

Chapter 1A

City of Los Angeles **ZONING CODE**

Public Hearing Draft



**LOS ANGELES
CITY PLANNING**
Community Planning

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ARTICLE 1.
**INTRODUCTORY
PROVISIONS**

PREFACE

This Chapter 1A of the Los Angeles Municipal Code serves as the new Zoning Code, a comprehensive update of the City's zoning system. The new Zoning Code will be applied incrementally on a geographic basis through the update of the City's community plans. In drafting the revised plans, the new zoning tools provided in this Chapter 1A will be applied to properties within each community plan area.

Eventually, Chapter 1A will supercede and serve as the only Zoning Code for Los Angeles. However in the interim, until all the community plans have been updated and properties remapped using the new zoning system, properties in community plan areas not yet updated will be regulated by the provisions of the Zoning Code found in existing LAMC Chapter 1 . Only when the entire City has been rezoned using the new zoning in this Chapter 1A will LAMC Chapter 1 be removed from the Los Angeles Municipal Code.

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DIV. 1.1. **GENERAL MUNICIPAL CODE PROVISIONS**

[Reserved]

DIV. 1.2. **MUNICIPAL CODE ADMINISTRATIVE
CITATIONS**

[Reserved]

DIV. 1.3. **INTRODUCTORY PROVISIONS**

SEC. 1.3.1. **OPENING PROVISIONS**

A. **Title**

This document is the Zoning Code of the City of Los Angeles, and is referred to or cited throughout the document as "this Chapter." This Chapter 1A is a part of the Los Angeles Municipal Code, which is referred to or cited throughout the document as "LAMC" and "this Code."

B. **Intent**

1. The intent of this Chapter 1A is to implement the City's General Plan, Community Plans, and any other policy documents pertaining to planning, land use, and urban design.
2. This Chapter regulates the development and uses allowed on property subject to this Chapter.
3. This Chapter 1A is intended to:
 - a. Provide zoning options that realize a wide variety of community visions established in plans throughout the City.
 - b. Provide clear standards and consistent procedures for appropriate and effective public involvement in land use and development decisions.
 - c. Promote sustainable building and site design practices.
 - d. Provide standards for compatible transitions of use, building scale, and height between existing and new development.
 - e. Provide building form and site design standards that address the public aspects of private development and how building form, placement, and uses contribute to the quality of the public realm.
 - f. Provide access and parking standards that appropriately balance a wide variety of pedestrian and vehicular needs and result in safe pedestrian environments of the highest quality.
 - g. Promote sustainable building, site, and landscape design practices that advance the livability, function, and beauty of Los Angeles.
 - h. Provide opportunities for diverse housing options.
 - i. Provide standards for a variety of development patterns that emphasize connectivity between our mobility networks.

SEC. 1.3.2. APPLICATION OF THIS CHAPTER

A. Territorial Application

1. This Chapter refers only to the omission or commission of acts within the territorial limits of the City and that territory outside of this City over which the City has jurisdiction or control by virtue of the Constitution, Charter or any law, or by reason of ownership or control of property.
2. *Article 13. (Administration)* applies to all land use and development in the City, including those areas in which *LAMC Chapter 1. (General Provisions and Zoning)* is still in effect. The remainder of this Chapter applies to development with zone designations set out in this Chapter, and does not include those areas in which *LAMC Chapter 1. (General Provisions and Zoning)* is still in effect.
3. *LAMC Chapter 1. (General Provisions and Zoning)* does not apply to those areas in which this Chapter is applicable, unless expressly stated in this Chapter.

B. Required Conformance

1. All buildings, structures, or land, in whole or in part, shall be used or occupied in conformance with this Chapter.
2. Any Project Activity, as outlined in *Sec. 14.1.17. (Project Activities)*, in whole or in part, shall be done so in conformance with this Chapter.
3. The provisions of this Chapter apply to all buildings, structures, or land owned, operated or controlled by any person, corporation, or to the extent permitted by law, governmental agency.
4. In the event that any provision of this Chapter conflicts with *LAMC Chapter 5, Article 7 (Fire Code)*, then *LAMC Chapter 5, Article 7 (Fire Code)* shall prevail.

C. Certificate Of Occupancy

No vacant land shall be occupied or used, except for agricultural uses, and no building erected or structurally altered shall be occupied or used, until a certificate of occupancy shall have been issued by the Department of Building and Safety.

1. Certificate of Occupancy for a Building

- a. A certificate of occupancy for a new building or structure, addition, renovation, or alteration of an existing building shall be applied for coincident with the application for a building permit. The certificate of occupancy shall be issued after the request for it has been made in writing to the Department of Building and Safety after the erection, enlargement or alteration of the building or part of the building has been completed in conformity with the provisions of these regulations. Pending the issuance of a regular certificate, a temporary certificate of occupancy may be issued by the Superintendent of Building for a period not to exceed six months, during the completion of alterations or

during partial occupancy of a building pending its completion. Such temporary certificate shall not be construed as in any way altering the respective rights, duties, or obligations of the owners or of the City relating to the use or occupancy of the premises or any other matter covered by this Chapter, and such temporary certificate shall not be issued except under such restrictions and provisions as will adequately insure the safety of the occupants.

- b. No excavation for any building shall be started before application has been made for a certificate of occupancy.

2. **Certificate of Occupancy for Off-Site Parking, Alleys, Loading Zones, & Residential Planned Developments**

- a. Whenever the automobile parking spaces which are required for a building by the provisions of this Chapter, are provided on a lot other than the one on which the building is located, the certificate of occupancy for said building shall be valid only while such parking spaces are being so maintained and shall bear a notation to that effect. Said certificate shall be kept posted in a conspicuous place in the building. The Superintendent of Building shall keep a record of each lot on which required automobile parking spaces are provided for a building located on another lot, and whenever the Superintendent of Building finds that such automobile parking spaces are no longer so maintained, the Superintendent of Building shall notify the persons having custody of the building of that fact. If at any time such automobile parking spaces are not being maintained, the certificate of occupancy shall automatically be canceled and said building shall not thereafter be occupied or used until the required automobile parking spaces are again provided and a new certificate is issued.
- b. Whenever a lot abutting a public alley in a Commercial or Commercial-Mixed Use District is developed and used solely for dwelling or apartment house purposes with no more than 20 dwelling units on the lot and no loading space is provided, the certificate of occupancy for any building thereon shall be valid only while all the buildings on said lot are maintained for said use and the certificate shall bear a notation to that effect. If at any time any of the buildings on said lot are structurally altered or enlarged, or the use thereof is changed to a hospital, hotel, institution, commercial or industrial purposes, or a dwelling or apartment house so as to exceed 20 dwelling units on the lot, the certificate shall automatically be canceled and none of the buildings on said lot shall thereafter be occupied or used until the required loading space is provided and a new certificate is issued.
- c. Wherever authority is granted to permit the sale of a lot in a residential planned development contingent upon the possession of an interest in common areas and facilities which are appurtenant to said lot, the Certificate of Occupancy for buildings on said lot shall be valid only while said interest is held by the owner. Said interest may be through shares of stock or voting membership in an owners association.

3. Certificate of Occupancy for Land

A certificate of occupancy for the use of vacant land or a change in the character of the use of land, including the construction of tennis or paddle tennis courts, as herein provided, shall be applied for before any such land shall be occupied or used for any purpose except that of tilling the soil and the growing therein of farm, garden or orchard products; and a certificate of occupancy shall be issued after the application has been made, provided such use is in conformity with the provisions of this Chapter.

4. Certificate of Occupancy - Contents - Filing Fee

The certificate of occupancy shall state that the building or proposed use of a building or land conforms to the provisions of this Chapter. A record of all certificates shall be kept on file in the office of the Superintendent of Building, and copies shall be furnished, on request, to any person having a proprietary or tenancy interest in the building or land affected. A fee shall be charged for each original certificate of occupancy as established in *LAMC Chapter 9 (Building Regulations)*.

5. Plats

All applications for a certificate of occupancy shall be made on a form to be furnished by the Superintendent of Building, and shall contain accurate information and dimensions as to the size and location of the lot, the size and location of the buildings or structures on the lot, the dimensions of all yards and open spaces, and such other information as may be necessary to provide for the enforcement of these regulations. Where complete and accurate information is not readily available from existing records, the Superintendent of Building may require the applicant to furnish a survey of the lot prepared by a licensed surveyor. The applications and plats shall be kept in the office of the Superintendent of Building, and the duplicate copy shall be kept at the building at all times during construction.

6. Recorded Agreements

Whenever a recorded agreement(s) is required as part of the approval of a project as a prerequisite to the issuance of the required building permit or certificate of occupancy, the owner(s) of said lot(s) shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to maintain conformance with such agreement(s) so long as the building or use they are intended to serve is maintained.

D. Interpretation

1. Control Over Less Restrictive Laws and Regulations

Unless otherwise stated, if any condition or requirement imposed by this Chapter is more restrictive than a condition or requirement imposed by any other City law, rule or regulation of any kind, the more restrictive condition or requirement governs.

2. **State & Federal Law**

This Chapter shall comply with State and Federal law.

3. **Text and Graphics**

Illustrations, graphics, and photographs are included in this Chapter only to assist users in understanding the intent and requirement of the text. In the event that a conflict occurs between the text of this Chapter and any illustrations, graphics, or photographs, the text shall prevail.

4. **Effect of Heading**

See *LAMC Chapter 1, Section 11.00.(f) (Heading, Effect of)*.

5. **References to Other Laws, Requirements, Chapters, and Codes**

- a. In addition to the provisions of *LAMC Chapter 1, Section 11.05. (Effect of Renumbering or Redesignation of Provisions or Sections in Statutes or Codes of the State of California Which Are Referred to in the Los Angeles Municipal Code)*, whenever a provision of this Chapter refers to any other part of the Chapter or to any other law, the reference will be deemed to apply to any subsequent amendment of that law.
- b. References within this Chapter to requirements of other City or government agencies or Chapters of the LAMC, as well as other local, State, and Federal codes are provided for informational purposes and are not intended to be comprehensive or to provide exemption from any additional applicable regulations from other City or government agencies or Sections of the LAMC not explicitly referenced in this Chapter.

6. **Defined Terms**

Defined terms within this Chapter are underlined with a dotted line and will be located in *Div. 14.2. (Glossary)*.

E. **Effect of Adoption on Past Actions and Obligations**

See *LAMC Chapter 1, Section 11.00.(d) (Effect of Code on Past Actions and Obligations Previously Accrued)*.

F. **Inconsistent Permit or License**

See *LAMC Chapter 1, Section 11.02. (Inconsistent Permits and Licenses)*.

SEC. 1.3.3. **SEVERABILITY**

See *LAMC Chapter 1, Section 11.00.(k) (Validity of Code)*.

SEC. 1.3.4. SUCCESSIONAL RIGHTS

A. Existing Applications

- Any project for which an entitlement application, outlined in the table below, that was deemed complete prior to the effective date of this Chapter on the project's lot, at the applicant's option, may continue to use the zoning that was in effect at the time of application and the provisions of *LAMC Chapter 1. (General Provisions and Zoning)*, provided that approvals are granted and are effectuated and utilized within the time limits established in *Sec. 13A.2.7. (Scope of Decision)*. However, the project will be subject to any subsequent amendments to *LAMC Chapter 1. (General Provisions and Zoning)* unless the application has been vested.

Planning Entitlement	Section
General Plan Adoption/Amendment	<i>Sec. 13B.1.1.</i>
Specific Plan Adoption/Amendment	<i>Sec. 13B.1.2.</i>
Zone Change	<i>Sec. 13B.1.4.</i>
Class 3 Conditional Use Permit	<i>Sec. 13B.2.3.</i>
Project Review	<i>Sec. 13B.2.4.</i>
Tentative Tract Map	<i>Sec. 13B.7.3.</i>
Final Tract Map	<i>Sec. 13B.7.4.</i>
Preliminary Parcel Map	<i>Sec. 13B.7.5.</i>
Final Parcel Map	<i>Sec. 13B.7.5.</i>
Certificate of Appropriateness (Construction, Addition, Alteration, or Reconstruction)	<i>Sec. 13B.8.5.</i>
Certificate of Appropriateness (Demolition, Removal, or Relocation)	<i>Sec. 13B.8.6.</i>
Certificate of Compatibility for Non-Contributing Elements	<i>Sec. 13B.8.7.</i>
Coastal Development Permit (Pre-Certification)	<i>Sec. 13B.9.1.</i>
Coastal Development Permit (Post-Certification)	<i>Sec. 13B.9.2.</i>

- When applicable, modifications of the entitlements outlined above may be granted, provided that approvals are granted and are effectuated and utilized within the time limits established in *Sec. 13A.2.7. (Scope of Decision)*.
- Any project that cannot be effectuated and utilized within the time limits established in *Sec. 13A.2.7. (Scope of Decision)* must proceed in accordance with the regulations of this Chapter.

B. Building Permit

Nothing in this Chapter shall be construed to affect the validity of any still-valid previously approved entitlement, vested entitlement, building permit, fence permit, pool permit, retaining wall permit, sign permit or other similar permit lawfully issued prior to the effective date of this Chapter on the project's lot.

DIV. 1.4. **ZONING CODE MAPS**

SEC. 1.4.1. **GENERAL**

A. **Purpose**

The land use and development regulations outlined in this Chapter provide responsive zoning solutions to many planning policy objectives. Typically, these provisions apply in a geographically-specific manner through mapped zoning districts, Specific Plans, supplemental districts, special districts, and other types of land designations. This collection of public right-of-way and parcel-specific maps is referred to as the Zoning Code Maps. Zoning Code Maps enable the City to effectively coordinate the application of regulations by establishing zoning districts, Specific Plans, supplemental districts, or other land designations through which geographic planning objectives can be addressed and further enhance the regulatory tools provided by this Chapter.

