

ORDINANCE NO. _____

An ordinance amending Articles 4 and 14 of Chapter 1A of the LAMC to support the development of small lot subdivisions and to facilitate the development of more affordable homeownership opportunities.

THE PEOPLE OF THE CITY OF LOS ANGELES

DO HEREBY ORDAIN AS FOLLOWS:

Sec. 1. Sub-subparagraph iii., of Subparagraph a. (Limited) of Paragraph 3. (Access Location), of Subsection C. (Standards) of Sec. 4C.2.1. (Automobile Access Packages) of Division 4C.2. (Automobile Access) of Part 4C. (Development Standards Rules) of Article 4. (Development Standards) of Chapter 1A of the LAMC shall be amended as follows:

iii. For an alley lot line to be considered eligible for automobile access, the abutting alley shall have a minimum width of ~~42~~ 15-feet.

Sec. 2. A new Subsection E. (Exceptions) of Sec. 4C.2.1. (Automobile Access Packages) of Division 4C.2. (Automobile Access) of Part 4C. (Development Standards Rules) of Article 4. (Development Standards) of Chapter 1A of the LAMC shall be added as follows:

E. Exceptions

1. Existing Driveways

When a site abuts an alley and possesses an Automobile Access Package whose Access Lane Location is "Limited", an alternative to the required access lane location requirements that meet the following standards may be applied:

- a. The project does not include the whole demolition of all buildings on-site.
- b. The site possesses at least one existing street-facing driveway from which access lanes are already taken.
- c. The project does not propose any new driveways.
- d. The existing alley shall be counted as one of the permitted access lanes.
 - i. Any access lane taken from a street-facing driveway which is in excess of the allowed number of access lanes shall be narrowed, or the driveway infilled, to bring the site into compliance with the allowed number of access lanes.
- e. The retention of existing access lanes shall not require relief from the other standards of Chapter 1A.
 - i. Any project pursuing relief from Chapter 1A, and which is seeking to utilize this Automobile Access Lane Location Alternative, shall not include any alterations to the access lanes if said alterations are in conflict with the above standards.

2. Access Lane Location

When the applied Automobile Access Package has a “Limited” Access Lane Location requirement and an existing alley, a site can be exempted from the alley access requirement when one or more of the following conditions are met:

- a. The existing alley possesses a single point of ingress and egress.
- b. The existing alley is less than 15'-feet in width.
- c. The points of ingress and egress of the alley are 500' or greater from the lot boundaries of the project site.
- d. The project site has a grade change of greater than 20 percent between the primary street-facing lot line and the alley.
- e. The Department of Building and Safety, in consultation with the Los Angeles Fire Department or the City Engineer, determines that alley access is infeasible due to physical constraints, or other health and safety conditions.

Sec. 3. Paragraph 11. (Compact Parking), of Subsection C. (Standards), of Sec. 4C.4.3. (Parking Area Design) of Division 4C.4. (Automobile Parking) of Part 4C. (Development Standards Rules) of Article 4. (Development Standards) of Chapter 1A of the LAMC shall be amended as follows:

11. Compact Parking

a. The following parking stalls may be compact:

- i. Any parking stalls provided for a residential use, except those required to meet disabled access.
- ii. Any parking stalls in excess of the required number of parking stalls required for any nonresidential use in Sec. 4C.4.1. (Automobile Parking Stalls), and
- ~~ii. Parking stalls in excess of one parking stall per dwelling unit may be compact parking stalls, and~~
- iii. In a parking area containing 10 or more parking stalls, a maximum of 40 percent of the required parking stalls required for any nonresidential use.

Sec. 4. Paragraph 13 (Automobile Back-Up Distance), of Subsection C. (Standards), of Sec. 4C.4.3. (Parking Area Design) of Division 4C.4. (Automobile Parking) of Part 4C. (Development Standards Rules) of Article 4. (Development Standards) of Chapter 1A of the LAMC shall be amended as follows:

13. Parking Bay Dimensions Automobile Back-Up Distance

The minimum distance required between the open end of a parking stall and any fixed obstruction, wall, or edge of any other parking stall shall be no less than the dimensions specified for compact, standard, and larger parking stalls provided in the table below:

	<u>Stall Width</u>	<u>90°-76° Parking</u>	<u>75°-61° Parking</u>	<u>60°-46° Parking</u>	<u>45°-30° Parking</u>
<u>1</u>	<u>7'-6" ft (Compact)</u>	<u>24'</u>	<u>22'</u>	<u>19'</u>	<u>15'</u>
<u>2</u>	<u>8'-6" ft (Standard)</u>	<u>22'</u>	<u>20'</u>	<u>17'</u>	<u>14'</u>
<u>3</u>	<u>9'-0" ft or Larger</u>	<u>20'</u>	<u>18'</u>	<u>15'</u>	<u>12'</u>

Sec. 5. A new Paragraph 7, of Subsection D. (Measurement) of Sec. 4C.4.3. (Parking Area Design) of Division 4C.4. (Automobile Parking) of Part 4C. (Development Standards Rules) of Article 4. (Development Standards) of Chapter 1A of the LAMC shall be added as follows:

7. Automobile Back-Up Distance

Vehicle back-up distance is measured as the narrowest horizontal distance between the open end of a parking stall and any fixed obstruction, wall, or edge of any other parking stall.

Sec. 6. Div. 14.3. (Glossary) of Article 14. (General Rules) of Chapter 1A of the LAMC shall be amended as follows:

Driveway. A driveway is defined as a space along a roadway that is designed to accommodate vehicle access to an access lane drive aisle on a lot. Driveways are formed by a sloping break or cut in the curb along the roadway to allow a vehicle to drive over the curb and into the lot. Other conditions include streets without curbs and alleys where driveways provide vehicular access directly from the public right of way onto private property without passing over a curb.

