)

**22.322.030 Planning Area Standards District Map.**

The boundaries of this PASD are shown in 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 applicable application for development, expansion, or change of use on lots within the boundaries of the Westside PASD.

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, a lot 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.

C. 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. 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:

B. 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.

C. Standards for Specific Uses.

1. All Residential Uses.

a. Landscaping.

i. The required front yard, excluding driveways and walkways to residence entrances, 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.

**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. 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 walls that are adorned with decorative masonry patterns and designs using natural stone, manufactured stone, pavers of travertine, sandstone, flagstone, bluestone, or similar stones.

ii. 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.

iii. Loading and unloading operations shall not be conducted between 10:00 p.m. and 6:00 a.m.



**22.322.080 Baldwin Hills Community Standards District.**

...

**22.322.090 Ladera Heights Community Standards District.**

**A. Mixed-Use Development Zone.**

**1. Height Limit. A building or structure shall not exceed 45 feet above grade in Zone MXD in the community of Ladera Heights, except for existing buildings and structures that exceed 45 feet above grade on parcels 4201-003-046, 4201-003-057, 4201-003-061, and 4201-003-062.**

**B. All Residential Zones.**

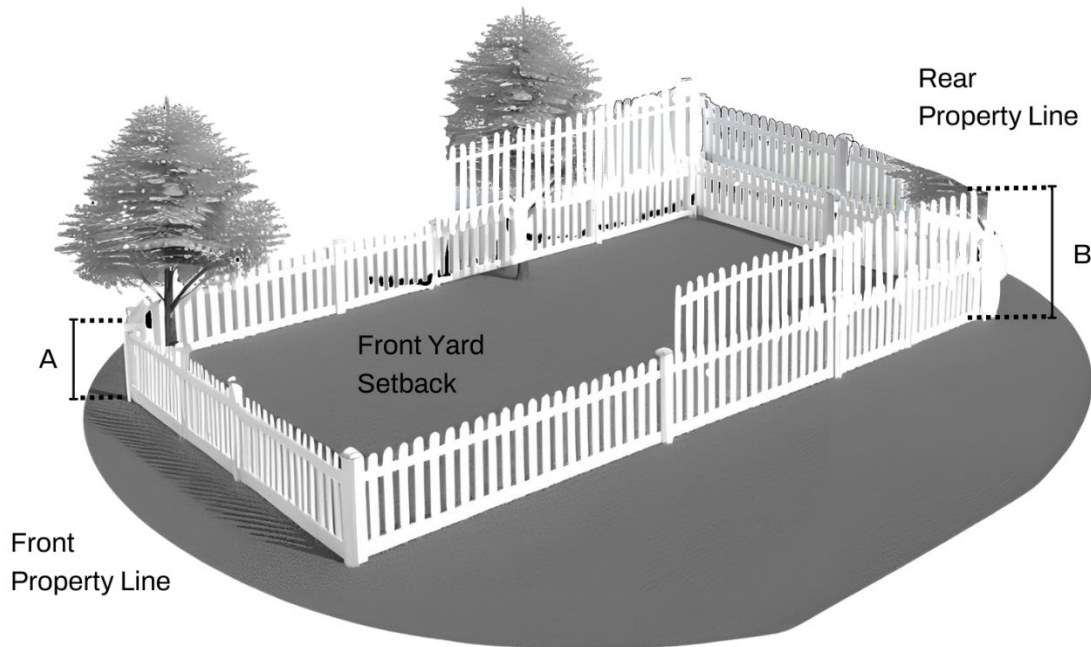
**1. Development Standards. The following development standards shall apply to lots in residential zones in the community of Ladera Heights.**

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

**b. Fences and Walls. Fences and walls shall be subject to Section 22.110.070 (Fences and Walls) except that fences and walls within a required front yard shall not exceed three and one-half feet in height where located less than 10 feet from the property line (see Figure 22.322.090-A), nor exceed six feet in height where located 10 feet or more from the front property line.**

**FIGURE 22.322.090-A: FENCE HEIGHT**

## Maximum Fence Heights



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c. Fence Transparency. Fences within a required front yard shall be open and non-view obscuring for portions less than 30 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 30 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 reduction applies to residential properties in Ladera Heights/View Park-Windsor Hills to reduce front yard setback requirements on properties with expansion constraints that cannot meet the requirements in Section 22.110.080.B.3 (Front Yards – On Sloping Terrain) due to sloping terrain of 25% or greater. The

intent is to encourage the preservation of significant natural features in the Hillside Management Area, while allowing for additions of habitable space to existing residential uses.