B. **Maintenance and Access**

1. **Adoption and Maintenance of Zoning Code Maps**

Zoning Code Maps shall be created pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)* and amended as established for each Zoning Code Map.

a. **Zoning Code Maps**

The maps established in this Division, maintained by the Los Angeles Department of City Planning, published as layers of digital files that are part of its Geographic Information Systems database, shall:

- i. Delineate the boundaries of the various zoning districts, Specific Plans, supplemental districts, special districts, and other types of land designations through which regulations in this Chapter are made applicable.
- ii. Include all matters, notations, and representations.
- iii. Be adopted and approved, incorporated herein and made a part hereof, and collectively constitute the official Zoning Code Maps.

b. **Record of Changes**

All changes to Zoning Code Maps shall be made by updating the digital file for each change with the date of the change. All amendments to official Zoning Code Maps shall be maintained by the Department, and made available to the public. Zoning Code Maps shall be marked pursuant to a system of identification established by City Planning.

c. **Scale of Map**

Zoning Code Maps shall be maintained in the City's adopted datum, maintained by the Department of Public Works, Bureau of Engineering. Where a boundary is not a street, alley or lot line, or where property indicated on the Zoning Code Map is not subdivided

into lots and blocks, the boundary on the Zoning Code Map is determined by the scale and projection contained on the map and any meta-data included as part of the Geographic Information Systems database file.

d. Land Base Dataset

The Department of Public Works, Bureau of Engineering is responsible for reviewing identifying, and updating the City's public and private land records, and establishes and maintains the City's land base dataset used by City Planning. City Planning shall make the necessary adjustment to the Zoning Code Maps as updates to the land base dataset are issued.

e. Annexations

If the City's jurisdiction is amended, changes in the Zoning Code Map shall be identified by updating the Geographic Information Systems database file with the date of the change.

2. Accessing Zoning Code Maps

Zoning Code Maps can be accessed electronically through City Planning's Zoning Information and Map Access System (ZIMAS), or on the Zoning Code Maps in the Department's Map Gallery on the Department website. Hard copies of Zoning Code Maps can be made available by visiting one of City Planning's Development Services Centers and making a reproduction request with payment of any applicable fees.

SEC. 1.4.2. ZONING MAP

A. APPLICABILITY

1. Zoning Districts

In order to regulate the use and development of property, as provided for in this Chapter, land is designated with the following districts for zoning purposes. The zone of a lot is separated into two or more bracket sets [] in order to reinforce the separation of the built environment from the types of activities as two distinct and interchangeable permissions on a lot. The first bracket set contains the zoning districts that determine the built environment, and the second bracket set contains the zoning districts that determine the types of activities on a lot. Although the zoning districts may refer or have standards that are tied to other districts, each is independent and are combined in response to the variety of planning needs found throughout the City.

[Form – Frontage – Standards] [Use – Density]

- a. Form Districts are outlined in *Article 2*.
- b. Frontage Districts are outlined in *Article 3*.
- c. Development Standards Districts are outlined in *Article 4*.

- d. Use Districts are outlined in *Article 5*.
- e. Density Districts are outlined in *Article 6*.

2. Alternate Typologies

The zoning districts established in this Chapter recognize that, in general, the physical form of development need not be determined by its use. There are certain cases, however, in which the physical form that development takes is directly tied to a specific use or activity. In those cases, *Article 7 (Alternate Typologies)* outlines a series of regulatory solutions that overrides specific regulations otherwise addressed by zoning districts applied to a lot. Each Alternate Typology establishes eligibility parameters for each option, and what metrics it supersedes from the applicable zoning districts.

3. Specific Plans & Supplemental Districts

In addition to the provisions of *Sec. 1.4.2.A.1. (Zoning Districts)* above, additional regulations may be applied as outlined in *Div. 8.1. (Specific Plans)* and *Div. 8.2. (Supplemental Districts)*. These are represented in a third bracket set of the zoning using the acronym "SP" for Specific Plans or the acronyms established for the respective supplemental district. The third bracket set may include multiple Specific Plans or supplemental districts separated by a hyphen (-).

4. Special Districts

- a. In order to achieve Specific Planning objectives in designated areas having unique characteristics, special districts may replace the zoning in *Sec. 1.4.2.A.1. (Zoning Districts)* and supplemental districts in *Sec. 1.4.2.A.3. (Specific Plans & Supplemental Districts)* established above. Special districts respond to unique conditions and stipulate land use and development requirements or incentives tailored to distinctive qualities that may not lend themselves to the regulations established in this Chapter, except as outlined within each special district.
- b. The special districts outlined *Div. 8.3. (Special Districts)* shall serve as the designated zone, in lieu of zoning districts, Specific Plans, and supplemental districts, where applied.

5. Zoning of Annexed or Unzoned Land

- a. All land or territory annexed to the City after the effective date of this Chapter is automatically classified [HV3-DF1-1][RL1-1L] unless the City Council specifically determines otherwise.
- b. The City Council may establish specific zoning by ordinance for land or territory to be annexed. The zoning ordinance may be adopted concurrently with the annexation. Unless the specific zoning is established by ordinance, the Zoning Map shall be amended to indicate the land or territory annexed as [HV3-DF1-1][RL1-1L] without additional proceedings.

- c. Any land or territory in the City not indicated on the Zoning Map as being in any zone will be construed as being classified in the most restrictive zone that exists on an adjacent lot on the same side of the street, or a lot on the opposite side of the street or highway of the subject land or territory, and the Zoning Map shall be amended to indicate that zone without additional proceedings.

B. BOUNDARIES

1. Street, Alley or Lot Lines

Zone boundaries occur at street, alley, or lot lines unless otherwise shown on the Zoning Map, using the land base dataset, and where the indicated boundaries on the Zoning Map are approximately a street, alley or lot line, the street, alley or lot line are the boundaries of the zone.

2. Street or Right-of-Way

- a. A street, alley, railroad or railway right-of-way, watercourse, channel, or body of water included on the Zoning Map shall, unless otherwise indicated, be included within the zone boundaries of the adjoining property on either side of the street, alley, railroad or railway right-of-way, watercourse, channel or body of water.
- b. Where the street, alley, right-of-way, watercourse, channel, or body of water serves as a boundary between two or more different zones, a line midway in the street, alley, right-of-way, watercourse, channel, or body of water, and extending in the general direction of its long dimension is the boundary between zones.

3. Vacated Street or Alley

- a. In the event a dedicated street or alley shown on the Zoning Map is vacated, the property formerly in the street or alley shall be included within the zone of the adjoining property on either side of the vacated street or alley.
- b. In the event the street or alley was a zone boundary between two or more different zones, the new zone boundary is the former centerline of the vacated street or alley.

C. AMENDMENTS

1. Zone Changes

a. Process

At the direction of City Council, pursuant to *Sec. 13B.1.4. (Zone Change)*, the Director of Planning is authorized to revise the Zoning Map. At the direction of City Council for the adoption of a Specific Plan, pursuant to *Sec. 13B.1.2. (Specific Plan Adoption/Amendment)*, the Director of Planning is authorized to revise the Zoning Map. No unauthorized person may alter or modify the Zoning Map.

2. **Zone Boundary Adjustments**

a. **Process**

Whenever public necessity, convenience, general welfare or good zoning practice justifies the action, the Director of Planning may approve, conditionally approve, or deny a zone boundary adjustment, pursuant to *Sec. 13B.5.2. (Adjustment)*, and make minor adjustments to the location of a zone boundary to carry out the intent of this Section when:

- i. Property as shown on the Zoning Map has been divided or approved for division into parcels or lots and blocks by a final parcel or tract map, and the parcel or lot and block arrangement does not conform to that anticipated when the zone boundaries were established;
- ii. Property was redivided or approved for subdivision by a final parcel or tract map action into a different arrangement of lots and blocks than indicated on the Zoning Map; or
- iii. Where uncertainty exists in applying the provisions of this Subdivision or where revision is necessary to correct dimensional or mapping errors, the Director of Planning may determine the location of the zone boundary.

b. **Limitation**

Zone boundary adjustments permitted pursuant to this Subdivision are limited to a distance of no more than 50 feet. When the adjustment is requested prior to recordation, the Director of Planning's decision does not become effective until after the parcel map or final tract map has been recorded with the Office of the County Recorder.

c. **Dedications**

The Director of Planning may require that the abutting streets, alleys, or highways be dedicated and improved in conformance with the standards for improvement of streets, alleys, and highways, if it is determined that traffic on the abutting streets, alleys or highways will be increased or impeded as a result of the zone boundary adjustment. An offer to dedicate or filing of a bond in conformance with *Sec. 10.1.4. (Dedication Procedure)* and *Sec. 10.1.5. (Improvement Procedure)* may be construed as compliance with these requirements.

d. **Zoning Map**

The Zoning Map shall conform with the Director of Planning's decision after the conditions are imposed, if any.

SEC. 1.4.3. PRIMARY STREET MAP

A. APPLICABILITY

Each lot shall have at least one primary street lot line based on a set of criteria established in *Section 14A.1.12.B. (Primary Street Lot Line)*. However, a side street lot line may be re-designated into a primary street lot line when the adjacent right-of-way has been established as a primary street on the Primary Street Map.

B. BOUNDARIES

The Primary Street Map is composed of street segments made up of a line midway in the street, alley, railroad or railway right-of-way, watercourse, channel, or body of water, and extending in the general direction of its longest dimension between each intersection of each midway in the street, alley, railroad or railway right-of-way, watercourse, channel, or body of water.

C. AMENDMENTS

At the direction of City Council pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)*, the Director of Planning is authorized to revise the Primary Street Map. No unauthorized person may alter or modify the Primary Street Map.

SEC. 1.4.4. LOCAL AFFORDABLE HOUSING INCENTIVE MAP

A. Applicability

The Local Affordable Housing Incentive Map identifies lots that are eligible to participate in the affordable housing incentive program established in *Sec. 9.3.2. (Local Affordable Housing Incentive Program)*, as well as which Local Incentive Program Set the individual lots are required to utilize.

B. Boundaries

Any lot designated, using the Bureau of Engineering land base dataset, with one of the Local Incentive Program Sets established in *Sec. 9.3.2. (Local Affordable Housing Incentive Program)* as shown in the Local Affordable Housing Incentive Map.

C. Amendments

At the direction of City Council, pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)*, the Director of Planning is authorized to revise the Local Affordable Housing Incentive Map. No unauthorized person may alter or modify the Local Affordable Housing Incentive Map.

SEC. 1.4.5. TARGETED PLANTING AREAS MAP

A. APPLICABILITY

Lots identified as being within an identified planting area, as established in *Sec. 1.4.5.B. (Boundaries)*, on the Targeted Planting Areas Map shall comply with the corresponding planting requirements in a separate regulatory document named "Department of City Planning - Targeted

Planting Areas Guide" (Planting Guide) as established and amended by the City Planning Commission pursuant to *Sec. 13.B.1.5. (Policy Action)*.

B. BOUNDARIES

Any land designated, using the Bureau of Engineering land base dataset, as any of the following planting area designations in the Planting Area Map.

1. River Planting Area

Plants in these areas, and outlined in this category in the Planting Guide, shall be limited to:

- a.** Native plants that occur naturally in a given geographic area, which can be trees, flowers, grasses, or any other plants, included in the California Native Plant Library.
- b.** Species included in the Watershed Wise Plant List published by the Council for Watershed Health.
- c.** Species included in the Los Angeles County River Master Plan's Landscaping Guidelines and plant palettes comprised primarily of native plants suitable for a riparian habitat.

2. Filtration Planting Area

Trees planted in these areas, and outlined in this category in the Planting Guide, shall be low in water use, low in biogenic emissions, high in carbon and particulate matter filtration qualities and retain foliage for more than six months of the year.

C. AMENDMENTS

At the direction of City Council pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)*, the Director of Planning is authorized to revise the Targeted Planting Areas Map. No unauthorized person may alter or modify the Targeted Planting Areas Map.

SEC. 1.4.6. HILLSIDE AREA MAP

A. APPLICABILITY

The Hillside Area Map identifies lots with topographical features subject to additional regulations intended to address the specific nature of hillside development. These additional regulations are outlined in this Chapter and are applicable by reference to this Zoning Code Map.

B. BOUNDARIES

Any land designated, using the Bureau of Engineering land base dataset, as Hillside Area as shown in the shaded portion of the Hillside Area Map.

C. AMENDMENTS

At the direction of City Council pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)*, the Director of Planning is authorized to revise the Hillside Area Map. No unauthorized person may alter or modify the Hillside Area Map.

SEC. 14.7. COASTAL ZONE MAP

A. APPLICABILITY

The Coastal Zone Map is the land and water area boundaries established by the State Legislature as defined in the Coastal Zone definition in *California Public Resources Code, Division 20 (California Coastal Act), Section 30103*. This map is intended to facilitate the implementation of the applicable provisions of the California Coastal Act.

B. BOUNDARIES

1. Coastal Zone

The Coastal Zone shall mean land and water area within the City specified on maps prepared by the California Coastal Commission pursuant to *California Public Resources Code Sec. 30103, 30103.5, and 30166*, copies of which are on file with the Department of City Planning and the Office of City Engineer. Such Coastal Zone extends seaward to the City's outer limit of jurisdiction, and generally extends inland 1000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone extends inland 1000 yards.

2. Calvo Exclusion Area

The Calvo Exclusion Area shall mean land within the City as specified on maps prepared by the California Coastal Commission, copies of which are on file with the Department of City Planning.

C. AMENDMENTS

This map is intended to reflect the most current Coastal Zone and Calvo Exclusion Area boundaries provided by the California Coastal Commission in order to implement the applicable provisions of *California Public Resources Code, Division 20 (California Coastal Act)*. The Coastal Zone Map will be updated as Coastal Zone and Calvo Exclusion Area boundaries are updated and published by the California Coastal Commission.

