

Exhibit H: WSAP PASD Summary

The Westside Planning Area Standards District (PASD) is established to implement specific development standards for the unincorporated communities of the Westside Planning Area. 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.

1. Division 10 Reorganization

This ordinance is in accordance with a recently reorganized Division 10 of Title 22. The reorganization has consolidated new Planning Area Standards Districts, Community Standards Districts, and the existing Baldwin Hills CSD into a single chapter of Title 22.

2. PASD Area Wide Development Standards

This section contains new standards applicable to the Planning Area.

- **Height Limit.** Elevator shafts and stairwells shall be excluded from the maximum permitted height limits.
- **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.
- **Landscaped Buffer and Screening.** Where an expansion in floor area abuts a residentially zoned lot, the following shall be required;
 - A landscaped buffer strip at least five feet wide;
 - One 15-gallon tree for every 50 square feet of the landscaped buffer strip, which shall be equally spaced within said buffer strip; and
 - 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.

3. PASD Zone-Specific Development Standards

- **All Mixed-Use Zones.** Development Standards. The following new development standards shall apply to mixed-use developments in the Westside PASD.
 - Loading Spaces. Standards for loading spaces now require their location in the rear of a structure, away from adjoining residentially zoned lots and screening with decorative masonry.
 - Decorative fencing. Standards now require 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.
 - Loading and unloading. Operations shall not be conducted between 10:00 p.m. and 6:00 a.m.

4. Baldwin Hills Community Standards District. The existing standards in the Baldwin Hills CSD are moved to the PASD. The figure maps are renumbered. No substantive changes to the CSD have been made.

5. Ladera Heights Community Standards District.

• **Mixed-Use Development Zones.**

- Height limit. A building or structure shall not exceed 45 feet above grade in Zone MXD in the community of Ladera Heights.

• **Residential Zones.** The following shall apply to lots in residential zones in the community of Ladera Heights:

- Exterior lighting standards. Standards were established for all Ladera Heights residential zones for lighting to be shielded
- Fence Transparency. Standards are established for transparency of front yard fences and walls. Said fences and wall shall be non-view obscuring, maintain a minimum vertical support distance of five feet apart; and chain-link fences are prohibited.

• **Front Yard Setback Overlay Zone.** New standards established to reduce front yard setback requirements on properties with at least 25% sloping terrain expansion constraints.

• **Historic Resources.** Reduced front yard setback requirements shall not apply to properties or districts listed in the national, State, or County register of historic resources.

6. View Park/Windsor Hills Community Standards District.

• **Mixed-Use Development Zone.**

- Height limit. A building or structure shall not exceed 45 feet above grade in Zone MXD in the communities of View Park/Windsor Hills.

• **Residential Zones.** The following new standards shall apply to lots in residential zones in the community of View Park/Windsor Hills:

- Exterior Lighting Standards. Lighting shall be shielded in all residential zones in View Park/Windsor Hills.
- Fence Transparency. New standards are established for transparency of front yard fences and walls. Said fences and walls shall be non-view obscuring, maintain a minimum vertical support distance of five feet apart; and chain-link fences are prohibited.
- Front Yard Setback Overlay Zone. New standards are established to reduce front yard setback requirements on applicable properties identified with at least

- 25% sloping terrain expansion constraints.
- Historic Resources. Reduced front yard setback requirements shall not apply to properties or districts listed in the national, State, or County register of historic resources.