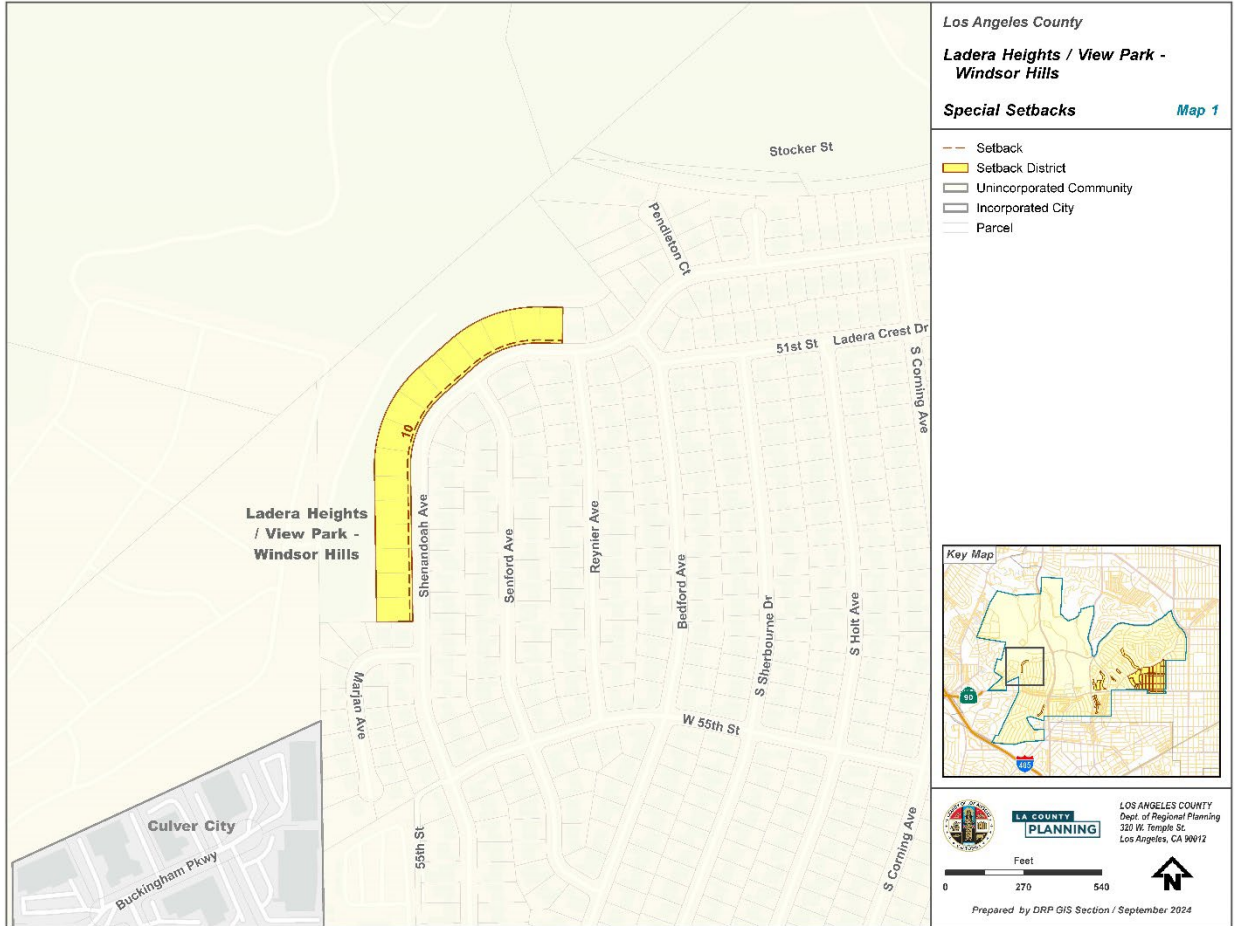
a. Front yard setbacks shall be reduced for parcels in the Hillside Management Area that cannot meet the requirements of Section 22.110.090.B.3 (Front Yards – On Sloping Terrain) and nonconforming front yard setbacks exist on parcels along the same street.

