

ORDINANCE NO. _____

An ordinance amending the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay (Ordinance No. 184,794, as subsequently amended by Ordinance No. 186,401) to modify development regulations in Parcel Group A of the Venice/National Transit Oriented Development Subarea.

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

Section 1. Figure VI-2 entitled "Height" is replaced in its entirety with the attached Figure V-2 which is attached hereto as Exhibit "A."

Sec. 2. Figure VI-3 entitled 'Parcel Group "A" – Required Tower Height Buffering Standards' is replaced in its entirety with the set Figure VI-3 which is attached hereto as Exhibit "B."

Sec. 3. Figure VI-4 entitled 'Parcel Group "A" – Building Height Standards' is replaced in its entirety with the attached Figure VI-4 which is attached hereto as Exhibit "C."

Sec. 4. Figure VI-5 entitled 'Parcel Group "A" – Tower Footprint Standards' is replaced in its entirety with the attached Figure VI-5 which is attached hereto as Exhibit "D."

Sec. 5. Section VI-2 entitled "Development Standards," of Ordinance No. 184,794, including Table VI-2.1 (Summary of Building Intensity Standards, Floor Area Ratios (FAR) – Permitted Maximums and Required Minimums) and Table VI-2.2 (Summary of Vehicular Parking Standards, Permitted Parking Reductions and Parking Maximums), is replaced in its entirety to read as follows:

SECTION VI-2. DEVELOPMENT STANDARDS

All Projects in the Venice/National TOD Subarea are subject to the following development standards.

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

1. *Overall Height.*

- a. In Parcel Group A, the maximum building height is 150 feet and shall transition as provided in Section 2, below. *(See Figures VI-2 through VI-6 for illustrative examples of the height rules in Subsections 1 and 2.)*

- b. In Parcel Groups B, C, and E, the maximum building height is 55 feet.
- c. In Parcel Group D, the maximum building height is 45 feet.
- d. Architectural Features may exceed the maximum building height by up to 20 percent.
- 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.
- 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 height 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 regulations of Subsection 'a', 'b', and 'c' and Subsection 2, below, shall be limited to 10 percent (or 15 percent for Mixed-Use Project).

2. *Transitional Height.*

- a. New construction projects in Parcel Group A shall be subject to the following transitional height requirements. *(See Figures VI-2 through VI-6 for illustrative examples of the height rules in this Subsection 2).*
 - 1. 56 Foot Height. Except as provided in Subsection 2, below, building frontages shall have a maximum building height of 56 feet.
 - 2. 75 Foot Height With Step-Back. Any building frontage shall have a maximum building height of 75-feet, provided any portion of a building above 56 feet is stepped back a minimum of 10 feet.

3. 100 Foot Height. Any portion of a building that is set back at least 50 feet from any street-facing property line or a property line abutting the Helms Building shall have a maximum height of 100 feet provided 0.75 square feet of open space is provided on-site for every square foot of Building Footprint that is above 55 feet.
 4. 150 Foot Height. Portions of the building that are set back at least 100 feet from any street facing property line or a property line abutting the Helms Building shall have a maximum height of 150 feet provided 0.75 square feet of open space is provided on-site for every square foot of Building Footprint that is above 100 feet.
 5. Helms Building Setback/Step-back. Building elevations that are adjacent to the Helms Building shall be (a) set back a minimum of 25 feet or (b) feature a 5-foot “step-back” at 30 feet above the sidewalk grade, or at the prevailing height of the Helms Building, as determined by City Planning.
- b. For Projects within Parcel Groups C and E, new construction on a lot that is designated commercial or industrial in the Community Plan that directly abuts or is across an alley from a lot that is designated residential in the Community Plan shall transition in the following manner:
1. Where the rear or side yard property line is contiguous with the residential lot, or separated by an alley, the entire building shall be set back, or individual floors “stepped back,” 1 foot for every 1 foot in building height as measured 15 feet above grade at the shared property line, or alley property line.
 2. When the Project site is located across a local street from the front yard of a residential lot, the maximum building height shall not exceed 30 feet in height within 50 feet of the commercial or industrial lot line.

