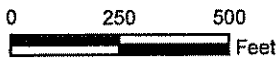
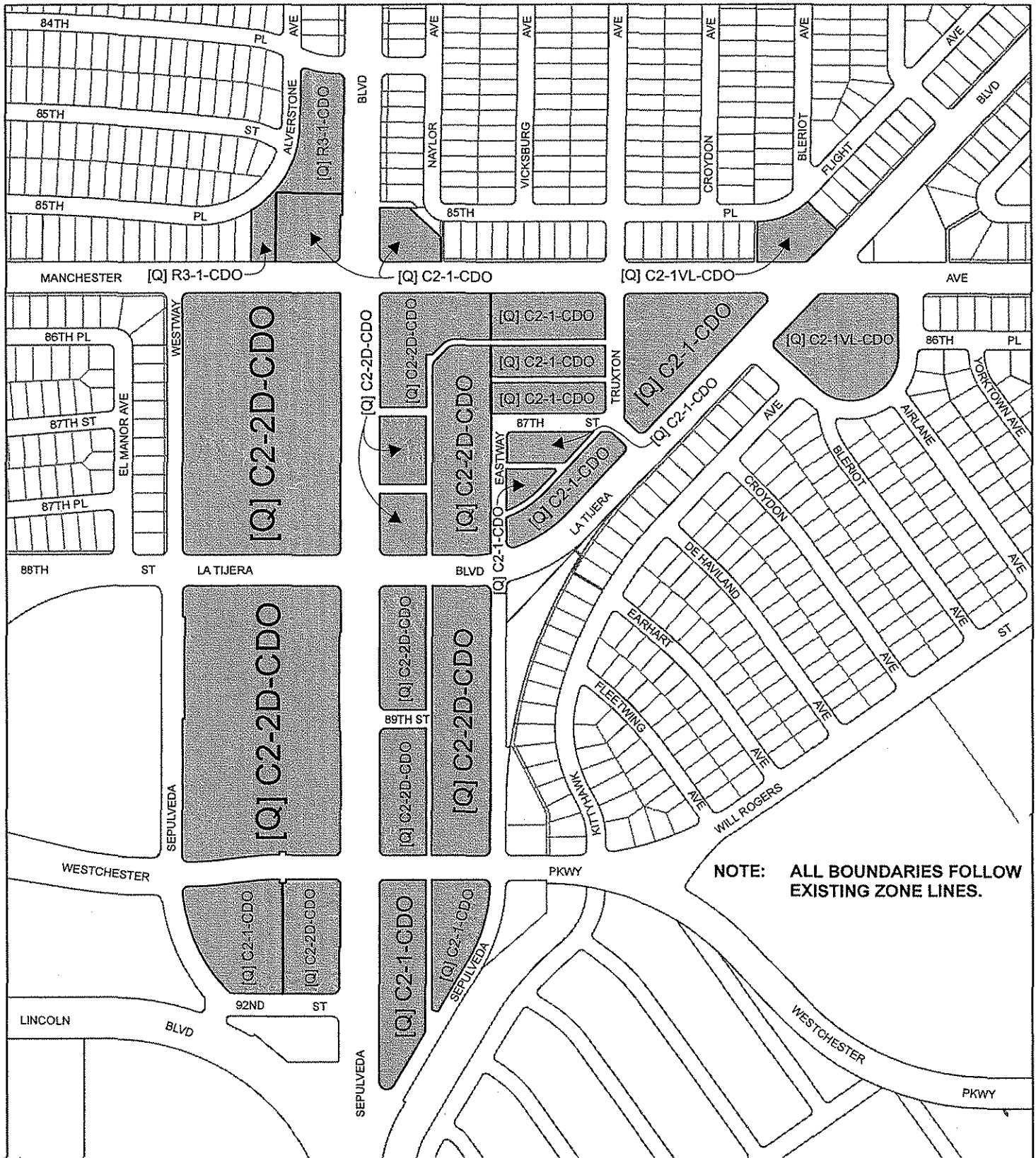


ORDINANCE NO. 179907

An ordinance amending Section .12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



Legend

ZONE CHANGE

C.M. 96 B 165, 96 B 169
93 B 165

CPC 2007-3276-ZC-CDO

AAI *AAI*

11/16/07

[Q] CONDITIONS OF APPROVAL

SECTION 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classification on properties shown upon a portion of the zoning maps titled "Zone Change Ordinance Map Downtown Westchester Community Design Overlay District" and made a part of Article 2, Chapter 1 of the Los Angeles Municipal code.