DIV. 1.5. **EMERGENCY PROVISIONS**

SEC. 1.5.1. **LOCAL EMERGENCY TEMPORARY REGULATIONS**

A. **Declaration of Purpose**

It is the purpose and objective of this Division to establish reasonable and uniform regulations to protect the public welfare and to provide a streamlined method for consideration of applications for temporary use approvals and other land use approvals in an emergency, such as fire, storm, severe earthquake, civil disturbance, or other disaster declared by the Governor.

B. **Long-Term Temporary Uses**

1. **Authority of the Zoning Administrator**

- a. Regardless of any other provision of this Chapter to the contrary, the Zoning Administrator has the authority to approve the use of a lot in any zone for the temporary use of property which will aid in the immediate restoration of an area adversely impacted by a severe fire, storm, earthquake, similar natural disaster, or a civil or military disturbance, and declared by the Governor as an emergency area if the Zoning Administrator finds:
 - i. That the nature and short duration of the proposed temporary use assures that the proposed use will not be materially detrimental to the character of development in the immediate neighborhood;
 - ii. That the proposed use will not adversely affect the implementation of the General Plan or any applicable Specific Plan; and
 - iii. That the proposed use will contribute in a positive fashion to the reconstruction and recovery of areas adversely impacted during the emergency.
- b. In making a determination pursuant to this Section, the Zoning Administrator shall balance the public interest and benefit to be derived from the proposed temporary use against the degree, significance of, and temporary nature of the inconvenience to be caused in the area where the temporary use is located. The Zoning Administrator may promulgate regulations and guidelines as are necessary and proper to administer the provisions of this Division.

2. **Conditions of Approval**

- a. In approving the location of any temporary use, the Zoning Administrator may impose conditions as the Zoning Administrator deems necessary to protect the peaceful and quiet enjoyment of nearby properties. The Zoning Administrator will also require the posting of a completion bond, or other guarantee satisfactory to the Zoning Administrator, to cover the cost of the removal of any improvements made to a site or cleaning of the site after termination of the temporary authorized use.

- b. Furthermore, the Zoning Administrator will require termination of the temporary use within one year from the date of the approval of the temporary use, the removal of all temporary improvements on the site, and the restoration of the site to a permitted use within a reasonable period of time determined by the Zoning Administrator. Approval of any application for a temporary use does not result in any vested or nonconforming rights to carry on the temporary use after the term authorized.
- c. The automobile parking design and improvement provisions of *Sec. 4C.4.3. (Parking Area Design)* and *Sec. 4C.4.4. (Parking Lot Design)* and the yard requirements of this Chapter do not apply to temporary permits for public parking in the Residential Use Districts. However, in approving permits, the Zoning Administrator may impose those conditions as the Zoning Administrator deems necessary to protect the peaceful and quiet enjoyment of the subject and nearby properties.

3. Revocation

- a. The Zoning Administrator may suspend or revoke any temporary use approval, if the Zoning Administrator determines that the temporary use bears no significant relation to the reconstruction and recovery of areas adversely impacted by the emergency, or that the conditions imposed on any temporary use approval have not been complied with, or that an unreasonable level of interference with the peaceful enjoyment of neighboring properties is created by the conduct of any authorized activity.
- b. Prior to the revocation of a temporary use approval, the Zoning Administrator shall give written notice to the record owner or lessee to appear within 5 days, or less if justified by a threat to public health and safety, at a time and place fixed by the Zoning Administrator and show cause why the temporary use approval should not be revoked or why further conditions should not be imposed.
- c. A determination of the Zoning Administrator pursuant to this Subsection may be appealed to the Area Planning Commission on a form prescribed by the Department of City Planning in accordance with the procedures described in this Section.

4. Other Permits and Licenses

This Division does not, except as stated here, modify or affect in any way the duty of any applicant to obtain any other permit or license which may be required under any other provision of this Chapter or State law.

5. Application

- a. An application to allow any temporary use referred to in this Division shall be filed with the Department of City Planning upon forms and accompanied by data as the Department of City Planning may require.

- b. The application may be filed by an owner or a lessee and shall be verified by the applicant attesting to the truth and correctness of all facts and information presented with, or contained in the application and shall also be signed by the owner of record of any site where the proposed temporary use will be located.
- c. A copy of any application so filed shall be transmitted by the Department of City Planning to the Council Member of the district in which the proposed use would be located and to the Department of Transportation for their information.

6. **Notice and Hearing**

- a. Upon the filing of a verified application, the Zoning Administrator shall set the matter for public hearing. Notice of the time, place, and purpose of the hearing shall be given by mailing a written notice at least 14 days prior to the date of the hearing to the applicant, to the owner of the subject property, to adjoining and abutting property owners, and to property owners directly across the street or alley from the subject property. For this notice, the following shall be used: the last known name and address of the property owners as shown upon the records of the City Engineer or the records of the County Assessor.
- b. An application for a temporary use shall be set for public hearing unless the Zoning Administrator makes written findings, attached to the file involved, that the requested temporary use:
 - i. Will not have a significant effect on adjoining properties or on the immediate neighborhood; or
 - ii. Is not likely to evoke public controversy.

7. **Time Limit**

The Zoning Administrator shall make a determination within 30 days from the filing of a verified application. This time limit may be extended by mutual written consent of the applicant and Zoning Administrator.

8. **Fee**

An application for an approval pursuant to this Section does not require any filing fee.

9. **Decisions by the Zoning Administrator**

Decisions by the Zoning Administrator shall be supported by written findings of fact based upon written or oral statements and documents presented to the Zoning Administrator, which may include photographs, maps and plans, together with the results of the Zoning Administrator's investigations. Upon making a decision, the Zoning Administrator shall mail a copy of the written findings and decisions to the applicant, and to the other persons who were required to be notified under *Sec. 1.5.1.B.6. (Notice and Hearing)*.

10. Decision Effective and Appeal

The decision of the Zoning Administrator is final, unless appealed, after an elapsed period of 10 days from the date of mailing a copy of the written findings and decision to the applicant. During this period, any person aggrieved by the decision may file a written appeal to the Area Planning Commission. The appeals shall set forth specifically the points at issue, the reasons for the appeal, and how the appellant believes there was an error or abuse of discretion by the Zoning Administrator. No fee will be charged for this appeal.

11. Failure to Act

If the Zoning Administrator fails to make a decision on a temporary land use application within the time limit specified in *Sec. 1.5.1.B.7. (Time Limit)*, then the applicant may file a request in the Office of Zoning Administration for a transfer of jurisdiction to the Area Planning Commission and for a decision by the Area Planning Commission on the original application. In that case, the Zoning Administrator will lose jurisdiction and the Area Planning Commission shall assume jurisdiction, provided, however, that the matter may be remanded to the Zoning Administrator or the Area Planning Commission may accept the applicant's request for withdrawal of the transfer of jurisdiction. In either case, the Zoning Administrator will regain jurisdiction for the time and purpose specified by the Area Planning Commission.

12. Transfer of Jurisdiction

When considering any matter transferred to its jurisdiction pursuant to *Sec. 1.5.1.C. (Special Provisions for Other Proceedings)* because of the failure of the Zoning Administrator to act, the Area Planning Commission shall make its decision within 30 days after the request to transfer jurisdiction is filed. All decisions become final on the date of mailing a copy of the Area Planning Commission's decision to the applicant.

13. Record on Appeal

Within five days of receipt of the filing of an appeal, the case file of the Zoning Administrator appealed, and the appeal shall be delivered to the Area Planning Commission. At any time prior to the action by the Area Planning Commission on the appeal, the Zoning Administrator may submit supplementary pertinent information as the Zoning Administrator deems necessary or as may be requested by the Area Planning Commission.

14. Appeal Hearing Date-Notice

Upon receipt of the appeal, the matter shall be set for an Area Planning Commission hearing and notice shall be given by mail of the time, place and purpose of the hearing to the appellant, to the applicant, to the owner or owners of the property involved, to the Zoning Administrator and to any other interested party who has requested in writing to be so notified. This notice shall be in writing and mailed at least five days prior to the hearing.

15. Appeal Hearing Date-Continuance

Upon the date set for the hearing, the Area Planning Commission will hear the appeal, unless, for cause, the Area Planning Commission shall on that date continue the matter. No notice of continuance need be given if the order to continue is announced at the time for which the hearing was set.

16. Area Planning Commission Decision

- a. When considering an appeal from an action by the Zoning Administrator, the Area Planning Commission shall make its decision within 15 days (in the case of a revocation, within 10 days) after the expiration of the appeal period, or within an extended period of time as may be mutually agreed upon in writing by the applicant and the Area Planning Commission. The Area Planning Commission shall base its decision only upon:
 - i. Evidence introduced at the hearing, or hearings, if any, before the Zoning Administrator, on the issue;
 - ii. The record, findings and determination of the Zoning Administrator; and
 - iii. The consideration of arguments, if any, presented to the Area Planning Commission orally or in writing.
- b. If an applicant or aggrieved person wishes to offer into the proceedings any new evidence in connection with the matter, a written summary of that evidence, together with a statement as to why that evidence could not reasonably have been presented to the Zoning Administrator shall be filed with the Area Planning Commission prior to the hearing. If the Area Planning Commission fails to act on any appeal within the time limit specified in the Subsection, the determination of the Zoning Administrator is final.
- c. The Area Planning Commission may modify or reverse the ruling, decision or determination appealed from only upon making findings indicating how the action of the Zoning Administrator was in error or constituted an abuse of discretion and shall make specific findings supporting any modification or reversal. The decision of the Area Planning Commission is final as of the date of its determination on the matter. After making a decision, a copy of the findings and determination shall be placed on file in the Department of City Planning and a copy of the determination shall be furnished to the applicant, the appellant, and the Department of Building and Safety.

C. Special Provisions For Other Proceedings

1. Regardless of any provision of this Chapter or any other ordinance to the contrary, with respect to those uses, buildings and sites destroyed or damaged in connection with a declared emergency, and in the area covered by the declaration of emergency, the following exceptions apply:
 - a. Payment of all Department of City Planning and Zoning Administrator fees may be deferred until the applicant seeks any certificate of occupancy.

- b. For applications relating to new actions pursuant to *Div. 13B.2. (Quasi-Judicial Review)*, *Sec. 13B.4.5. (Project Exception)*, *Article 12 (Nonconformities)*, and *Sec. 13B.5.3. (Variance)*, any project permits pursuant to moratorium ordinances or interim control ordinances, and any revocation or modification proceedings:
 - i. If the law otherwise requires or authorizes a public hearing, the matter shall be set for public hearing unless the Zoning Administrator, the Area Planning Commission, the City Planning Commission, or Director of Planning, makes written findings, attached to the file involved, that the matter:
 - a) Will not have a significant effect on adjoining properties or on the immediate neighborhood; or
 - b) Is not likely to evoke public controversy.
 - ii. Provided, however, that no hearing will be waived in any proceeding involving:
 - a) Alcohol Sales, On-Site Consumption
 - b) Alcohol Sales, Off-Site Consumption
 - c) Swap Meets
 - d) Gun Sales
 - e) Alternative Financial Services
 - f) Vehicle Repair, Light
 - g) Vehicle Repair, Heavy
 - iii. When a matter is set for public hearing, written notice of the hearing shall be given to the applicant, the owner or owners of the property involved, and to the owners of all property within and outside of the City within 500 feet of the property involved.
- c. Payment of the Affordable Housing Linkage Fee pursuant to *LAMC Chapter 1, Section 19.18. (Affordable Housing Linkage Fee)*.

D. Restoration of Damaged or Destroyed Buildings

1. Nonconforming

- a. Regardless of any other provisions of this Division to the contrary, a building nonconforming as to use, yards, height, number of stories, lot area, floor area, density, loading space, parking, off-site signs, or other nonconforming provisions of this Chapter, which is damaged or destroyed as a result of the declared emergency may be repaired or reconstructed with the same nonconforming use, yards, height, number of stories, lot area, floor area, density, loading space, parking, or off-site signs as the original building. Provided, however, that repair or reconstruction shall be commenced within two years of the date of damage or destruction and completed within 2 years of obtaining a permit

- for reconstruction. Provided, further, that neither the footing nor any portion of the replacement building may encroach into any area planned for widening or extension of existing or future streets as determined by the Department of City Planning upon the recommendation of the City Engineer.
- b. The provisions of this Section supersede any interim control ordinances, interim plan revision ordinances, Specific Plans (excluding the *South Central Alcohol Beverage Specific Plan, Ord. No. 171,681*), **Sec. 5C.1.1. (Project Review Thresholds)**, and the City's hillside regulations under *Article 4 (Development Standards)*, except for Fire Protection and Street Access standards. Regardless of any provision in this Section to the contrary, any existing provision of law regulating the issuance of building or demolition permits for buildings or structures currently with historical or cultural designations on the Federal, State and City lists remain in full force and effect. All historic preservation districts regulations continue in full force and effect with respect to the demolition, repair, and reconstruction of damaged or destroyed buildings or structures.
 - c. For purposes of this Subsection, a building or structure may only be demolished and rebuilt to its non-conforming status, relative to the provisions of this Chapter, any interim control ordinances, interim plan revision ordinances, Specific Plans (excluding the *South Central Alcohol Beverage Specific Plan, Ord. No. 171,681*), and **Sec. 5C.1.1. (Project Review Thresholds)**, and the City's hillside regulations under *Article 4 (Development Standards)*, except for those fire protection and street access standards), if the building or structure is either destroyed or damaged in the following manner:
 - i. Any portion of the building or structure is damaged by earthquake, wind, flood, fire, or other disaster, in such a manner that the structural strength or stability of the building or structure is appreciably less than it was before the catastrophe and is less than the minimum requirements of this Chapter for a new building or structure of similar structure, purpose or location, as determined by the Department of Building and Safety; and
 - ii. The cost of repair would exceed 50% of the replacement cost of the building or structure, not including the value of the foundation system, as determined by the Department of Building and Safety.
 - d. Nothing here will be interpreted as authorizing the continuation of a nonconforming use beyond the time limits set forth in *Article 12. (Nonconformities)* that were applicable to the site prior to the events which necessitated the declaration of the emergency.
 - e. If issues of interpretation relating to the above provisions arise, the Zoning Administrator is hereby authorized to resolve those issues in light of the scope and purposes of this Subsection.