B. Building Density & Intensity. In addition to any regulations set forth by the underlying zone and height district, the following density and intensity regulations shall apply:

1. *Floor Area Ratio (FAR)*. Except for Affordable Housing Incentive Projects pursuant to Section I-5, the maximum and minimum building FAR shall be as provided in Table VI-2.1 and is subject to the following:

Table VI-2.1 Summary of Building Intensity Standards**Floor Area Ratios (FAR) – Permitted Maximums and Required Minimums**

	Hybrid Industrial		100% Commercial			Mixed Use			100% Residential	
Parcel Group	Max.	Min.	Base.	Max.	Min.	Base.	Max.	Min.	Max.	Min.
A	Not permitted		2:1	3:1	1:1	2:1	3:1	1:1	Not Permitted	
B	Not permitted		2:1	2:1	1:1	2:1	2:1	1:1	Not Permitted	
C	Not permitted		2:1	3:1	.5:1	2:1	3:1	.5:1	Not Permitted	
D	N/A		N/A			Not Permitted			3:1	N/A
E	2:1	5:1	2:1	3:1	.5:1	2:1	3:1	.5:1	Not Permitted	

- a. For a Project in Parcel Groups A, C, and E: (1) the maximum FAR shall apply where at least 80 percent of all parking is located below grade onsite or within an off-site shared parking structure or facility located within the TOD and no more than 750 feet from the Project; or (2) the baseline FAR applies to Projects where parking is located on-site at or above grade. For off-site parking, prior to building permits being issued, the property owner shall record a covenant committing to the off-site parking.
- b. In Parcel Groups A and C, the residential component of Mixed-Use Projects shall not exceed 75 percent of the building's total floor area.
- c. In Parcel Groups B and E, the residential component of Mixed-Use Projects shall not exceed 50 percent of the building's total floor area.
- d. The maximum FAR in this Section 1 shall not be eligible for a CPIO Adjustment.

2. *Transfer of Development Rights.* If the Helms Building in Parcel Group B is designated on a City, State, or National Register of Historic Resources, the property owner(s) in Parcel Group B may transfer any unused floor area rights that would be allowed in the CPIO District for Parcel Group B that are unused at the time of designation to any receptor site in Parcel Group A, C, or E. Any transfer of floor area shall be evidenced by a covenant in a form and recorded in a manner approved by the City.

C. Building Disposition. In addition to any regulations set forth by the underlying zone, the following building disposition regulations shall apply:

1. *Lot Coverage.*

- a. Projects shall maintain a minimum lot coverage as follows:
 - 1. Projects in Parcel Groups C and E that involve the construction of a new building shall provide a minimum lot coverage of 30 percent.
 - 2. Projects in Parcel Groups A and B that involve the construction of a new building shall provide a minimum lot coverage of 50 percent except as provided in Subsection 3, below.
 - 3. Projects in Parcel Group A that involve the construction of a new building shall provide a minimum lot coverage of 30 percent when at least 20 percent of the lot is devoted to open space. The open space shall be located no more than 3 feet above or below the adjacent sidewalk grade and shall be designed to enhance linkages from Mass Transit Station to nearby public spaces and Pedestrian Amenities. A covenant shall be required to ensure that the open space remains accessible and open to the public at all times that mass transit service is available.
- b. Lot coverage shall be the cumulative total of the Building Footprint of all buildings on the lot.
- c. A CPIO Adjustment for relief from the minimum allowable lot coverage requirements in Subsection 'a' shall be limited to 10 percent.

2. *Tower Coverage.*

- a. Individual floor plates for portions of towers in excess of 75 feet in height shall be limited to the following separation, footprint, and elevation regulations. *(See figures VI-5 and VI-6 for illustrative examples of the tower coverage rules in this Subsection 2).*
 - 1. Tower elevations that face onto other tower elevations of equal or greater height, for a length of 20 feet or more, shall be distanced from one another 1 foot for every 2 feet in height as measured from 75 feet above grade to a maximum separation of 30 feet.
 - 2. Tower footprints shall not exceed 10,000 square feet.
 - 3. The longest elevation of any tower shall not exceed one and one-third (1.33) times the length of any adjacent lesser tower elevation.
 - 4. In all instances the maximum length of any tower elevation shall not exceed 100 feet.
- b. A CPIO Adjustment for relief from the tower separation and footprint regulations in this Subsection 2 shall be limited to 10 percent.

D. Building Design. In addition to any regulations set forth by the underlying zone and the LAMC, the following design regulations shall apply to Parcel Groups A, B, C, and E.