Sec. 7. STYLE AND FORMATTING CORRECTIONS. City Planning prior to publishing the Code shall ensure all of the following style and formatting corrections are made in Chapter 1A of the Los Angeles Municipal Code in consultation with the City Attorney's Office:

A. All numbering of chapters, articles, parts, divisions, sections, subsections, paragraphs, subparagraphs, sub-subparagraphs, and sub-sub-subparagraphs shall match the existing numbering format, style, order, and hierarchy in Chapter 1A of the Los Angeles Municipal Code (e.g., all numbering ends with a period, except sub-sub-subparagraphs which are punctuated with a parenthetical).

B. Formatting and typeface style for all headings shall match the existing formatting and typeface style in Chapter 1A of the Los Angeles Municipal Code, including the following, paragraph breaks after subsection headers, no periods at the end of headers,

headers of divisions and sections in all caps, and headers of subsections or any lower ordinal in title case with the first letter of each word capitalized.

C. All internal citations to the Los Angeles Municipal Code shall match the formatting and style of the existing Chapter 1A of the Los Angeles Municipal Code, including adding periods at the end of the citation number, including the title that matches the cited section in parenthesis after the period (e.g., “Sec. 5A.2.2. (Use Applicability))” or “Paragraph 2. (No Net Loss of Dwelling Units)”), and citations to Chapters of the Los Angeles Municipal Code shall use Roman numerals for the chapter number and include “of this Code” after the parenthetical of the title of the Chapter (e.g., “Chapter I (General Provisions and Zoning) of this Code”). Internal citations shall be italicized.

D. All internal citations within Chapter 1A of the Los Angeles Municipal Code referring to content modified by this ordinance shall be updated to reflect the latest titles and Section references.

E. All internal citations within Chapter 1A of the Los Angeles Municipal Code shall be updated to the correct citation where the cited Section number does not exist, but the Section name is stated clearly (e.g. correct “Sec.13.2.10. (Multiple Approvals)” to “Sec. 13A.2.10. (Multiple Approvals)” because Sec. 13.2.10. does not exist).

F. All citations stating “section” shall be updated to “Sec.” and those stating “division” shall be updated to “Div.” This does not apply to citations internal to the Division or Section being referenced, in which case the full term of Section or Division shall be used (e.g. “The intent of this Section (Roof Materials) is to...”).

G. All citations to state law shall be updated to first state the name of the statute, followed by the referenced citation and the title of the referenced citation if available (e.g. California Government Code, Title 7. (Planning and Land Use)).

H. Words and phrases that are included in the Glossary in Article 14 of Chapter 1A of the Los Angeles Municipal Code shall not be capitalized unless they are proper nouns, mapped areas under Article 1 of Chapter 1A, district names, or zone string components. Any glossary terms used in Chapter 1A shall be indicated by underline in the published Code and linked to the Glossary term in Article 14 of Chapter 1A of the Los Angeles Municipal Code. Glossary terms to be hyperlinked in this ordinance are

italicized. But even if not italicized in this ordinance, shall be linked if the term is found in the glossary.

I. Consistent with Sec. 11.01. (Definitions and Interpretation), which states that, “the singular number includes the plural, and the plural, the singular,” singular or plural versions of existing glossary terms may be added into the Glossary in Article 14 of Chapter 1A of the Los Angeles Municipal Code as needed to ensure exact matches in the use of the term in the text of the LAMC and its entry in the Glossary, which is a requirement of the New Interactive Web-based Zoning Code in order to allow the definition to appear in the pop-up of a term when the site-user clicks on the term. Terms added shall include a glossary entry redirecting to the originally defined term (e.g. Applicable Story: See *applicable stories*).

J. To ensure consistency between definitions and the index of definitions, any defined term that is modified or added by this ordinance shall also have the same edit made to the secondary location in the index of defined terms housed in Division 14.3 of Article 14 of Chapter 1A of the Los Angeles Municipal Code. This Glossary index shall match the existing format, style, prefix setup with citations as necessary, and be organized alphabetically.

K. All fonts and/or typeface and spacing and layout (including indentations) of text, headings, graphs and tables, and colors shall match that of the existing published Chapter 1A of the Los Angeles Municipal Code.

L. All numbers shall be written in accordance with the following protocol:

- a. Numbers one through nine shall be written out, unless within a table.
- b. Numbers written as the first word of sentence shall be written out (e.g. “One hundred percent of all affordable housing...”).
- c. Fractions and numbers including fractions shall be displayed as numerals (e.g. “½” instead of “one-half”, and 1½ instead of “one and ½”).
- d. Ordinance numbers shall be written so that “Ordinance number” is abbreviated and includes a comma after 3 digits, and includes the effective or operative dates (e.g. “...as established by Ord. No. 176.445 (effective 3/9/05)...”).

- e. FAR numbers and ratios remain per drafting standard.
 - i. Example: "... a FAR of 2.5:1 shall be...",
- f. Zoning District numbers remain as a number.
 - i. Example: "...those lots with a Density District 6 or more restrictive..."

M. All instances of the percentage symbol (%) shall be updated to "percent" or "percentage" as appropriate unless the percentage is shown within a table, in which case the percentage symbol (%) shall be used.

N. All instances of reference to an Ordinance number intended to refer to the ordinance being published shall be updated to include the Ordinance number issued prior to publication.