

WESTWOOD COMMUNITY

DESIGN REVIEW BOARD

Specific Plan

Ordinance No. 163,204
Effective March 5, 1988

Specific Plan Procedures
Amended pursuant to L.A.M.C. Section 11.5.7

Design Review Board Procedures
Amended pursuant to L.A.M.C. Section 16.50

TABLE OF CONTENTS

| | |
|------------|--|
| MAPS | Specific Plan Area |
| Section 1. | Purposes |
| Section 2. | Establishment of the Westwood Community Design Review Board Specific Plan |
| Section 3. | Authority |
| Section 4. | Composition |
| Section 5. | Design Guidelines |
| Section 6. | Procedures and Criteria |

Westwood Design Review Board Specific Plan

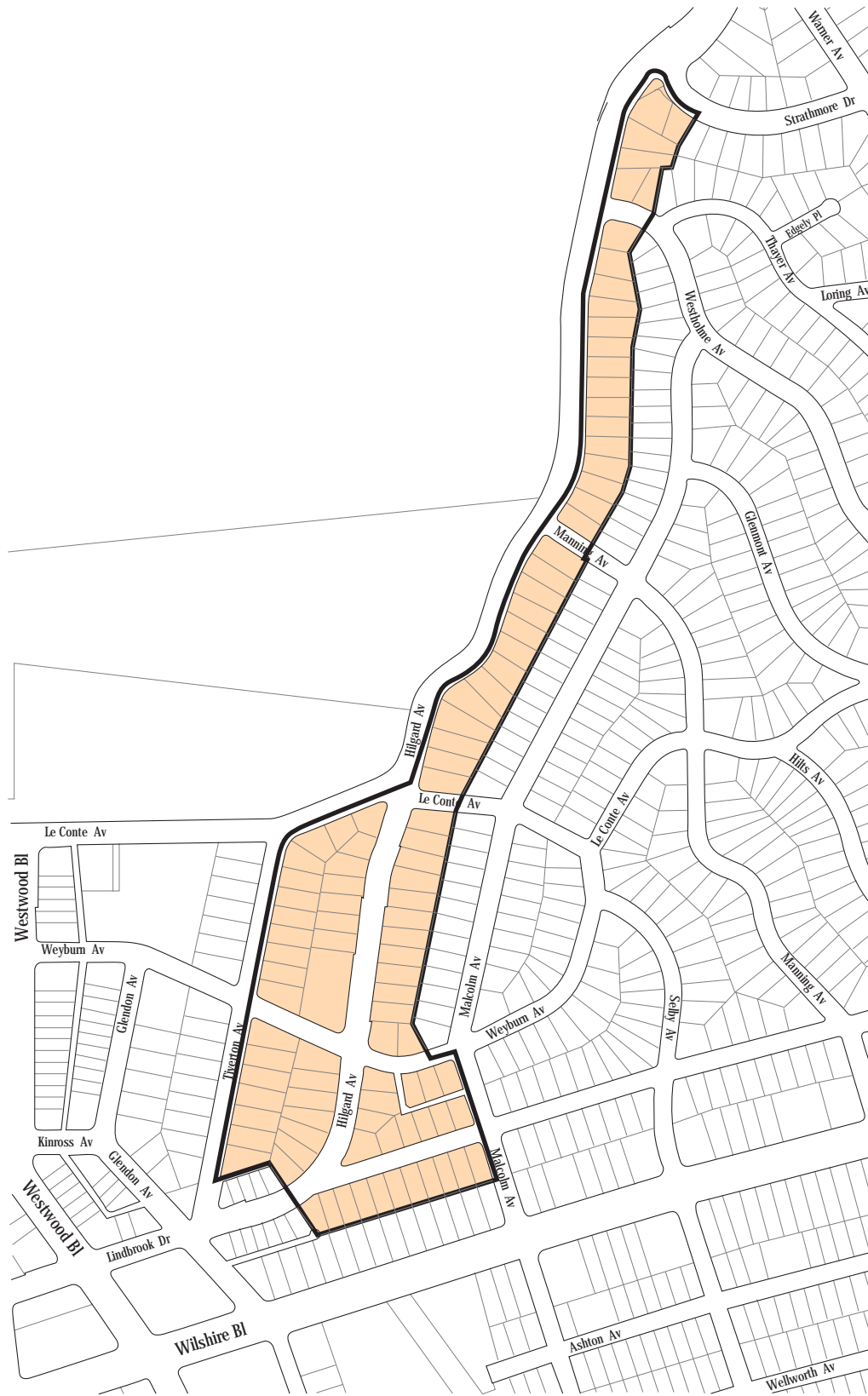


Figure 1
East Westwood Village Area

Westwood Design Review Board Specific Plan



Figure 2
South of Wilshire/West of the Mormon Temple

Not to scale 

Westwood Design Review Board Specific Plan




Figure 3
South of Wilshire/East of the Mormon Temple

Not to scale 

Westwood Design Review Board Specific Plan



Figure 4
Ashton Avenue

Not to scale 

Westwood Design Review Board Specific Plan

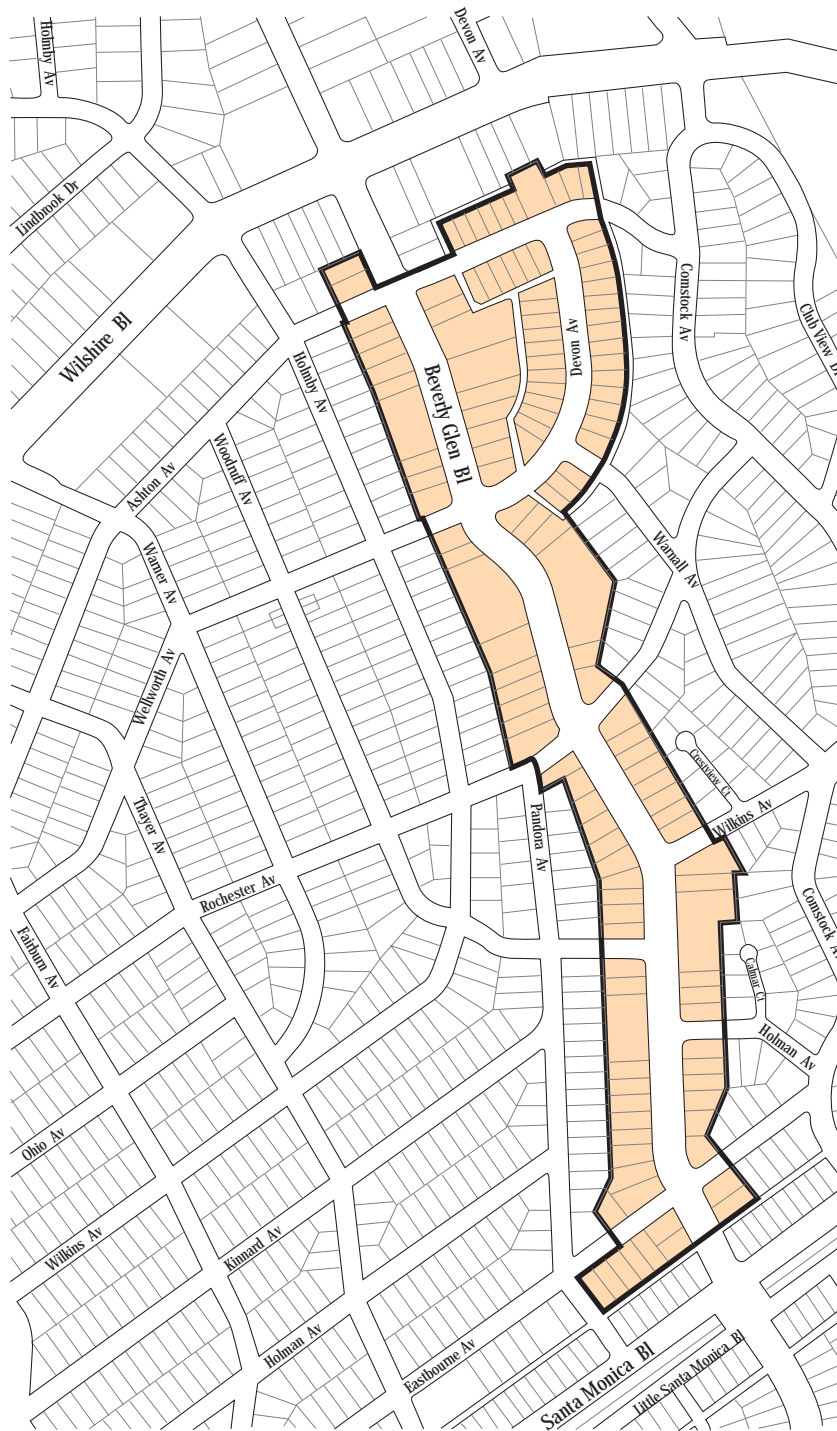


Figure 5
Beverly Glen Boulevard/Devon/Ashton Area