b. The required front yard specified in a Reduced Front Yard Setback Overlay Zone in Figure 22.322.090-A (Reduced Front Yard Setback Requirement) shall apply to the yard that is parallel to the front property line of the perimeter.

c. Reduced Front Yard Setbacks. The reduced front yard setback requirement shall not apply to properties or districts listed in the National, State, or County register of historic resources.

d. Figure 22.322.090-B: Reduced Front Yard Setback, below, indicates the front yard setback depth that has been established for frontages that meet the criteria stated in Subsection A, above.

**FIGURE 22.322.090-B: REDUCED FRONT YARD SETBACK**



**FIGURE 22.322.090-C: REDUCED FRONT YARD SETBACK**



<b>TABLE 22.322.090-A: REDUCED FRONT YARD SETBACK OVERLAY ZONE</b>		
<b>Front Yard Setback</b>	<b>Address Range</b>	<b>Street</b>
<u>10'</u>	<u>5876-6046</u>	<u>S. Chariton Ave.</u>
<u>10'</u>	<u>Odd numbered addresses 5129-5337</u>	<u>Shenandoah Ave.</u>

**22.322.100 View Park/Windsor Hills Community Standards District.**

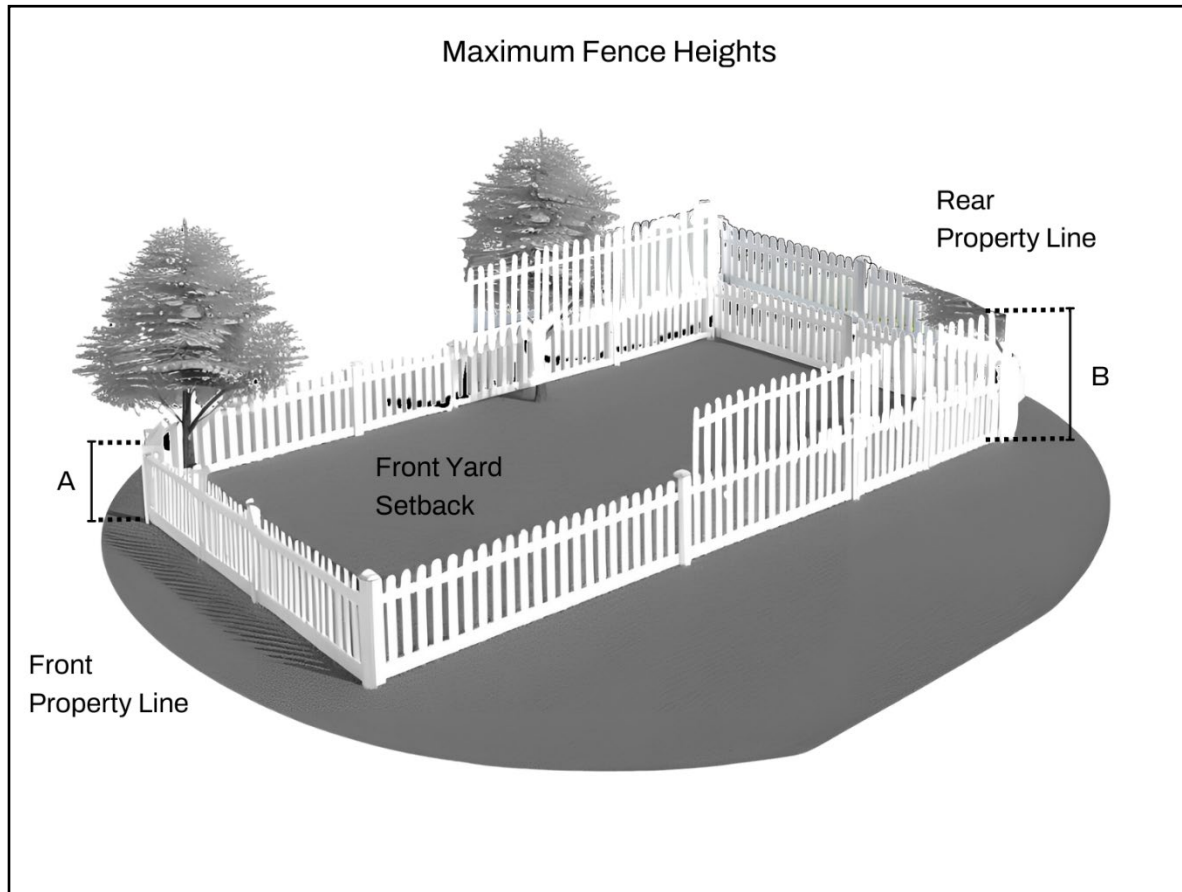
**A. Mixed-Use Development Zone.**

1. Height Limit. A building or structure shall not exceed 45 feet above grade in Zone MXD in the community of View Park/Windsor Hills.

**B. All Residential Zones.**

1. Development Standards. The following development standards shall apply to lots in residential zones in the community of View Park/Windsor Hills.
  - a. Lighting. The type and location of site and building shall not impact surrounding or neighboring properties with direct glare except sidewalks or pedestrian accessible walkways within a right-of-way.
