

Example 1 – Recent Development Comparison with Draft Westside Development Code



T4.11 Urban General Regulations	SoHo 1150 N. Ventura Ave. 12 units 710 Square Feet of Commercial
Setbacks: Front - min. 5' Side – 0' Rear – 20' (3 Story)	Non-Conforming - 0' Front Conforming Conforming
Parking: 2 spaces per 2+ bedroom units Tandem configuration allowed Guest ¼ space per unit Minimum 1/500 Square Feet Commercial	Conforming - 30 spaces required 12 x 2 Tandem configuration residential 3 Guest Spaces 31 spaces provided
Height: 2.5 stories (3 rd story 60% footprint max.) 40' max. Height to Parapet Min. Ground Floor Height 15'	Non-Conforming - (exceeds 60% 3 rd story) Non-Conforming - 42' 3" Conforming - 15'
Building Type: Commercial Block	Conforming
Frontage Type: Shopfront	Conforming
Land Use: Residential & Commercial	Conforming

Example 2 – Existing Development Comparison with Draft Westside Development Code



T5.5 Urban Center Regulations	Djangos 2261 N. Ventura Ave. Retail, Food & Beverage Sales, Personal Storage
Setbacks: Front – min. 5' Side – 0' Rear – 20' (3 Story)	Non-Conforming - 0' Front Conforming Non-Conforming
Parking: Maximum of 1 space per 500 Square Feet	Conforming – On-street diagonal parking configuration
Height: 3.5 stories (4 th story 50% footprint max.) 48' Max. Height to Parapet Min. Ground Floor Height 15'	Conforming - 2 Stories Conforming - 30' + Non-Conforming 12' + or -
Building Type: Commercial Block	Non-Conforming
Frontage Type: Shopfront	Conforming
Land Use: Retail and Personal Storage	Non-Conforming Personal Storage Facilities not allowed in T5.5