

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

An ordinance amending the Vermont/Western Transit Oriented District Specific Plan (Ordinance No. 173749, as subsequently amended by Ordinance Nos. 173799, 184414, and 184888, and 186,735) ("Station Neighborhood Area Plan"), to establish height limits for certain mixed-use projects, and to move certain parcels in subareas A and C to subarea E.

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

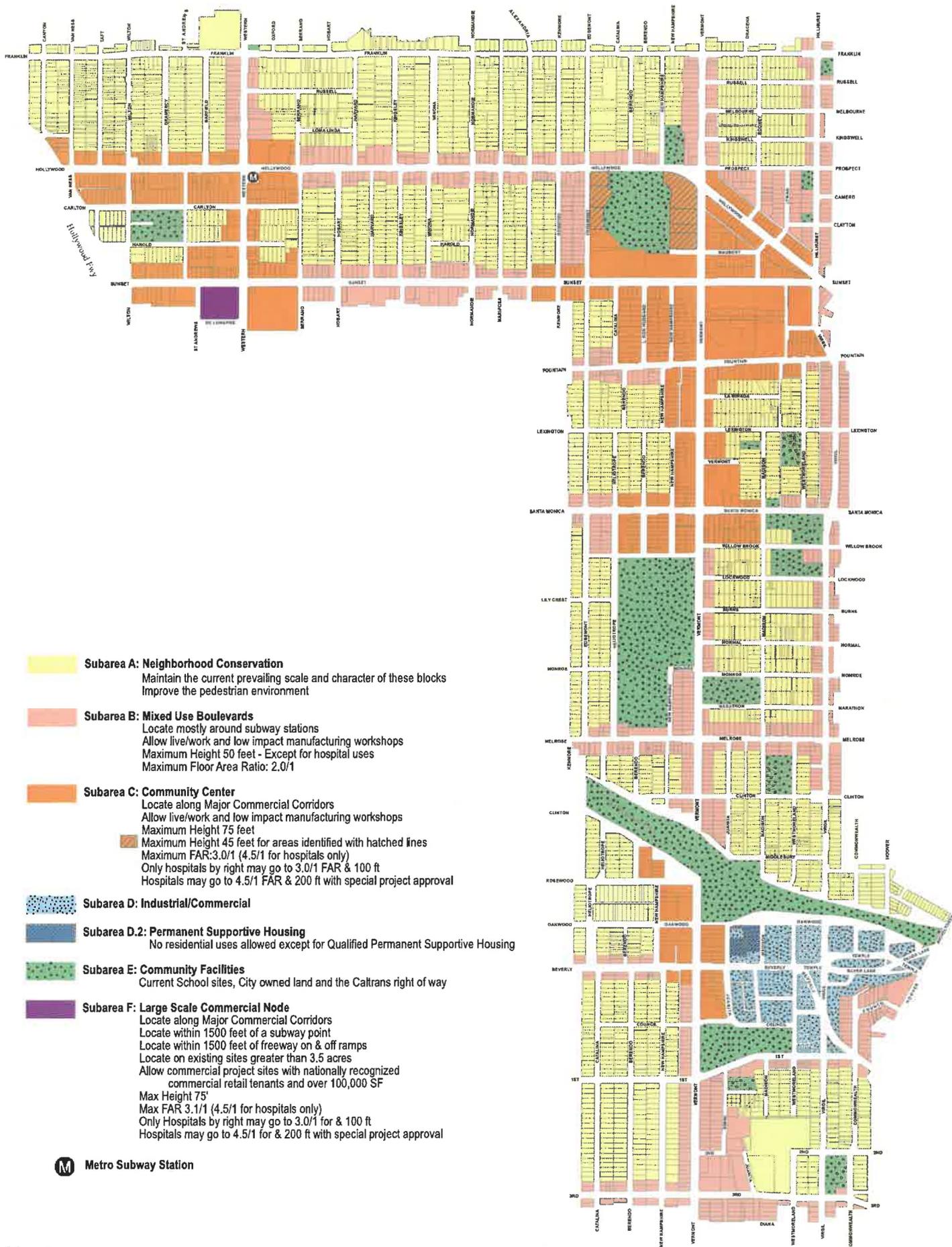
Section 1. Subdivision 2 of Subsection B of Section 9 of the Station Neighborhood Area Plan is amended to read in its entirety as follows:

