

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay District (Ordinance No. 184794, as subsequently amended by Ordinance No. 186401) to modify provisions in the Jefferson/La Cienega Transit Oriented District Subarea for Parcel Group E.

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

Section 1. Table V-1 of the "Jefferson/La Cienega TOD Subarea Use Regulations" is replaced in its entirety with the attached Table V-1 "Jefferson/La Cienega TOD Subarea Use Regulations," which is attached hereto as Exhibit "A."

Sec. 2. Figure V-2 of the "Subarea Height Map" is replaced in its entirety with the attached Figure V-2 "Subarea Height Map," which is attached hereto as Exhibit "B."

Sec. 3. Subdivision 1 of Subsection A of Section V-2, entitled "Development Standards," of Ordinance No. 184794 is replaced in its entirety to read as follows:

**A. Building Height.** In addition to any height standards set forth by the underlying zone and height district, the following height restrictions apply:

1. *Overall Height. (See Figure V-2 for illustrative map of maximum height regulations.)*
  - a. In Parcel Groups A, D and H, the maximum height is 45 feet.
  - b. In Parcel Groups C and G, the maximum height is 55 feet.
  - c. In Parcel Groups B and F, the maximum height is 75 feet. In Parcel Group E, the maximum height is 320 feet.
  - d. Architectural Features may exceed the maximum building height by up to 20 percent.
  - e. Except for Parcel Group E, individual stories may not exceed 14 feet in height from finished floor to finished ceiling, except the ground floor, which shall have a maximum finished floor to finished ceiling height of 25 feet. The ground floor shall have a minimum finished floor to finished ceiling height of 11 feet. In Parcel Group E, individual stories may not exceed 37 feet in height from finished floor to finished ceiling, except for the ground floor, which shall have an atrium space up to 52 feet in height.
  - f. Parapet walls and guard rails utilized to enclose roof uses, such as terraces, gardens or green roofs, shall be permitted to exceed the maximum allowable building heights by up to 42 inches or as required by the Building Code. Guard rails

shall not be located within 5 feet of a lot line abutting a residential use.

- g. Rooftop equipment, structures, and improvements may exceed the maximum building height when authorized pursuant to LAMC Section 12.21.1.B.3(a) so long as it is screened from public view using non-reflective materials or otherwise made compatible with the overall design of the building.
- h. A CPIO Adjustment for relief from the maximum building height regulation in Subsections 'a', 'b', and 'c' shall be limited to 10 percent (or 15 percent for a Mixed-Use Project).

## **Exhibit A**

Exhibit "A"

**Table V-1 Jefferson/La Cienega TOD Subarea Use Regulations (Revised March 2022)**

Use	Regulation	Applicable Location	Exemptions/ Clarifications
Automotive Uses	Prohibited	All Parcel Groups	Multiple Automotive Uses or accessory automotive uses are allowed when combined within the same lot or parcel of an existing Automotive Use.
Bail Bonds	Prohibited	All Parcel Groups	
Free-Standing Fast-Food Establishment	Except where prohibited, not more than one (1) establishment is permitted within a 1/2 mile (2,640 linear foot) radius of another Free-Standing Fast-Food establishment. <sup>1</sup>	Parcel Groups A, B, C, E, F, and G	<ul style="list-style-type: none"> <li>• Applies only to Free-Standing Fast-Food Establishments, with or without drive-through service.</li> <li>• Expansion or replacement of existing uses shall be exempt.</li> </ul>
	Prohibited	Parcel Groups D and H or locations directly adjacent, across a street, alley or intersection from a public school.	"Public school" shall include any elementary, middle or high school, whether a public, a charter, or a magnet school.
Gun and Pawn Shops	Prohibited	All Parcel Groups	Includes storage of guns or pawned items to be sold, rented or otherwise relocated for sale.
Motels	Not more than one (1) establishment is permitted within a ½ mile (2,640 linear foot) radius of another Motels use. <sup>1</sup>	All Parcel Groups	