Not to scale 

Westwood Design Review Board Specific Plan



Figure 6
Sepulveda Boulevard & Church Lane

Not to scale 

Westwood Design Review Board Specific Plan



Figure 7
R4 Area South of Wilshire

Not to scale 

Westwood Design Review Board Specific Plan



Figure 8
North Westwood Village

Westwood Design Review Board Specific Plan

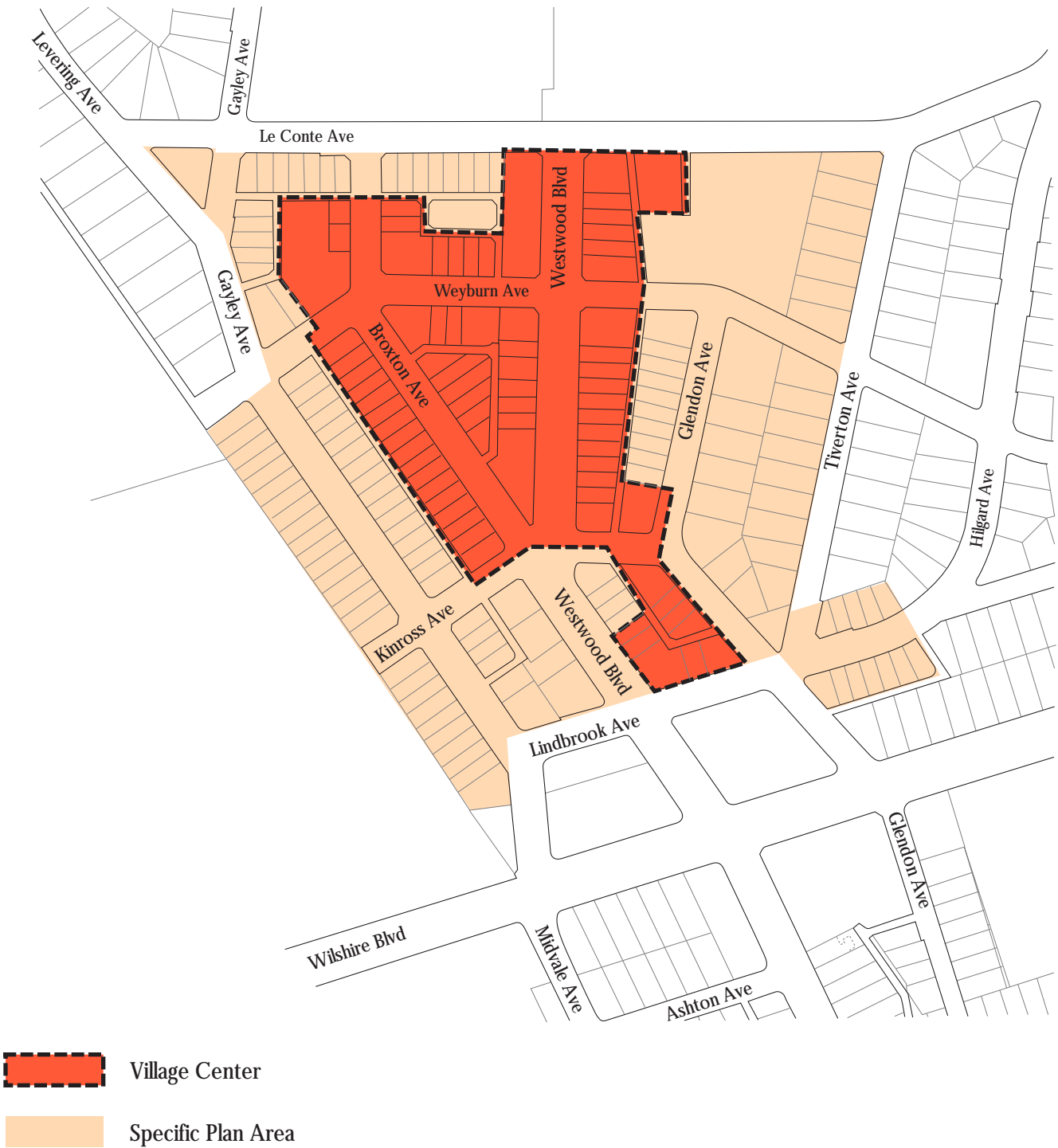


Figure 9
Westwood Village Specific Plan Area

Not to scale 

WESTWOOD COMMUNITY DESIGN REVIEW BOARD SPECIFIC PLAN

An Ordinance establishing the Westwood Community Design Review Board.