**2. Mixed-Use Project.** The maximum height of any building for a Mixed-Use Project shall not exceed 75 feet, except roof structures and equipment described in Section 12.21.1 B.3 of the Code may be erected up to ten feet above the prescribed height limit established in this section, provided that the structures and features are set back a minimum of ten feet from the roof perimeter and screened from view at street level by a parapet or a sloping roof.

Notwithstanding the above, for a Mixed-Use Project on a site located within the shaded hatched lined areas shown for this Subarea on Map 1, the maximum height of any building shall not exceed 45 feet, except roof structures and equipment described in Section 12.21.1 B.3 of the Code may be erected up to ten feet above the prescribed height limit established in this section, provided that the structures and features are set back a minimum of ten feet from the roof perimeter and screened from view at street level by a parapet or a sloping roof. The height exception in Section 12.21.1 B.2 of the Code shall not apply to such projects.

The maximum FAR for a Mixed-Use Project shall be 3.0:1. Commercial uses in a Mixed-Use Project shall be limited to a maximum FAR of 1.5:1.

Sec. 2. Map 1 of the Station Area Neighborhood Plan is replaced in whole to be shown as follows:



- Subarea A: Neighborhood Conservation**  
 Maintain the current prevailing scale and character of these blocks  
 Improve the pedestrian environment
- Subarea B: Mixed Use Boulevards**  
 Locate mostly around subway stations  
 Allow live/work and low impact manufacturing workshops  
 Maximum Height 50 feet - Except for hospital uses  
 Maximum Floor Area Ratio: 2.0/1
- Subarea C: Community Center**  
 Locate along Major Commercial Corridors  
 Allow live/work and low impact manufacturing workshops  
 Maximum Height 75 feet  
 Maximum Height 45 feet for areas identified with hatched lines  
 Maximum FAR: 3.0/1 (4.5/1 for hospitals only)  
 Only hospitals by right may go to 3.0/1 FAR & 100 ft  
 Hospitals may go to 4.5/1 FAR & 200 ft with special project approval
- Subarea D: Industrial/Commercial**
- Subarea D.2: Permanent Supportive Housing**  
 No residential uses allowed except for Qualified Permanent Supportive Housing
- Subarea E: Community Facilities**  
 Current School sites, City owned land and the Caltrans right of way
- Subarea F: Large Scale Commercial Node**  
 Locate along Major Commercial Corridors  
 Locate within 1500 feet of a subway point  
 Locate within 1500 feet of freeway on & off ramps  
 Locate on existing sites greater than 3.5 acres  
 Allow commercial project sites with nationally recognized commercial retail tenants and over 100,000 SF  
 Max Height 75'  
 Max FAR 3.1/1 (4.5/1 for hospitals only)  
 Only Hospitals by right may go to 3.0/1 for & 100 ft  
 Hospitals may go to 4.5/1 for & 200 ft with special project approval

**M** Metro Subway Station

Map I  
**Vermont/Western Transit Oriented District Specific Plan**  
 (Station Neighborhood Area Plan)



Sec. 3. **SEVERABILITY.** If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions and, to this end, the provisions of this ordinance are declared to be severable. The City Council hereby declares it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would subsequently be declared invalid or unconstitutional.

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

HYDEE FELDSTEIN SOTO, City Attorney

By   
KATHRYN PHELAN  
Deputy City Attorney

Date November 5, 2024

File No. \_\_\_\_\_

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 November 5, 2024

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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 \_\_\_\_\_