  - b. Front Yards. The required front yard, exclusive of driveways and walkways to residence entrances, shall be landscaped.
  - c. Fences, Walls, and Hedges. Fences, walls, and hedges shall be subject to Section 22.110.070.
  - d. Height. Except that fences and walls within a required front yard shall not exceed three and one-half feet in height where located less than 10 feet from the property line (see Figure 22.322.100-A: Maximum Fence Heights), nor exceed six feet in height where located 10 feet or more from the front property line of the perimeter.

FIGURE 22.322.100-A: MAXIMUM FENCE HEIGHTS



e. Fence Transparency. Fences within a required front yard shall be non-view obscuring for portions less than three and one-half feet in height, and shall adhere to the following: a. Any material obscured by live plant material (trees, shrubs, flowers, plants, and hedges) less than three and one-half feet 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 reduction applies to residential properties in View Park-Windsor Hills to reduce front yard setback requirements on properties with expansion constraints that cannot meet the requirements in Section 22.110.080.B.3 (Front Yards – On Sloping Terrain) due to sloping terrain. The intent is to encourage the preservation

of significant natural features in the Hillside Management Area, while allowing for additions of habitable space to existing residential uses.

a. Front yard setbacks shall be reduced for parcels in the Hillside Management Area that cannot meet the requirements of Section 22.110.080.B.3 and nonconforming front yard setbacks exist on parcels along the same street.