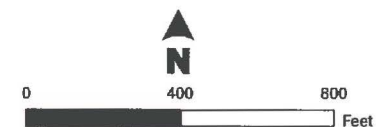
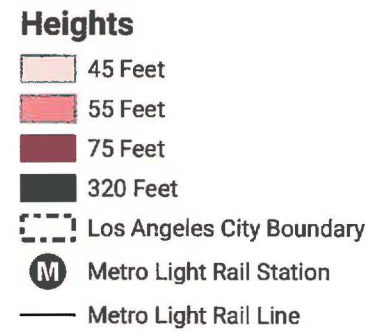
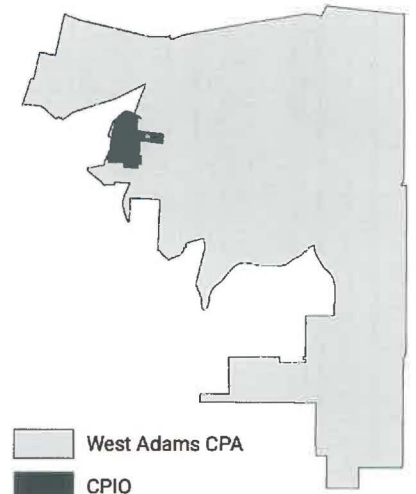
Off-Site Alcohol Sales	In addition to compliance with the South Los Angeles Alcohol Sales Specific Plan, not more than one (1) establishment is permitted within a ½ mile (2,640 linear foot) radius of another Off-Site Alcohol Sales use. <sup>1</sup>	Parcel Groups A, B, C, E, F, and G	<ul style="list-style-type: none"> <li>• Full Service Grocery Stores shall be exempt.</li> <li>• Convenience Food Stores and other Off-Site Alcohol Sales establishments shall be exempt provided that they maintain the following dedicated sales floor area percentages enforceable by a covenant: <ul style="list-style-type: none"> <li>• No more than 5% devoted to alcoholic beverage products; and</li> <li>• More than 20% devoted to the sale of fresh produce, meat, cheese, or other perishable food.</li> </ul> </li> </ul> <p>Sales floor area, includes, but is not limited to, shelving, refrigerators, and display cases</p>
	Prohibited	Parcel Groups D and H	
Off-Site Static and Digital Signage; On-Site Digital Signage	Prohibited	Parcel Group E	Includes a prohibition of all off-site signage (including both static and digital) and all on-site digital signage for Parcel Group E. These prohibitions, to the extent they conflict with the Citywide sign regulations (Los Angeles Municipal Code Section 14.4.1, et. seq.), shall supersede those applicable Citywide sign regulations. Except as stated herein, the Citywide sign regulations shall remain in effect for Parcel Group E.
100% Residential	Prohibited	Parcel Groups A, B, C, E, F and G	
Payday Lending and/or Check Cashing Facilities	Prohibited	All Parcel Groups	

Recycling Collection or Buyback Centers	Prohibited	All Parcel Groups	
Storage Building for Household Goods	Not more than one (1) establishment is permitted within a ½ mile (2,640 linear foot) radius of another Storage Building for Household Goods use. <sup>1</sup>	Parcel Groups A, B, C, E, F, and G	Expansion of existing uses shall be limited to a total FAR of 1.5:1.
	Prohibited	Parcel Groups D and H	
Swap Meets	Prohibited	All Parcel Groups	Applies to indoor and outdoor swap meets.
Tobacco/ Cigarette Shops (Wholesale or Discount)	Not more than one (1) establishment is permitted within a ½ mile (2,640 linear foot) radius of another Tobacco, or Cigarette Shop use. <sup>1</sup>	All Parcel Groups, except H	Includes Smoke Shops
	Prohibited	Parcel Group H	

<sup>1</sup> Distance shall be measured from the center point of the front lot line of the subject parcel to the nearest property line of any parcel containing the same use.

## **Exhibit B**

**Figure V-2**  
Subarea Height Map






Sec. 4. 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.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By   
PARISSH A. KNOX  
Deputy City Attorney

Date 4/20/22

File No. CF 21-0245

Pursuant to Charter Section 559, I  
**approve** this ordinance on behalf  
of the City Planning Commission and  
recommend that it be adopted.

  
VINCENT P. BERTONI, AICP  
Director of Planning

Date April 18, 2022

M:\Real Prop\_Env\_Land Use\Land Use\Parissh Knox\Ordinances\West Adams CPIO Ord - 5860 West Jefferson - Jefferson TOD Subarea - Parcel Group E\Revised Version\CF 21-0245 - West Adams CPIO Amendment - Draft Ordinance - Final 4.14.22.Docx

The Clerk of the City of Los Angeles  
hereby certifies that the foregoing  
ordinance was passed by the Council  
of the City of Los Angeles.

CITY CLERK

MAYOR

\_\_\_\_\_

\_\_\_\_\_

Ordinance Passed \_\_\_\_\_

Approved \_\_\_\_\_