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1.

PURPOSES

The purposes of the Westwood Community Design Review Board are as follows:

- A. To assure that the development of the area is in accordance with the provisions of the Westwood Community Plan, any applicable specific plans and any design guidelines as may be adopted by the City Council;
- B. To promote orderly, attractive and harmonious development in the multi-residential areas of the Westwood Community which takes into consideration the unique architectural character and the environmental setting of this area;
- C. To provide guidelines and a process for review and approval of design of buildings proposed for construction within the subject area; and
- D. To prevent the development of structures or uses which are not of acceptable exterior design or appearance.

Section 2.

ESTABLISHMENT OF THE WESTWOOD COMMUNITY DESIGN REVIEW BOARD SPECIFIC PLAN

The City Council hereby establishes the Westwood Community Design Review Board for the Westwood Village Specific Plan Area and all areas zoned R2, RD, R3, R4, and R5 in the Westwood Community Plan Area shown within the heavy black lines on the maps in Figures 1 through 10.

Section 3.

AUTHORITY

The authority, duties, and review procedures applicable to the Westwood Community Design Review Board ("Design Review Board") shall comply with Section 16.50 of the Los Angeles Municipal Code (L.A.M.C.) and the procedures of this Specific Plan.

- A. No building permit shall be issued for any new building or structure, unless the Director of Planning has reviewed and approved the project after finding that the project complies with the design criteria

and guidelines set forth in this Specific Plan and after considering the recommendation of the Westwood Community Design Review Board, pursuant to Section 16.50 of the L.A.M.C.

- B. No sign permit shall be issued for any new sign in Westwood Village, unless the Director of Planning has reviewed and approved the project after finding that the project complies with the regulations of the Westwood Village Specific Plan and the design criteria and guidelines set forth in this Specific Plan and after considering the recommendation of the Westwood Community Design Review Board, pursuant to Section 16.50 of the L.A.M.C.
- C. The Westwood Community Design Review Board shall review applications and accompanying materials in relation to compliance with the design components and criteria set forth in this Specific Plan, and provide their recommendations to the Director of Planning, pursuant to Section 16.50 of the L.A.M.C.

Section 4.

COMPOSITION

The Westwood Community Design Review Board ("Design Review Board") shall consist of seven (7) members in accordance with Section 16.50 D 3 of the L.A.M.C.

Section 5.

DESIGN GUIDELINES

The Design Review Board may adopt specific design guidelines to implement procedures for design review. These guidelines may be illustrations, interpretations, or clarifications of policies established by the Design Review Board. The guidelines shall not become effective until they are approved by the Area Planning Commission. The guidelines may be updated as necessary. Copies of the guidelines shall be available from the Department of City Planning.

Section 6.

PROCEDURES AND CRITERIA

- A. The design review process may, pursuant to Section 16.50 E 3 of the L.A.M.C., be conducted in two steps consisting of an optional preliminary review and a mandatory final review. All applications for design review approval shall be submitted to the Department of City Planning on a form supplied by the Department.
- B. Recommendation of Design Review Board. The Design Review Board shall make its recommendation based upon the following criteria:
 - 1. Whether all proposed structures conform to all of the provisions contained within the Westwood Community Plan and any applicable specific plans or design guidelines.
 - 2. Whether all proposed structures are designed so as not to cast

shadows on one-third or more of any adjacent residential structure as projected on a plan view for more than two hours between the hours of 9 a.m. and 3 p.m. on December 21.

3. Whether all proposed buildings are designed in such a fashion so that all ventilation, heating or air conditioning ducts, tubs, equipment, or other related appurtenances are adequately screened from public view, unless such appurtenances have been used as an integral component in the design.
4. Whether the proposed buildings are compatible with the surrounding buildings in terms of design, massing, and architectural integrity.
5. Whether any portion of a parking garage visible above grade is architecturally integrated with the design of the building.
6. Whether the landscape design has a variety of plant materials throughout the project which are compatible.
7. Whether the landscape design representation of the plant materials accurately reflects their growth habit at maturity.
8. Whether the proposed development is in conformity with the Los Angeles Municipal Code and other applicable laws insofar as zoning and land use are involved.