1. *Sidewalk Frontage.*

- a. The maximum setback for the Primary Frontage from the sidewalk shall be two feet. In Parcel Group A, the maximum Primary Frontage setback from the sidewalk shall be 12 feet as measured from the property line to the building (excluding any architectural projections), and the maximum setback shall only apply to the building up to 56 feet, provided that the portions of the building above 56 feet shall comply with Section VI-2.A.2 - *Transitional Height*.
- b. If the street facing façade is accessible to the public, the maximum Primary Frontage setback from the sidewalk may be exceeded up to 20 feet along any portion of a lot line that abuts any Pedestrian Amenities incorporated into the Project. In Parcel Group A, for a building façade greater than 250 feet in length, the Primary Setback from the sidewalk may be exceeded up to 32 feet along any portion of a lot line that abuts any Pedestrian Amenities.
- c. The maximum Primary Frontage setback shall not apply to those portions of the frontage where driveways are required or, in Parcel Group A only, to any primary pedestrian entrances.
- d. The maximum Primary Frontage setback requirement shall be waived to the extent necessary to preserve a Designated Historic Resource, or an Eligible Historic Resource, or a Character Defining Element of the façade consistent with Subsection I-6.C.6.

2. *Corner Building Frontages.*

- a. All street facing facades for a building on a corner lot shall comply with the Primary Frontage setback requirements in Subsection 1, above.
- b. For Mixed Use buildings on a corner lot, no setback requirements, other than those in Subsection 1, above, shall apply to any portion of a building frontage used for residential uses.

3. *Building Façade Articulation.* Except for buildings in Parcel Group A, building facades of large projects shall be broken into a series of appropriately scaled building or recessed Pedestrian Amenities areas such that Ground Floor elevations do not exceed more than 250 feet in length.

4. *Pedestrian-Oriented Ground Floor.* For Projects with new construction or a change of use, the Ground Floor of the Primary Frontage shall incorporate public interior spaces (such as, public access areas, lobbies, or spaces used for Commercial Uses or Community Facilities) and be designed in the following manner:

- a. Public interior spaces shall face the street.

- b. Pedestrian entrances shall be no more than 3 feet above or below the grade of the abutting public sidewalk grade and shall face the Primary Frontage street.
- c. The consistency shall have a minimum of 30 percent clear and non-reflective storefront glazing, except for Commercial or Mixed-Use Projects, which shall have a minimum of 50 percent clear and non-reflective storefront glazing.
- d. For Commercial or Mixed-Use Projects, Ground Floor public interior spaces shall be:
 - 1. A minimum of 75 percent of the length of the Primary Frontage, excluding areas used for vehicular access.
 - 2. A minimum depth of 25 feet, or the total depth of the building, whichever is less.

5. *Residential - Detached Single and Two-Family Dwellings.*

- a. All Single and Two-Family Dwellings in Parcel Groups A, B, C and E, including Small Lot Subdivisions authorized by LAMC Section 12.22.C.27, shall have zero side-yard setbacks with abutting or shared common walls, as permitted by the Building Code.

E. Parking. In addition to any regulations set forth by the underlying zone and the LAMC, the following parking regulations shall apply;

- 1. *Required Parking Spaces.* The required number of parking spaces for Projects shall be as set forth in the applicable provisions of the LAMC except as provided in Table VI-2.2 and as modified below:

Table VI-2.2 Summary of Vehicular Parking Standards Permitted Parking Reductions and Parking Maximums*								
	Hybrid Industrial		100% Commercial		Mixed Use		100% Residential	
Parcel Group	Reduction (%)	Maximum (%)	Reduction (%)	Maximum (%)	Reduction (%)	Maximum (%)	Reduction (%)	Maximum (%)
A	N/A	N/A	50	100	50	90	N/A	N/A
B	N/A	N/A	50	90	50	90	N/A	N/A
C	N/A	N/A	50	90	50	90	N/A	N/A
D	N/A	N/A	N/A	N/A	N/A	N/A	50	100
E	50	90	50	90	50	90	N/A	N/A

*The Reduction column in the table indicates the minimum amount of parking required for a Project with the identified land use type in that Parcel Group row as calculated by multiplying the number in the cell as a percentage against the amount parking required by the underlying zone in the LAMC. The Maximum column indicates the maximum amount of parking that is allowed for a Project with the identified land use type in that Parcel Group row as calculated by multiplying the number in the cell as a percentage against the parking required for the underlying zoning in the LAMC. For example, if the LAMC required a project to have 100 parking spaces and the project is for a Hybrid Industrial use and is located in Parcel Group E, under the CPIO District, the project would be required to have a minimum of 50 spaces ($100 - (100 \times 50\%)$) and have a maximum of 90- spaces ($90\% \times 100$).

Sec. 6. 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

HYDEE FELDSTEIN SOTO, City Attorney

By 
PARISSH A. KNOX
Deputy City Attorney

Date 8/14/2023

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 August 14, 2023

File No. _____

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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 _____