2. Conditional Uses and Uses that Benefit the Public

- a. Uses authorized by a Conditional Use Permit pursuant *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, or *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, or other procedure in effect at the time of authorization of the approved Conditional Use Permit, are hereby granted an exemption from the requirements of *Sec. 13B.5.4. (Review or Modification of Entitlement)*, provided that the structures containing these uses are rebuilt as they lawfully existed prior to their destruction, with the same building footprint and height.
- b. The following uses are considered to be of such importance and their expeditious replacement is of such value to the health and safety of the community that they are hereby granted an exemption from the requirements of *Sec. 13B.5.4. (Review or Modification of Entitlement)*, provided that the structures containing these uses are rebuilt as they lawfully existed prior to their destruction, with the same building footprint and height.
 - i. All Public and Institutional Uses
 - ii. Airports
 - iii. Day Care Facilities
 - iv. Medical Facilities, including Ambulance Services, Hospices, and Hospitals
- c. If issues of interpretation or administration relating to the above exemptions arise, the Director of Planning is authorized to resolve those issues in light of the scope and purposes of this Subsection.
- d. As an exception to *Sec. 1.5.1.D.1. (Nonconforming)*, the following uses are not exempt from the provisions of this Chapter, interim control ordinances, Specific Plans, and interim plan revision ordinances:
 - i. Alcohol Sales, On-Site Consumption
 - ii. Alcohol Sales, Off-Site Consumption
 - iii. Swap Meets
 - iv. Gun Sales
 - v. Alternative Financial Services
 - vi. Vehicle Repair, Light
 - vii. Vehicle Repair, Heavy

3. **Boulevard, Avenue, and Collector Street Dedication and Improvement**

- a. For any lot identified by the City as having sustained damage during and as a result of the situation causing the declared emergency, the issuance of a building permit for a new development on that site does not require improvement of frontage for boulevards, avenues, and collector streets widening purposes under *Article 10 (Streets and Parks)*.
- b. Nothing here prevents a property owner from voluntarily improving the right-of-way and undertaking public improvements which conform to the applicable sections of this Chapter.

4. **Zoning Administrator Adjustments**

- a. Regardless of any other provision of this Chapter, the Zoning Administrator may grant deviations of no more than 10% from the City's floor area, height, yard, parking, and loading space requirements for buildings and structures damaged or destroyed in an emergency declared by the Governor when the deviations are necessary to accommodate the requirements of the *Americans With Disabilities Act*, *Federal Fair Housing Amendments Act of 1988*, the *California Code of Regulations, Title 24*, provided the Zoning Administrator finds:
 - i. That the deviations are not likely to cause an undue burden on nearby streets or neighboring properties;
 - ii. That the grant is not likely to evoke public controversy; and
 - iii. That the development cannot feasibly be designed to meet the requisite disabled access standards without the deviations.
- b. Prior to acting on an application for a deviation, the Zoning Administrator shall give notice to all adjoining property owners and hold a public hearing. The Zoning Administrator may waive the public hearing if the Zoning Administrator makes the findings in *Sec. 1.5.1.C. (Special Provisions for Other Proceedings)*. The notice and procedures provided in *Sec. 1.5.1.B. (Long-Term Temporary Uses)* shall be followed for granting any deviation.

E. **Critical Response Facilities**

1. **Authority of the Department of Building and Safety**

Regardless of any other provision of this Chapter to the contrary, the Department of Building and Safety will, during the first 6 months following the declaration of an emergency, have the authority to issue a temporary permit for the duration of the emergency, on any lot, regardless of zone, for any police, fire, emergency medical or emergency communications facility which will aid in the immediate restoration of an area adversely impacted by a severe fire, storm, earthquake, similar natural disaster, or a civil or military disturbance, and declared by the Governor as an emergency area, provided that the Department of Building and Safety maintains records of all temporary permits.

F. Short-Term Temporary Uses

1. Authority of the Department of Building and Safety

Regardless of any other provision of this Chapter, the Department of Building and Safety will, during the first 6 months following the declaration of an emergency, have the authority to issue a temporary 90-day permit on any lot, regardless of zone, for any temporary use which will aid in the immediate restoration of an area adversely impacted by a severe fire, storm, earthquake, similar natural disaster, or a civil or military disturbance, and declared by the Governor as an emergency area, provided that the Department of Building and Safety maintains records of all temporary permits.

G. Activation and Termination

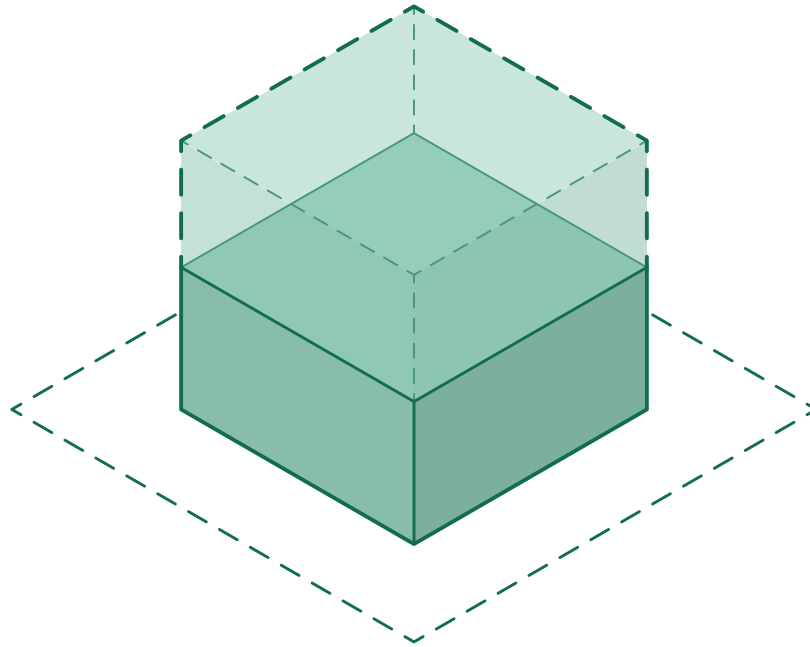
The provisions of this Division are applicable to a particular area upon the declaration of an emergency by the Governor relating to that area, pursuant to *California Government Code Title 2, Chapter 7, Division 1 (General)*. The provisions of this Division cease to be applicable to a particular area 2 years following the date of declaration of emergency, and for one additional year if an extension is approved by the City Council, provided, however, that the provisions of this Division are considered as still remaining in full force and effect thereafter for the purpose of maintaining or defending any civil or criminal proceeding with respect to any right, liability or offense that may have arisen under the provisions of this Division during its operative period, or with respect to enforcing any condition of approval of the temporary permit. The City Council may also extend by resolution any other time limits in this Division for one additional year.

SEC. 1.5.2. EMERGENCY HOMELESS SHELTERS - CITY OWNED AND LEASED PROPERTY

- A. Regardless of any provisions of this Chapter to the contrary, during any period for which the Mayor or the City Council have declared a shelter crisis within the meaning of *Government Code Sections 8698, et seq.*, a homeless shelter may be established and operated on property owned or leased by the City of Los Angeles in any zone as a matter of right regardless of the number of beds or number of persons served.
- B. Facilities used as a homeless shelter under this Section must comply with the minimum building regulations set forth in *LAMC Chapter 9, Section 91.8605 (Emergency Homeless Shelters)*, as it is currently written or as it may be amended in the future, and are exempt from the requirements of the zoning districts.
- C. If the lot on which any such shelter is located does not have sufficient area to provide the number of parking spaces required by *Sec. 4C.4.1. (Automobile Parking Stalls)*, then the number of spaces required shall be the number for which adequate area exists. If insufficient area for any parking spaces exists on the lot, no spaces shall be required.

SEC. 1.5.3. EMERGENCY HOMELESS SHELTERS - CHARITABLE ORGANIZATIONS

- A. Regardless of any provisions of this Chapter to the contrary, during any period for which the Mayor or the City Council have declared a shelter crisis within the meaning of *Government Code Sections 8698, et seq.*, a homeless shelter may be established and operated on a lot zoned with a Residential, Commercial-Mixed, Commercial, Industrial-Mixed, or Industrial Use District regardless of the number of beds or number of persons served, or any applicable Form District or Frontage Districts standards, if the homeless shelter is operated by a religious institution or a non-profit, charitable organization and the homeless shelter is located on property owned or leased by that institution or organization.
- B. Facilities used as a homeless shelter under this Section must comply with the minimum building regulations set forth in *LAMC Chapter 9, Section 91.8605 (Emergency Homeless Shelters)*, as it is currently written or as it may be amended in the future, and are exempt from the requirements of the zoning districts.
- C. If the lot on which any such homeless shelter is located does not have sufficient area to provide the number of parking spaces required by *Sec. 4C.4.1. (Automobile Parking Stalls)*, then the number of spaces required shall be the number for which adequate area exists. If insufficient area for any parking spaces exists on the lot, no spaces shall be required.
- D. Unreinforced masonry or non-ductile concrete buildings shall not be used as shelters for the homeless.
- E. Any provider establishing and operating a homeless shelter shall also comply with the following requirements:
 - 1. Providers shall register with the City of Los Angeles by submitting Cold/Wet Weather Temporary Shelter Application online via the City's website (www.lacity.org); and
 - 2. Providers shall comply with the Cold/Wet Weather Temporary Shelter requirements promulgated by the Los Angeles Fire Department's Fire Prevention and Public Safety Bureau; and
 - 3. Providers shall provide written notification to the owners of properties abutting the subject property, as well as to any school located within 500 feet of the subject property, prior to operating a homeless shelter on the subject property.
 - 4. Providers shall comply with all local, state, and federal requirements that apply to the permitted use of their property while operating a homeless shelter pursuant to this Section.



ARTICLE 2. **FORM**

[**FORM** - FRONTAGE - STANDARDS] [USE - DENSITY]

Part 2A. **Introduction**

Part 2B. **Form Districts**

Part 2C. **Form Rules**

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DIV. 2A.1. INTRODUCTION

SEC. 2A.1.1. PURPOSE

The purpose of this Article is to regulate the placement, scale and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that positively benefit the community.

SEC. 2A.1.2. FORM APPLICABILITY

A. Project Applicability

All projects filed after the effective date of this Chapter must comply with the Form District standards and rules in this Article, as further specified below.

1. Project Activities

- a. Form Districts apply to project activities as shown in the table below. More than one project activity may apply to a project (for example, an addition may also include the expansion of a use).
- b. Where a rule is listed as generally applicable in the table below, the project activity shall meet the form rules within that Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 2C. (Form Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a Division of the form rules is listed as not applicable in the table below, the Division does not apply to the project activity.
- c. Project activities are defined in *Sec. 14.1.17. (Project Activities)*.

FORM DISTRICT RULES		PROJECT ACTIVITIES											
		Subdivision	New Construction	Addition	Facade Alteration	Site Alteration	Relocation	Major Renovation	Minor Renovation	Change/Expansion of Use	Temporary Use	Ordinary Maintenance & Repair	Demolition
Div. 2C.1	Lot Size	●	○	○	○	○	●	○	○	○	○	○	○
Div. 2C.2	Coverage	○	●	●	○	○	●	○	○	○	○	○	○
Div. 2C.3	Amenity	○	●	●	○	●	●	●	○	●	○	○	●
Div. 2C.4	Floor Area Ratio & Height	○	●	●	○	○	●	○	○	○	○	○	●
Div. 2C.5	Upper-Story Bulk	○	●	●	●	○	●	○	○	○	○	○	○
Div. 2C.6	Building Mass	○	●	●	●	○	●	○	○	○	○	○	○

● = Rules generally apply to this project activity

○ = Rules are not applicable

2. Nonconformity

For nonconforming lots, buildings and structures, or uses, no project activity may decrease conformance with any Form District standard unless otherwise specified by *Division 12.2. (Form)*. Consider the following examples:

- a. A street-facing addition to the side of an existing building: Where a proposed addition increases the total building width beyond the maximum building width allowed by the applicable Form District, the addition is not allowed.
- b. An addition to the top of an existing building: Where the height of the existing structure does not meet the Form District street step-back standard, all additional floor area has to be located behind the minimum step-back, but no upper story alterations are required.

B. Applicable Components of Lots, Buildings and Structures

- 1. Form Districts apply to all portions of a lot.
- 2. Form Districts apply to all portions of buildings and structures on a lot.
- 3. Specific Form District standards and rules may further limit which components of buildings, structures and lots are required to comply with the rules in *Part 2C. (Form Rules)*.

SEC. 2A.1.3. RELATIONSHIP TO ZONE STRING

A zone is comprised of the following districts:



The Form District is a separate and independent component of each zone.

SEC. 2A.1.4. **HOW TO USE THIS ARTICLE**

A. **Identify the Form District**

The first component in a zone string identifies the Form District for a property.

B. **Form District Standards**

Form Districts standards are outlined in *Part 2B. (Form Districts)*. Each Form District page identifies the standards specific to that Form District.

C. **Interpreting Form District Standards**

Each standard on a Form District page in *Part 2B. (Form Districts)* provides a reference to *Part 2C. (Form Rules)* where the standard is explained in detail.