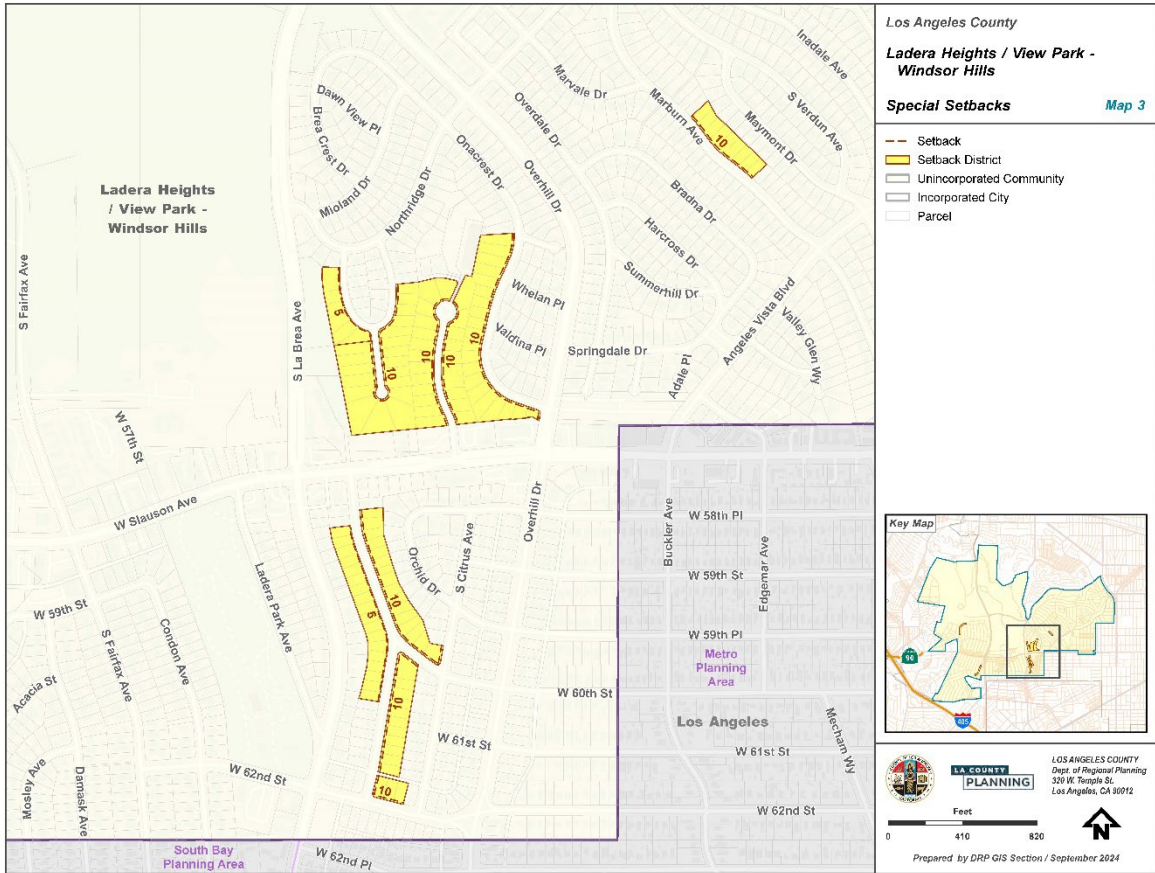
b. The required front yard specified in a Reduced Setback Overlay Zone in Figure 22.322.100-A: Reduced Front Yard Setback Requirement, below, shall apply to the yard that is parallel to the front property line.

c. Reduced Front Yard Setbacks. The reduced front yard setback requirement shall not apply to properties or districts listed in the national, State, or County register of historic resources.

d. Figure 22.322.100-A: Reduced Front Yard Setback Requirement, below, indicates the front yard setback depth that has been established for frontages that meet the criteria stated in Subsection A, above.

FIGURE 22.322.100-A: REDUCED FRONT YARD SETBACK REQUIREMENT





**TABLE 22.322.100-A: REDUCED FRONT YARD SETBACK OVERLAY ZONE**

<b>Front Yard Setback</b>	<b>Address Range</b>	<b>Street</b>
<u>10'</u>	<u>4555-4547</u>	<u>60th St.</u>
<u>10'</u>	<u>5526-5641</u>	<u>Arch Crest Dr.</u>
<u>10'</u>	<u>5603-5675</u>	<u>Heatherdale Dr.</u>
<u>5'</u>	<u>Odd numbered addresses 5835-6029</u>	<u>S. Mansfield Ave.</u>
<u>10'</u>	<u>Even numbered addresses 5822-6132</u>	<u>S. Mansfield Ave.</u>
<u>10'</u>	<u>Odd numbered addresses 5433-5633</u>	<u>Onacrest Dr.</u>
<u>5'</u>	<u>Odd numbered addresses 5511-5547</u>	<u>Secret Dr.</u>

**22.322.110 Unincorporated Del Rey Community Standards District**

(Reserved).