

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
ZONING INFORMATION FILE

Effective Date: July 1, 2008

**Z.I. NO. 2388**  
**DOWNTOWN WESTCHESTER**  
**COMMUNITY DESIGN OVERLAY DISTRICT**

**COUNCIL DISTRICT: 11**

**COMMENTS:**

On July 1, 2008, Ordinance No. 179,907 became effective establishing the Downtown Westchester Community Design Overlay District (CDO).

**INSTRUCTIONS:**

No permit shall be issued for the erection, construction, addition to, or exterior structural alterations of any building or structure, including, but not limited to signage including, pole signs and/or monument signs located in the Community Design Overlay District, prior to obtaining written clearance from the City Planning Department. A Planning clearance is not required for (1) interior alterations, (2) demolitions, or (3) a residential building on a parcel or lot which is developed entirely as a residential use and consists of one or fewer dwelling units.

Refer all applicants who require a Planning clearance to the Downtown Westchester CDO Plan Staff, whose contact information can be found at <http://planning.lacity.org/phonelist/AssignmentList.pdf>.

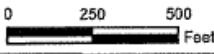
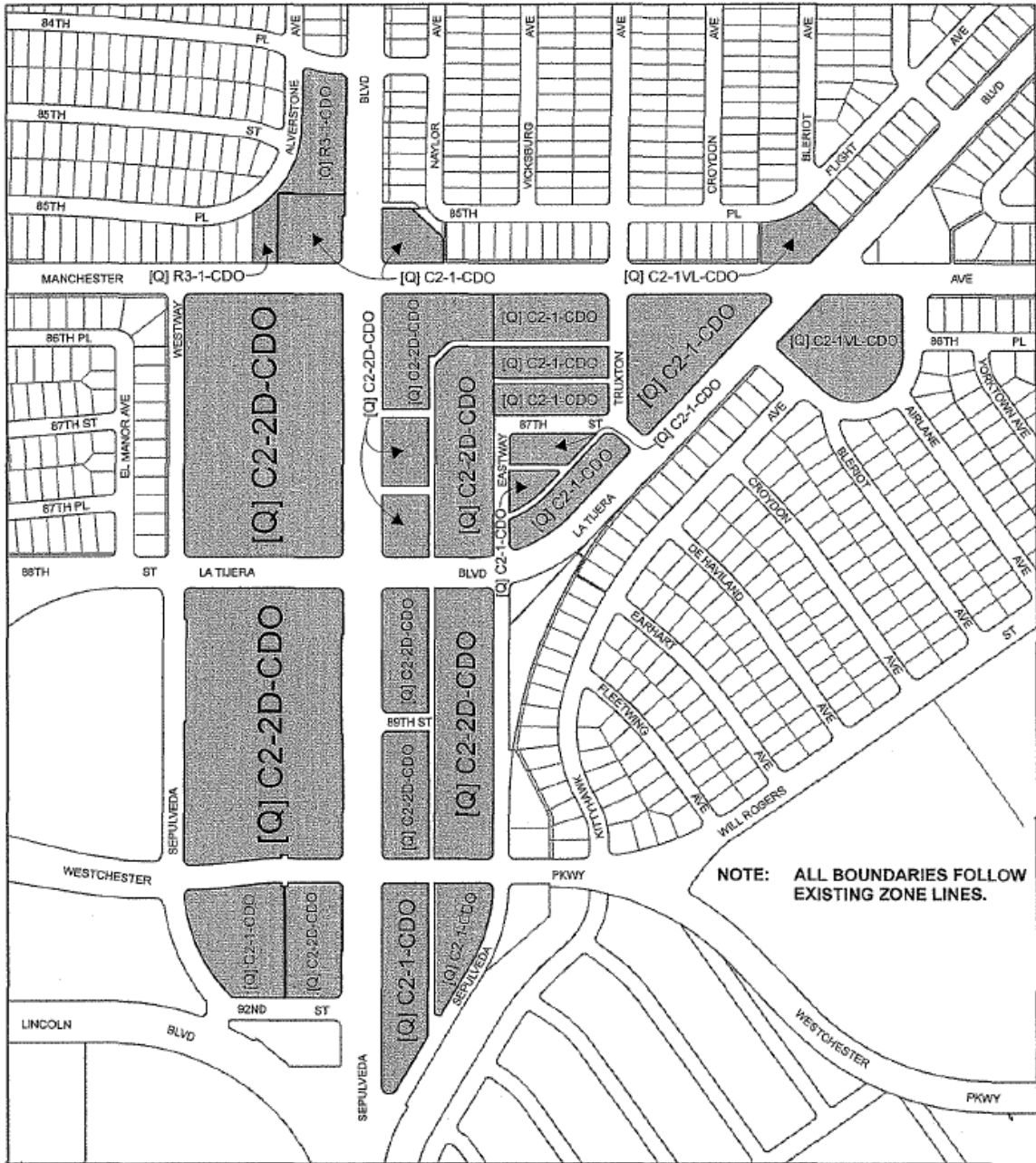
NOTE: Advise applicants that not all projects can be cleared the same day and that an appointment may be necessary.

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    CPC 2007-3276-ZC-CDO  
 93 B 165

*AN*

11/16/07

DATA SOURCES: DEPARTMENT OF CITY PLANNING-DEPARTMENT OF BUILDING SAFETY-BUREAU OF ENGINEERING

## [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**

<b>Existing Zone</b>	<b>New Zone</b>
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.

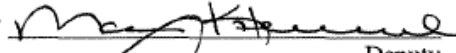


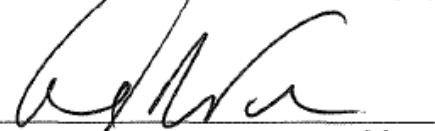
Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board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

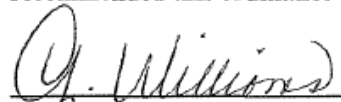
KAREN E. KALFAYAN, City Clerk

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.

  
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Maria C. Rico, Deputy City Clerk

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

**Council File No. 08-0773**



APPLICABILITY MATRIX FOR CDO (Community Design Overlay Dist.)

Project Description		Downtown Westchester CDO	
		DBS	West/Coastal Unit
Change of use		DBS	CPB
Use of land		---	CPB
New Construction	Single Dwelling Unit	---	---
	Two or more Dwelling Units	---	CPB
Relocation	Comm./Indust./Instit.	---	CPB
	Single Dwelling Unit	---	---
Addition	Two or more Dwelling Units	---	---
	Comm./Indust./Instit.	---	---
Exterior Alteration	Single Dwelling Unit	---	---
	Two or more Dwelling Units	---	CPB
Interior Alterations	Comm./Indust./Instit.	---	CPB
	Single Dwelling Unit	---	---
Demolition	Two or more Dwelling Units	---	---
	Comm./Indust./Instit.	---	---
Pool and/or Spa	Single Dwelling Unit	---	---
	Two or more Dwelling Units	---	---
Signs	Comm./Indust./Instit.	---	---
	On-Site	DBS	CPB
New and Alterations	Off-Site	DBS	CPB
	Hill Side	---	---
Site grading	Non-Hill Side	---	---
	Fences and Block Walls	---	CPB
Underground Tank Removal and Remediation		---	---
	Seismic Reinforcement and Retrofitting	---	---

Legend: "----" LADBS staff do not need to review the ordinance or clearance by CPB is not required.

DBS LADBS staff shall review the ordinance for quantifiable requirements such as height, floor area, yard, etc.

CPB Clearance is by CPB is required.