Form District Example:

Zone String

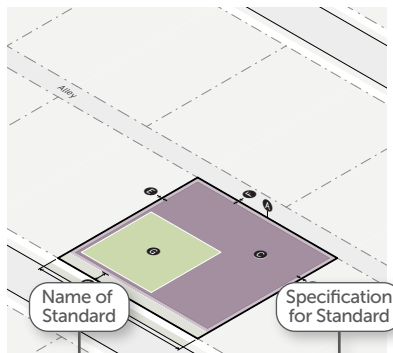
[**LLM2** -MU2-5] [RG1-FA]

Find Your Form District

Part 2B (Form Districts)

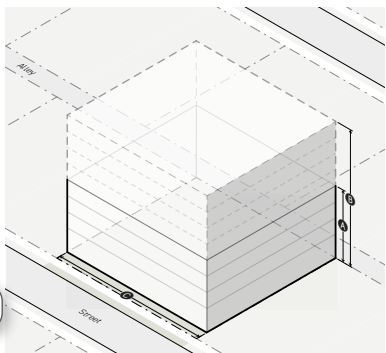
SEC. 2B.7.3. **LOW-LIMITED-MEDIUM 2 (LLM2)**

1. Lot Parameters



LOT SIZE		2C.1.
A	Lot area (min)	2,500 sf
B	Lot width (min)	25'
COVERAGE		2C.2.
C	Building coverage (max)	90%
Building setbacks		
D	Primary street (min)	see Frontage
	Side street (min)	see Frontage
E	Side (min)	0'
	Rear (min)	0'
F	Alley (min)	0'
	Special lot line (min)	see Frontage
AMENITY		2C.3.
G	Lot amenity space (min)	25%
	Residential amenity space (min)	n/a

2. Bulk and Mass



FAR & HEIGHT		2C.4.
	Base FAR (max)	3.0
A	Base height in stories (max)	4
	Bonus FAR	None
B	Bonus height in stories (max)	8
BUILDING MASS		2C.6.
C	Building width (max)	100'
	Building break (min)	15'

Label on Graphic →

No Label on Graphic →

Link to Rules →

Standard Not Applicable →

Learn More About Your Rules

Part 2C (Form Rules)

DIV. 2C.6. BUILDING MASS

SEC. 2C.6.1. **BUILDING WIDTH**

The maximum allowed width of any building or collection of buildings on a lot.

A. Intent

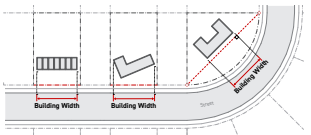
To promote fine-grained patterns of development and prevent long buildings that are significantly out of context with traditional patterns, by breaking wide buildings into multiple, clearly distinguished building widths and encourage larger projects to provide open space for pedestrians and recreation.

B. Applicability

1. Building width requirements apply to all frontage lot line-facing buildings or structures on a lot.
2. Building width requirements apply only to portions of buildings or structures located above the ground floor elevation.
3. Building width requirements do not apply to exceptions listed in Sec. 2C.6.3.F (Exceptions).

C. Measurement

Building width is measured horizontally and parallel to each street lot line from one end of an applicable building or collection of buildings to the opposite end.



SEC. 2A.1.5. **FORM DISTRICT NAMING CONVENTION**

There are three different types of naming conventions for Form Districts. Each Form District name is composed of a variety of components that are specific to that district.

A. **Rural and Estate Form Districts**

[Reserved]

B. **House Form Districts**

[Reserved]

C. **All Other Form Districts**

All other Form District names are composed of four components:

1. **FAR Category**

The first component of each Form District name is an FAR category. FAR categories group all districts within a range of maximum allowed FAR. FAR categories are organized as follows:

- a. Very Low-Rise (>0.65-1.5 FAR)
- b. Low-Rise (>1.5-4.0 FAR)
- c. Mid-Rise (>4.0-6.0 FAR)
- d. Moderate-Rise (>6.0-8.5 FAR)
- e. High-Rise (>8.5-13.0 FAR)

2. **Building Width Category**

The third component of each Form District name is a building width category. Building Width categories group all districts within a range of maximum allowed building width. Each building width category are organized as follows:

- a. Narrow (25'-75')
- b. Medium (100'-210')
- c. Broad (280'-490')
- d. Full (no building width maximum)

3. **Variation Number**

The last component of each Form District is a variation number. All Form Districts are numbered in the order they fall within this Article.

VARIATION #

Low-Rise Medium 2 (LM2)

FAR **BUILDING WIDTH**

	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	●			●
LOW 1.6-4.0 FAR	●	●		●
MID 4.1-6.0 FAR	●	●	●	●
MODERATE 6.1-8.5 FAR		●		
HIGH 8.6-13.0 FAR		●	●	

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DIV. 2B.1. **RURAL FORM DISTRICTS**

[Reserved]

DIV. 2B.2. **ESTATE FORM DISTRICTS**

[Reserved]

DIV. 2B.3. **HOUSE FORM DISTRICTS**

[Reserved]

DIV. 2B.4. **VERY LOW-RISE NARROW FORM DISTRICTS**

[Reserved]

DIV. 2B.5. **VERY LOW-RISE MEDIUM FORM DISTRICTS**

[Reserved]

DIV. 2B.6. **VERY LOW-RISE BROAD FORM DISTRICTS**

[Reserved]

DIV. 2B.7. **VERY LOW-RISE FULL FORM DISTRICTS**

Each Very Low-Rise Full Form District occurs within the ranges specified below. The "Very Low" FAR category allows a range of 0.66 FAR to 1.5 FAR. The "Full" building width category has no maximum building width for the district.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	•			•
LOW 1.6-4.0 FAR	•	•		•
MID 4.1-6.0 FAR	•	•	•	•
MODERATE 6.1-8.5 FAR		•		
HIGH 8.6-13.0 FAR		•	•	

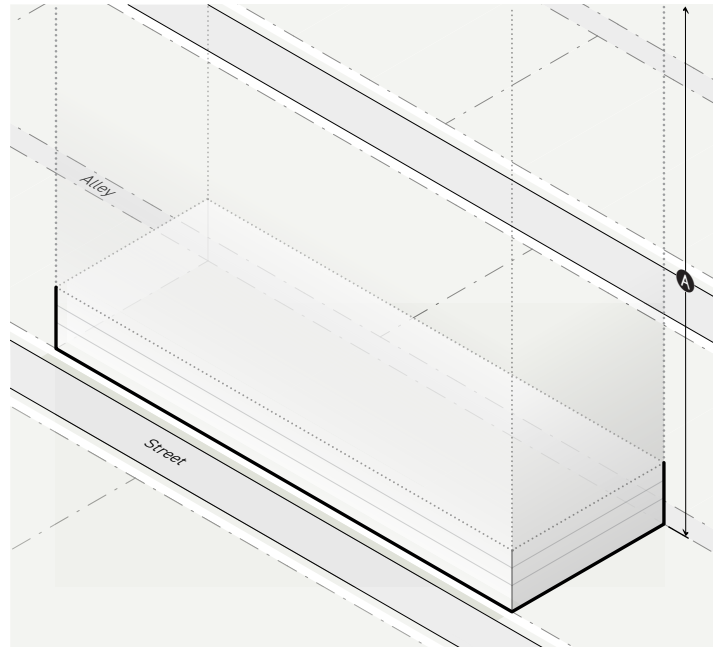
SEC. 2B.7.1. **VERY LOW-RISE FULL 1 (VF1)**

A. Lot Parameters



1. LOT SIZE		<i>Div. 2C.1.</i>
Lot area (min)		n/a
Lot width (min)		n/a
2. COVERAGE		<i>Div. 2C.2.</i>
A Building coverage (max)		25%
Building setbacks		
B Primary street (min)		0'
Side street (min)		0'
C Side (min)		0'
Rear (min)		0'
D Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		<i>Div. 2C.3.</i>
Lot amenity space (min)		n/a
Residential amenity space (min)		n/a

B. Bulk and Mass



1. FAR & HEIGHT		<i>Div. 2C.4.</i>
FAR (max)		1.5
A Height (max)		n/a
Bonus		None
2. BUILDING MASS		<i>Div. 2C.6.</i>
Building width (max)		n/a
Building break (min)		n/a

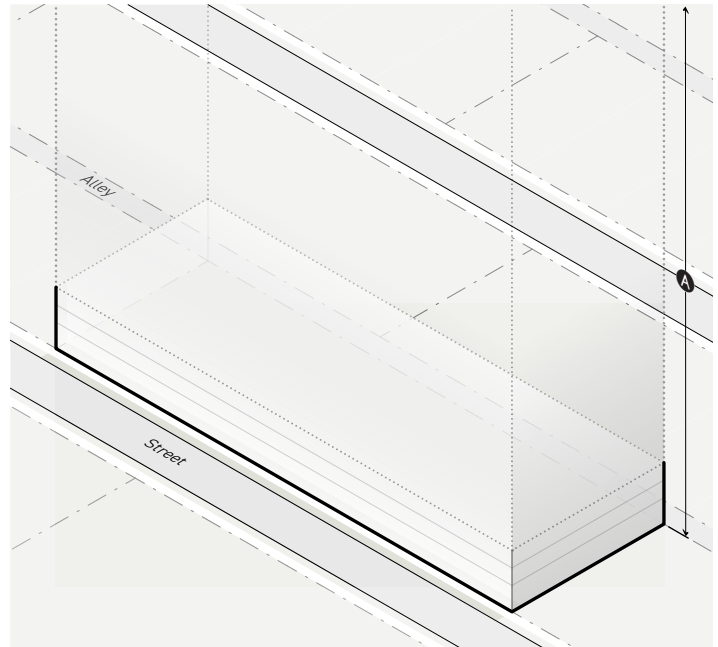
SEC. 2B.7.2. **VERY LOW-RISE FULL 2 (VF2)**

A. Lot Parameters



1. LOT SIZE		<i>Div. 2C.1.</i>
Lot area (min)		n/a
Lot width (min)		n/a
2. COVERAGE		<i>Div. 2C.2.</i>
A Building coverage (max)		25%
Building setbacks		
B Primary street (min)		0'
Side street (min)		0'
C Side (min)		0'
Rear (min)		0'
D Alley (min)		0'
Special lot line (min)		20'
3. AMENITY		<i>Div. 2C.3.</i>
Lot amenity space (min)		n/a
Residential amenity space (min)		n/a

B. Bulk and Mass



1. FAR & HEIGHT		<i>Div. 2C.4.</i>
FAR (max)		1.5
A Height (max)		n/a
Bonus		None
2. BUILDING MASS		<i>Div. 2C.6.</i>
Building width (max)		n/a
Building break (min)		n/a

DIV. 2B.8. LOW-RISE NARROW FORM DISTRICTS

Each Low-Rise Narrow Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Narrow" building width category allows a range of 25 to 75 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	•			•
LOW 1.6-4.0 FAR	•	•		•
MID 4.1-6.0 FAR	•	•	•	•
MODERATE 6.1-8.5 FAR		•		
HIGH 8.6-13.0 FAR		•	•	

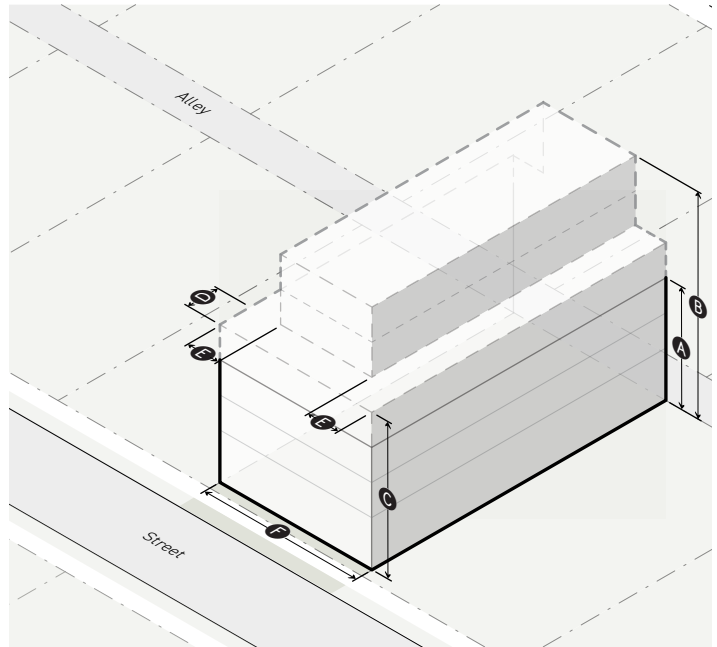
SEC. 2B.8.1. LOW-RISE NARROW 1 (LN1)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A	Lot area (min)	2,500 sf
B	Lot width (min)	25'
2. COVERAGE		Div. 2C.2.
C	Building coverage (max)	80%
Building setbacks		
D	Primary street (min)	5'
	Side street (min)	0'
E	Side (min)	0'
	Rear (min)	0'
F	Alley (min)	0'
	Special lot line (min)	0'
3. AMENITY		Div. 2C.3.
G	Lot amenity space (min)	25%
	Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Base FAR (max)	1.5
A	Base Height in stories (max)	3
	Bonus FAR (max)	3.0
B	Bonus Height in stories (max)	6
2. UPPER-STORY BULK		Div. 2C.5.
Street step-back		
C	Stories without step-back (max)	4
D	Primary street step-back depth (min)	10'
	Side street step-back depth (min)	10'
Height transition		
C	Stories without height transition (max)	4
E	Side transition depth (min)	10'
	Rear transition depth (min)	10'
	Alley transition depth (min)	n/a
3. BUILDING MASS		Div. 2C.6.
F	Building width (max)	75'
	Building break (min)	6'

DIV. 2B.9. LOW-RISE MEDIUM FORM DISTRICTS

Each Low-Limited Medium Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	•			•
LOW 1.6-4.0 FAR	•	•		•
MID 4.1-6.0 FAR	•	•	•	•
MODERATE 6.1-8.5 FAR		•		
HIGH 8.6-13.0 FAR		•	•	

