

**Westside Regional Alliance of Councils
Land Use and Planning Committee**

BEL AIR-BEVERLY CREST NEIGHBORHOOD COUNCIL
BRENTWOOD COMMUNITY COUNCIL
DEL REY NEIGHBORHOOD COUNCIL
MAR VISTA COMMUNITY COUNCIL
NEIGHBORHOOD COUNCIL OF WESTCHESTER-PLAYA
PACIFIC PALISADES COMMUNITY COUNCIL

PALMS NEIGHBORHOOD COUNCIL
SOUTH ROBERTSON NEIGHBORHOODS COUNCIL
VENICE NEIGHBORHOOD COUNCIL
WEST LA NEIGHBORHOOD COUNCIL
WESTSIDE NEIGHBORHOOD COUNCIL
WESTWOOD COMMUNITY COUNCIL
WESTWOOD NEIGHBORHOOD COUNCIL

To: WRAC
Fr: Sharon Commins, Barbara Broide, Land Use and Planning Committee
Date: Nov. 5, 2017
Re: Resolution - Westside Multi-Family Q Conditions (proposed)

Resolution: LUPC voted 7-0-0 to amend the draft Westside Multi-Family Q Conditions with the following revisions:

1. The boundary in the West L.A. and Brentwood area shall be extended south to I-10 freeway to cover any R3/R4 or RAS3/RAS4 parcels and multi-family buildings that are constructed in C zones.
 - a. The plan boundary shall be extended to include the following community plan areas: West L.A. (east of 405 in CD5 district), Venice, Westchester/Playa del Rey, Palms/Mar Vista and Pacific Palisades.
2. The front setback shall be lowered to above the 2nd story (so the 3rd and 4th stories have setbacks). [The draft plan proposed above the 3rd story.]
3. At-grade garage parking shall be wrapped by units, not simply cloaked by landscape and façade décor.
4. Driveways (unscreened) shall not make up more than 24 ft. along the frontage.
5. All setbacks shall comply with underlying zone, with no by-right reductions.

Findings and justification:

1. The current plan boundary is set to avoid conflict and overlap with the Expo Station Plan. But the Expo Station Plan does not include the setback and recess development standards. By extending the boundary, more apartments will comply with these good designs.
2. Developers will use an off-menu incentive to increase the setback to above the fourth story (so only the 5th story will be stepped back). Therefore, a tall flat wall of 4 stories will face the street, eliminating the intent of the setbacks.
 - a. If the front setback is lowered to above the 2nd story (so the 3rd and 4th stories have setbacks), after the off-menu incentive is applied, a setback will remain on the 4th and 4th stories.
 - b. Setbacks allow for more sunlight and breezes for neighboring buildings.
 - c. Designs with better transitions to make the community more “livable”.
3. Parking on the ground floor eliminates natural surveillance and increases crime. Developers can simply design units along the frontage with individual entry walkways that connect to the sidewalk. (see 11900 W. Idaho for good example, see 1744 S. Granville for bad example).
4. Longer setbacks allow for more open space and landscaping, including trees. This is important because new construction in Los Angeles has cut down numerous mature trees and decimated canopy cover, which is needed to reduce air pollution, the urban heat island, and global warming.

Westside Regional Alliance of Councils Land Use and Planning Committee

BEL AIR-BEVERLY CREST NEIGHBORHOOD COUNCIL
BRENTWOOD COMMUNITY COUNCIL
DEL REY NEIGHBORHOOD COUNCIL
MAR VISTA COMMUNITY COUNCIL
NEIGHBORHOOD COUNCIL OF WESTCHESTER-PLAYA
PACIFIC PALISADES COMMUNITY COUNCIL

PALMS NEIGHBORHOOD COUNCIL
SOUTH ROBERTSON NEIGHBORHOODS COUNCIL
VENICE NEIGHBORHOOD COUNCIL
WEST LA NEIGHBORHOOD COUNCIL
WESTSIDE NEIGHBORHOOD COUNCIL
WESTWOOD COMMUNITY COUNCIL
WESTWOOD NEIGHBORHOOD COUNCIL



1744 Granville Ave.
Avoid garage/driveway that extends
across the entire site.



11900 Idaho Ave.
Good design units on the ground floor
(not parking) with front doors facing
The sidewalk with direct connection.