Table for Section 1

Existing Zone	New Zone
R3-1	[Q] R3-1-CDO
C2-1	[Q] C2-1-CDO
C2-2D	[Q] C2-2D-CDO
[Q]C2-2D	[Q] C2-2D-CDO
C2-1VL	[Q] C2-1VL-CDO
[Q]C2-1VL	[Q] C2-1VL-CDO

SECTION 2. Pursuant to section 12.32 G of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of that property described in Section 1 hereof which are subject to the Permanent "Q" Qualified Classification.

Where the zone symbols of the new zoning designation, as shown in the table for Section 1, are preceded by the symbol "Q" in Brackets, the conditions and limitations imposed by the new "Q" Qualified Classification are set forth as follows:

[Q] Conditions:

1. General

For all projects that include one or more lots within the boundary of the Downtown Westchester Community Design Overlay District, all properties shall meet the guidelines and standards of that overlay.

2. Use

For commercial zoned parcels ground floor use shall be limited to retail, restaurant, and community services. No residential uses, medical uses, or office use shall be permitted on the ground floor.

3. Parking

Surface parking lots shall not be located between the front property line and the primary building/storefront on Sepulveda Boulevard or Manchester Avenue but rather to the rear of all structures, provided there is vehicular access from side streets or alleys to the rear of the lot.

4. Entrances

All buildings shall have a ground floor with a primary entrance oriented towards the major Street. This ground floor primary entrance shall be in addition to any rear entrance toward rear parking lots or alleys.

5. Building Articulation

At least 60 percent of the building façade at the ground level shall consist of doors and windows.

5. Signs

Billboards, supergraphics, off-site signs, pole signs, roof signs, flashing, moving or blinking signs and inflatable devices are prohibited. No upgrading, modernization, electrification, digitizing or alteration to existing billboards shall be permitted.

6. Density

The parcel at the Northwest corner of Manchester Avenue and La Tijera Boulevard, Lot 19 of Tract 10069, shall have residential uses limited to the density provided in the R3 zone.

SECTION 3. Pursuant to section 12.32 G of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of that property described in Section 1 hereof which are subject to the Permanent "D" Development Limitation.

Where the zone symbols of the new zoning designation, as shown in the table for Section 1, include the symbol "D" in the height district, the conditions and limitations imposed by the new "D" Development Restrictions are set forth as follows:

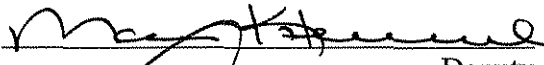
- 1.** For those parcels in Height District 2 east of Sepulveda Boulevard Floor Area Ratio (FAR) shall be limited to 3:1 for commercial projects and 6:1 for mixed-use projects that include residential dwelling units.
- 2.** For all other parcels in Height District 2, Floor Area Ratio (FAR) shall be limited to 3:1 for all projects.


Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of MAY 14 2008.

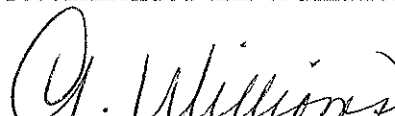
KAREN E. KALFAYAN, City Clerk

Approved MAY 21 2008

By  Deputy


Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on January 24, 2008,
recommended this ordinance be adopted by the City Council.


Gabriele Williams, Commission Executive Assistant II
City Planning Commission

File No. 08-0773

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 179907 - Establishing the Downtown Westchester Community Design Overlay District and zone change for various locations in downtown Westchester, etc - CPC 2006-3276-CDO-ZC - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on May 14, 2008, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on May 22, 2008 I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on May 22, 2008 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 22nd day of May 2008 at Los Angeles, California.



Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: July 1, 2008
Rev. (2/21/06)

Council File No. 08-0773