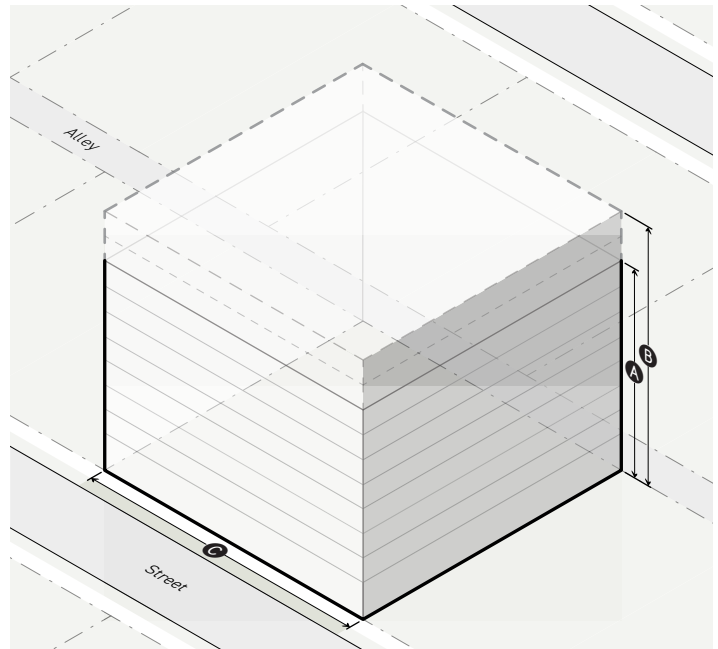
SEC. 2B.9.1. **LOW-RISE MEDIUM 1 (LM1)**

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		100%
Building setbacks		
C Primary street (min)		0'
	Side street (min)	0'
D Side (min)		0'
	Rear (min)	0'
E Alley (min)		0'
	Special lot line (min)	20'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		15%
	Residential amenity space (min)	10%

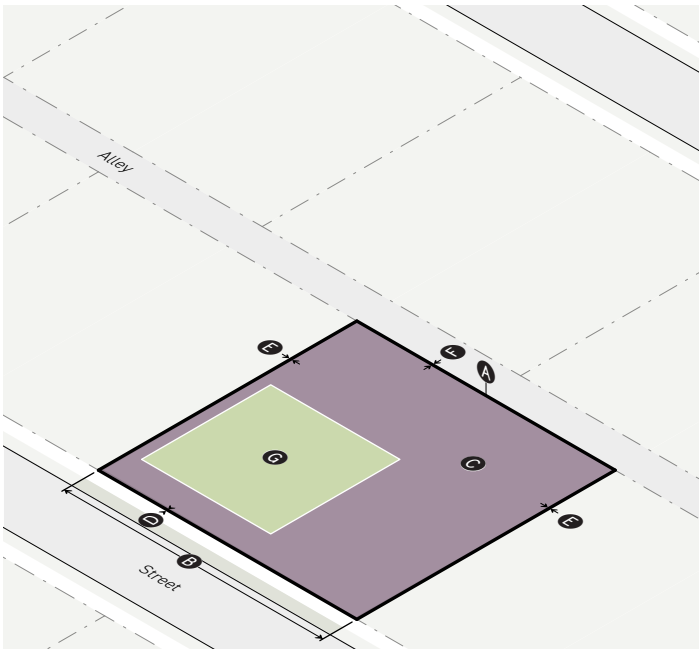
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		1.5
A Base Height in stories (max)		8
Bonus FAR (max)		3.0
B Bonus Height in stories (max)		10
2. BUILDING MASS		Div. 2C.6.
C Building width (max)		160'
	Building break (min)	15'

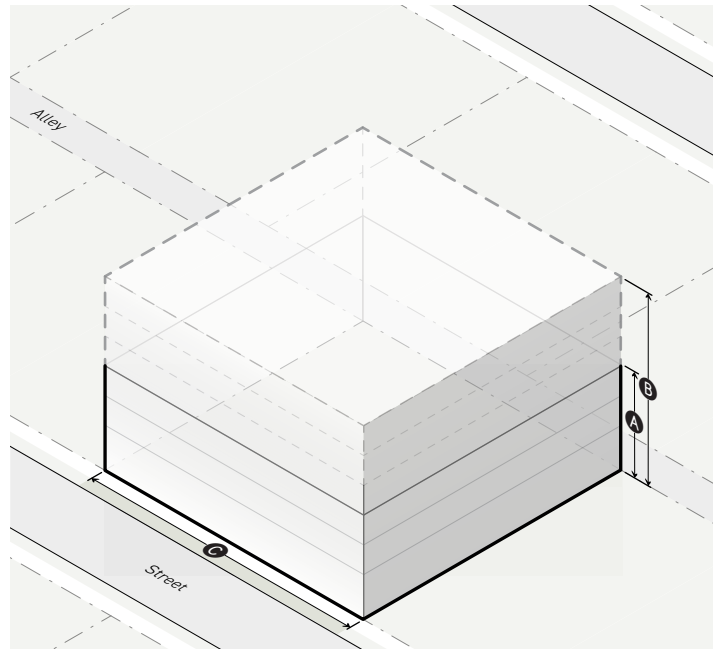
SEC. 2B.9.2. LOW-RISE MEDIUM 2 (LM2)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
A	Lot area (min)	2,500 sf
B	Lot width (min)	25'
2. COVERAGE		Div. 2C.2.
C	Building coverage (max)	90%
Building setbacks		
D	Primary street (min)	0'
	Side street (min)	0'
E	Side (min)	0'
	Rear (min)	0'
F	Alley (min)	0'
	Special lot line (min)	0'
3. AMENITY		Div. 2C.3.
G	Lot amenity space (min)	25%
	Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Base FAR (max)	1.5
A	Base height in stories (max)	3
	Bonus FAR	3.0
B	Bonus height in stories (max)	6
2. BUILDING MASS		Div. 2C.6.
C	Building width (max)	100'
	Building break (min)	15'

DIV. 2B.10. **LOW-RISE BROAD FORM DISTRICTS**

Each Low-Rise Broad Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	•			•
LOW 1.6-4.0 FAR	•	•		•
MID 4.1-6.0 FAR	•	•	•	•
MODERATE 6.1-8.5 FAR		•		
HIGH 8.6-13.0 FAR		•	•	

[Reserved]

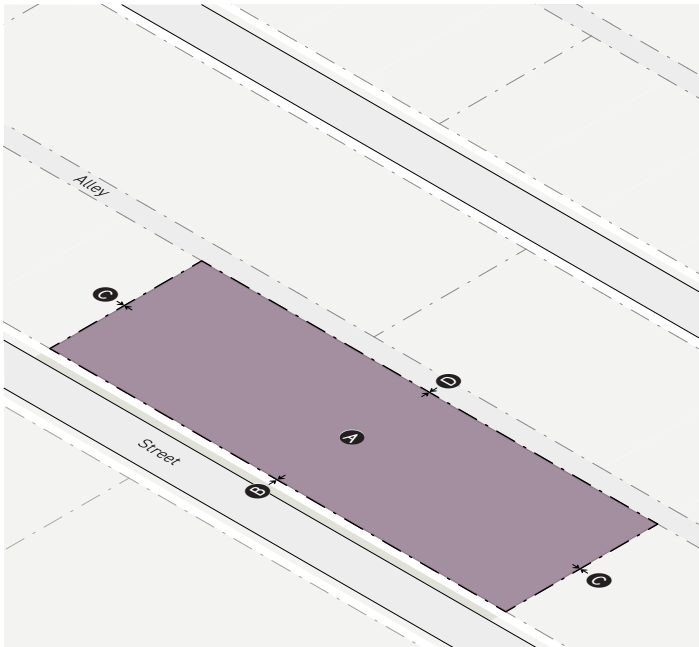
DIV. 2B.11. LOW-RISE FULL FORM DISTRICTS

Each Low-Rise Full Form District occurs within the ranges specified below. The "Low" FAR category allows a range of 1.6 FAR to 4.0 FAR. The "Full" building width category has no maximum building width for the district.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	•			•
LOW 1.6-4.0 FAR	•	•		•
MID 4.1-6.0 FAR	•	•	•	•
MODERATE 6.1-8.5 FAR		•		
HIGH 8.6-13.0 FAR		•	•	

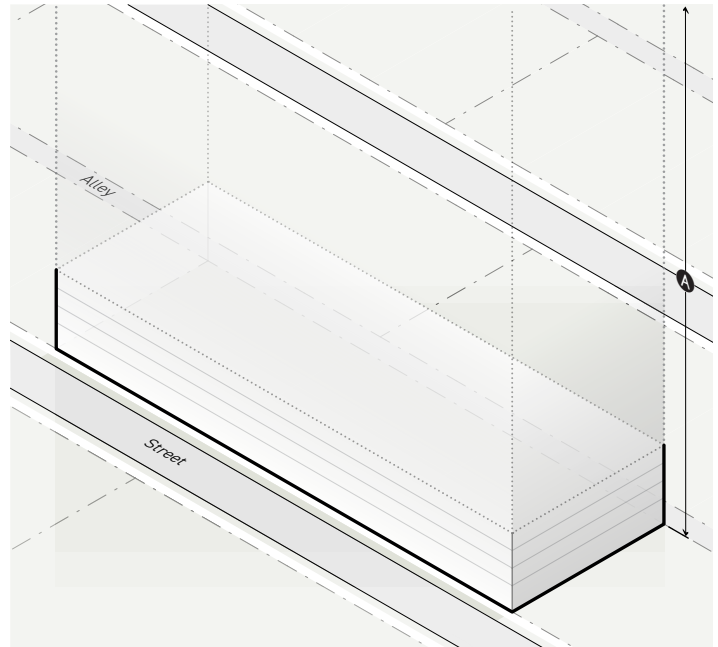
SEC. 2B.11.1. **LOW-RISE FULL 1 (LF1)**

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
Lot width (min)		n/a
2. COVERAGE		Div. 2C.2.
A Building coverage (max)		100%
Building setbacks		
B Primary street (min)		0'
Side street (min)		0'
C Side (min)		0'
Rear (min)		0'
D Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
G Lot amenity space (min)		n/a
Residential amenity space (min)		n/a

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
FAR (max)		3.0
A Height (max)		n/a
Bonus		None
2. BUILDING MASS		Div. 2C.6.
Building width (max)		n/a
Building break (min)		n/a

DIV. 2B.12. MID-RISE NARROW FORM DISTRICTS

Each Mid-Rise Narrow Form District occurs within the ranges specified below. The "Mid" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Narrow" building width category allows a range of 25 to 75 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	•			•
LOW 1.6-4.0 FAR	•	•		•
MID 4.1-6.0 FAR	•	•	•	•
MODERATE 6.1-8.5 FAR		•		
HIGH 8.6-13.0 FAR		•	•	

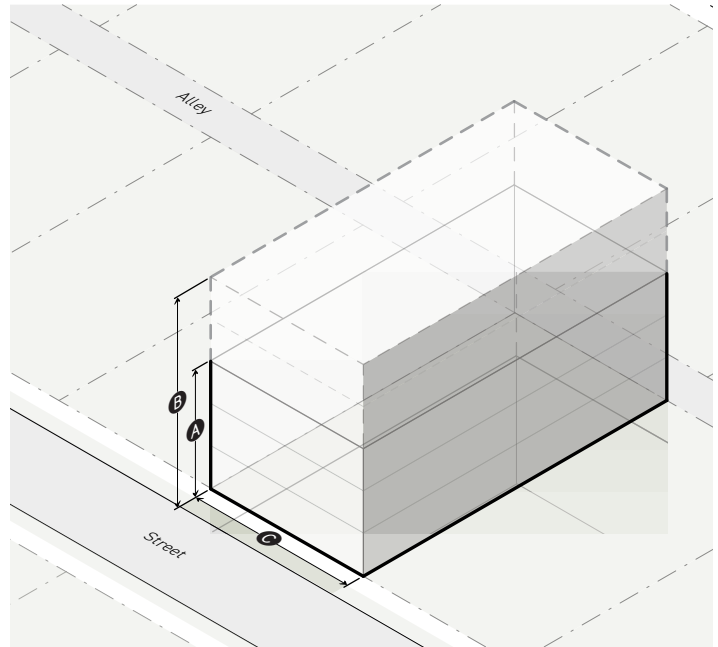
SEC. 2B.12.1. MID-RISE NARROW 1 (MN1)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		100%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		10%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		2.0
A Base height in stories (max)		3
FAR (max)		6.0
Bonus height in stories (max)		5
2. BUILDING MASS		Div. 2C.6.
B Building width (max)		75'
Building break (min)		6'

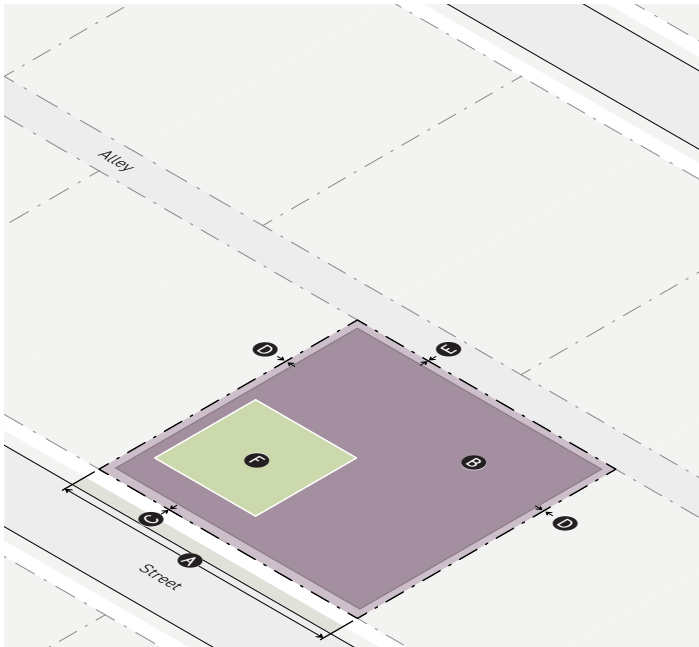
DIV. 2B.13. MID-RISE MEDIUM FORM DISTRICTS

Each Mid-Rise Medium Form District occurs within the ranges specified below. The "Mid" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	•			•
LOW 1.6-4.0 FAR	•	•		•
MID 4.1-6.0 FAR	•	•	•	•
MODERATE 6.1-8.5 FAR		•		
HIGH 8.6-13.0 FAR		•	•	

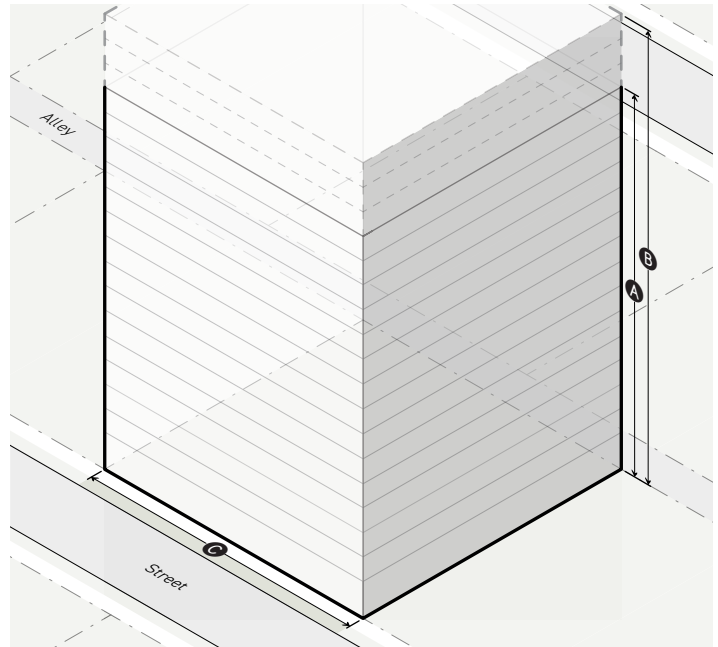
SEC. 2B.13.1. MID-RISE MEDIUM 1 (MM1)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		90%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		15%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		1.5
A Base height in stories (max)		15
Bonus FAR (max)		4.5
B Bonus height in stories (max)		18
2. BUILDING MASS		Div. 2C.6.
C Building width (max)		160'
Building break (min)		15'

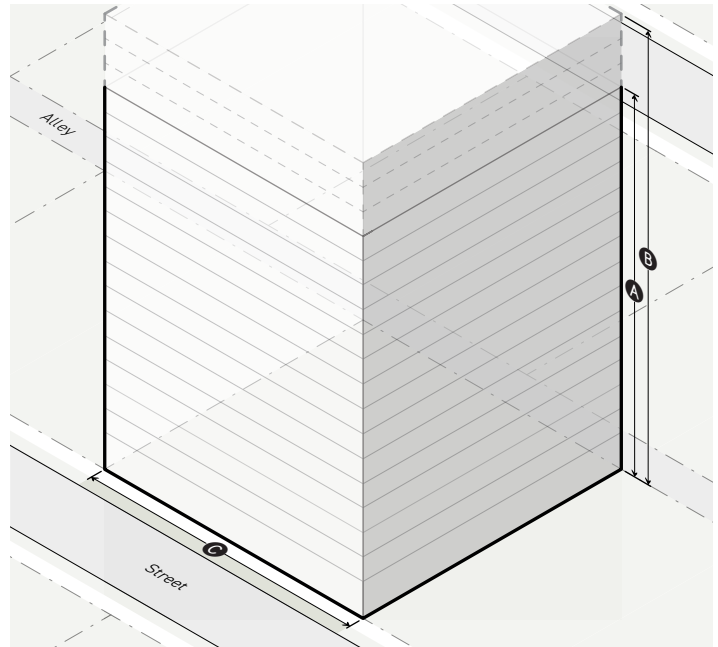
SEC. 2B.13.2. MID-RISE MEDIUM 2 (MM2)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		90%
Building setbacks		
C Primary street (min)		0'
	Side street (min)	0'
D Side (min)		0'
	Rear (min)	0'
E Alley (min)		0'
	Special lot line (min)	20'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		15%
	Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		1.5
A Base height in stories (max)		15
	Bonus FAR (max)	4.5
B Bonus height in stories (max)		18
2. BUILDING MASS		Div. 2C.6.
C Building width (max)		160'
	Building break (min)	15'

DIV. 2B.14. MID-RISE BROAD FORM DISTRICTS

Each Mid-Rise Broad Form District occurs within the ranges specified below. The "Mid" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	•			•
LOW 1.6-4.0 FAR	•	•		•
MID 4.1-6.0 FAR	•	•	•	•
MODERATE 6.1-8.5 FAR		•		
HIGH 8.6-13.0 FAR		•	•	

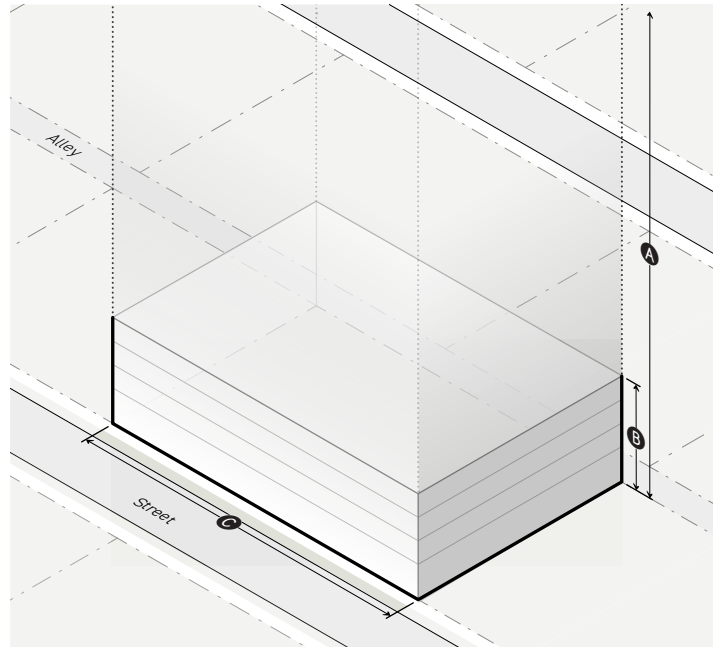
SEC. 2B.14.1. **MID-RISE BROAD 1 (MB1)**

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		90%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		15%
Residential amenity space (min)		10%

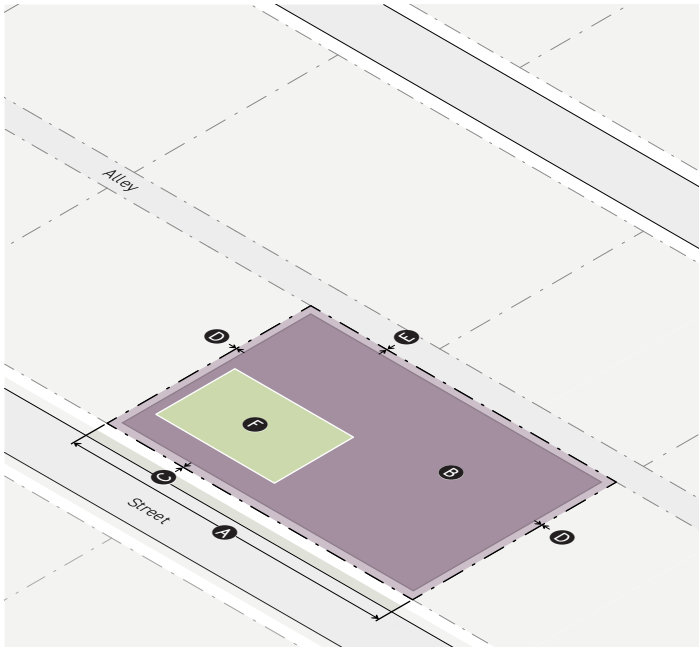
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
FAR (max)		3.0
A Height (max)		n/a
Bonus		None
2. BUILDING MASS		Div. 2C.6.
B Building width (max)		350'
Building break (min)		25'

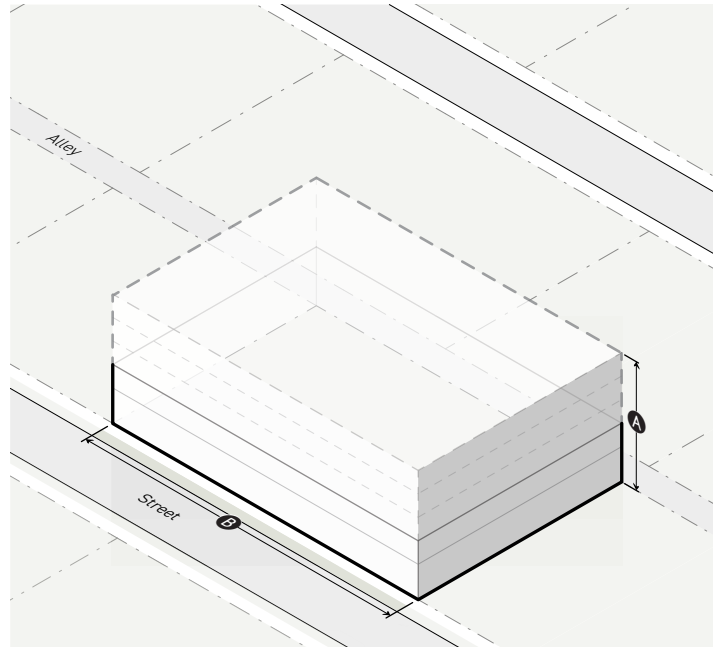
SEC. 2B.14.2. MID-RISE BROAD 2 (MB2)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		90%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		15%
Residential amenity space (min)		10%

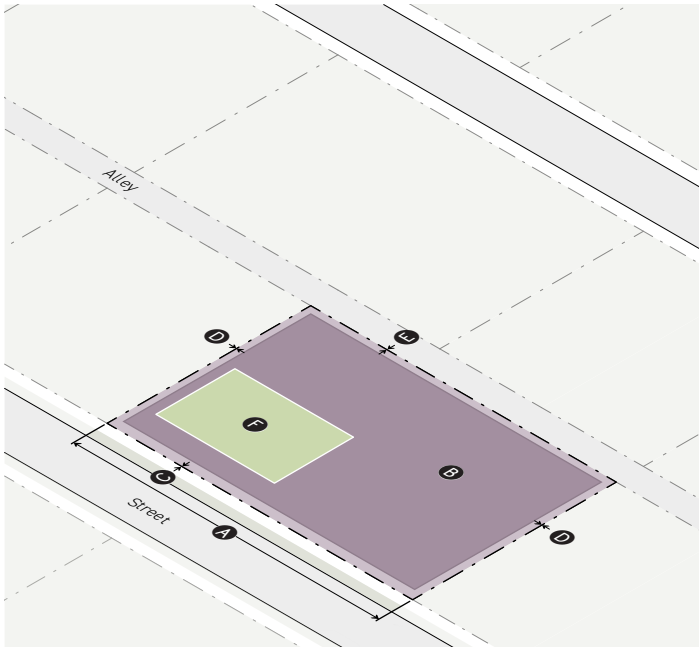
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		1.5
A Height in stories(max)		5
Bonus FAR (max)		3.0
2. BUILDING MASS		Div. 2C.6.
B Building width (max)		280'
Building break (min)		25'

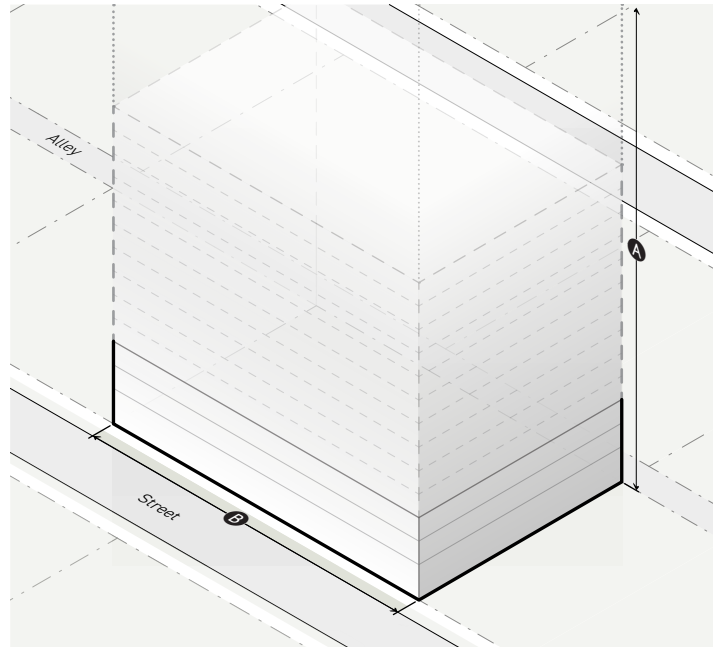
SEC. 2B.14.3. MID-RISE BROAD 3 (MB3)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		90%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		15%
Residential amenity space (min)		10%

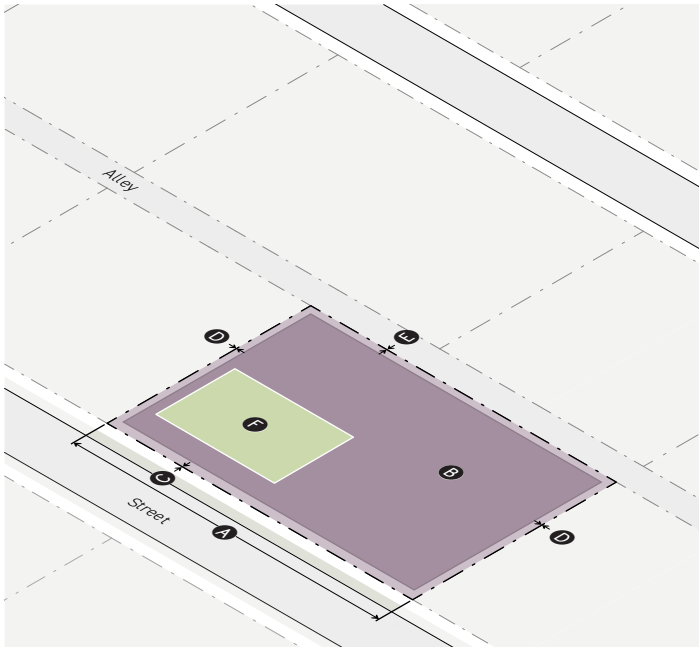
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		1.5
A Height (max)		n/a
Bonus FAR (max)		6.0
2. BUILDING MASS		Div. 2C.6.
B Building width (max)		280'
Building break (min)		25'

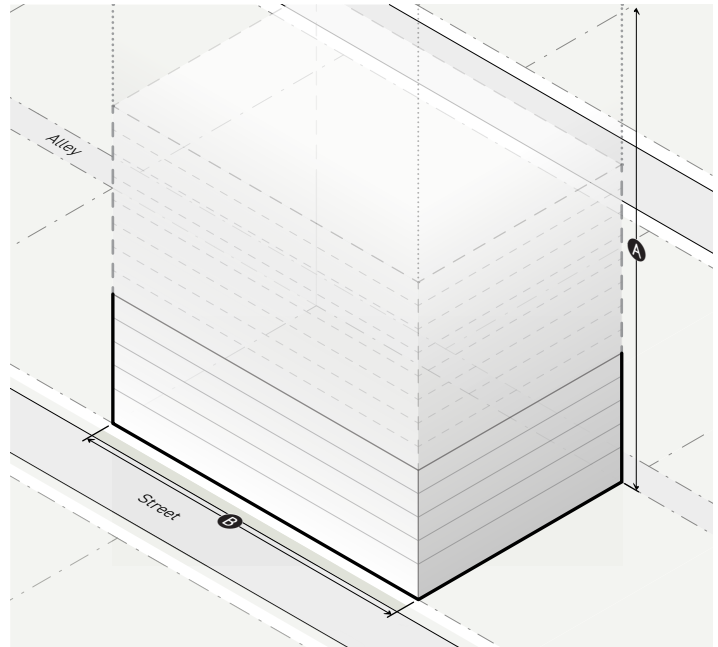
SEC. 2B.14.4. MID-RISE BROAD 4 (MB4)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		90%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		15%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		3.0
A Height (max)		n/a
Bonus FAR (max)		6.0
2. BUILDING MASS		Div. 2C.6.
B Building width (max)		280'
Building break (min)		25'

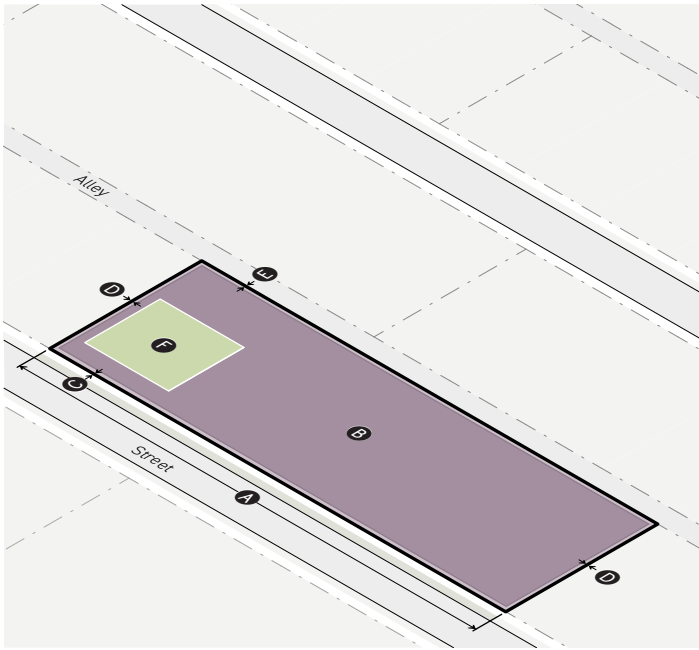
DIV. 2B.15. MID-RISE FULL FORM DISTRICTS

Each Mid-Rise Full Form District occurs within the ranges specified below. The "Mid" FAR category allows a range of 4.1 FAR to 6.0 FAR. The "Full" building width category has no maximum building width for the district.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	•			•
LOW 1.6-4.0 FAR	•	•		•
MID 4.1-6.0 FAR	•	•	•	•
MODERATE 6.1-8.5 FAR		•		
HIGH 8.6-13.0 FAR		•	•	

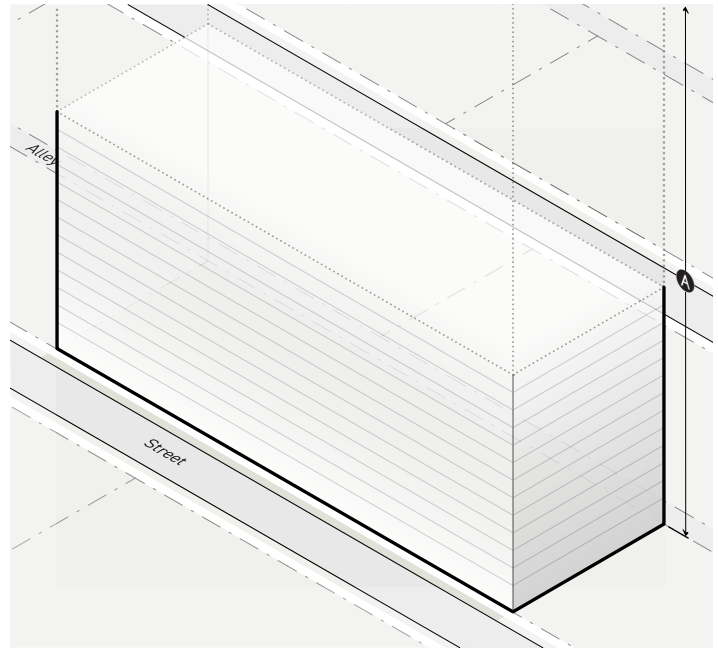
SEC. 2B.15.1. MID-RISE FULL 1 (MF1)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		95%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		10%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
FAR (max)		6.5
A Height (max)		n/a
Bonus		None
2. BUILDING MASS		Div. 2C.6.
Building width (max)		n/a
Building break (min)		n/a

DIV. 2B.16. MODERATE-RISE MEDIUM FORM DISTRICTS

Each Moderate-Rise Medium Form District occurs within the ranges specified below. The "Moderate" FAR category allows a range of 6.1 FAR to 8.5 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	•			•
LOW 1.6-4.0 FAR	•	•		•
MID 4.1-6.0 FAR	•	•	•	•
MODERATE 6.1-8.5 FAR		•		
HIGH 8.6-13.0 FAR		•	•	

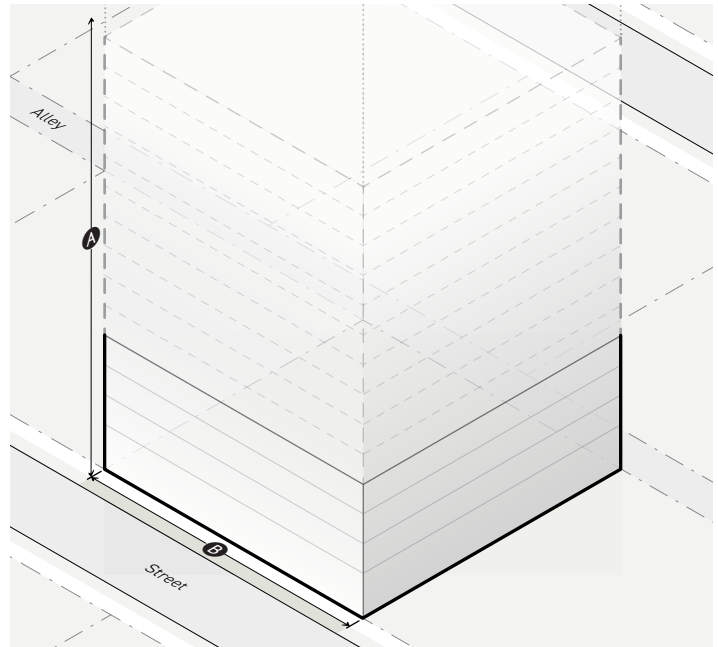
SEC. 2B.16.1. MODERATE-RISE MEDIUM 1 (DM1)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		90%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		15%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		3.0
A Height (max)		n/a
Bonus FAR (max)		8.0
2. BUILDING MASS		Div. 2C.6.
B Building width (max)		210'
Building break (min)		15'

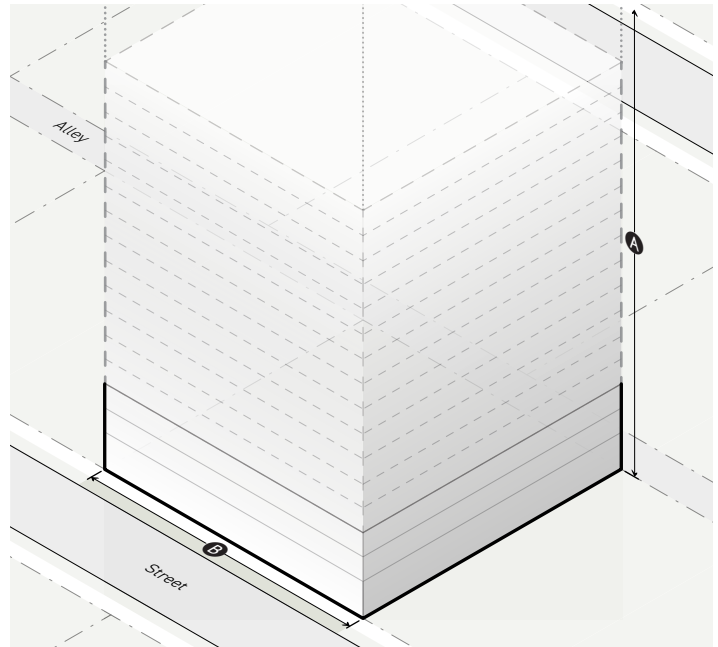
SEC. 2B.16.2. MODERATE-RISE MEDIUM 2 (DM2)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		90%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		15%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		2.0
A Height (max)		n/a
Bonus FAR (max)		8.5
2. BUILDING MASS		Div. 2C.6.
D Building width (max)		160'
Building break (min)		15'

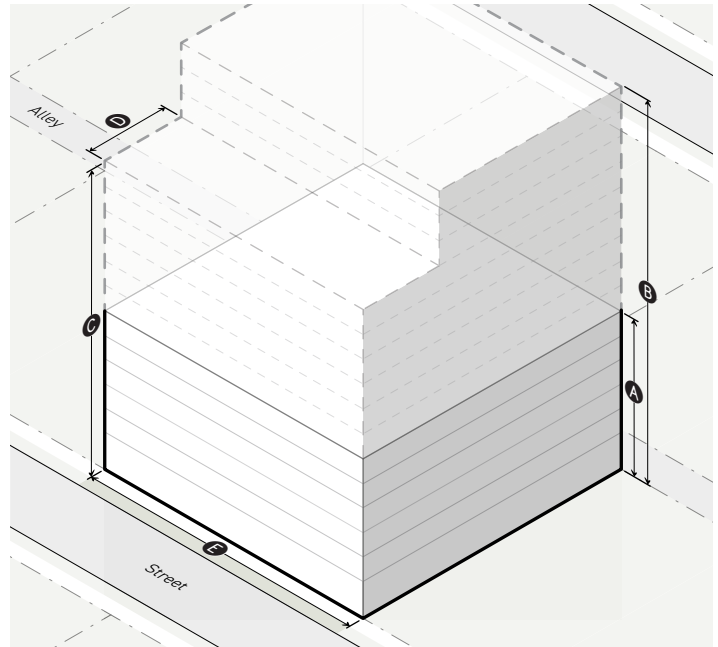
SEC. 2B.16.3. MODERATE-RISE MEDIUM 3 (DM3)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		100%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		10%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		3.0
A Base height in stories (max)		6
Bonus FAR (max)		8.5
B Bonus height in stories (max)		15
2. UPPER-STORY BULK		Div. 2C.5.
Street step-back		
C Stories without street step-back (max)		12
D Primary street step-back depth (min)		30'
Side street step-back depth (min)		30'
3. BUILDING MASS		Div. 2C.6.
E Building width (max)		160'
Building break (min)		15'

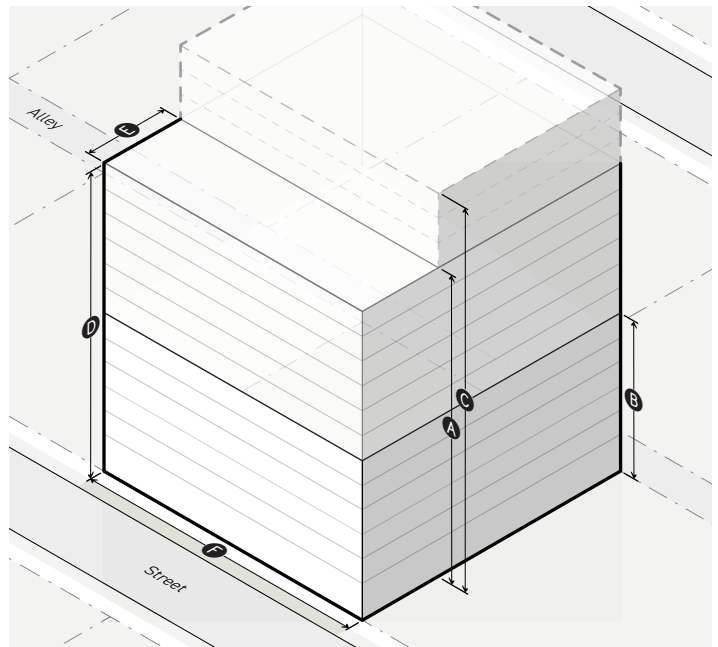
SEC. 2B.16.4. MODERATE-RISE MEDIUM 4 (DM4)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		100%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		10%
Residential amenity space (min)		10%

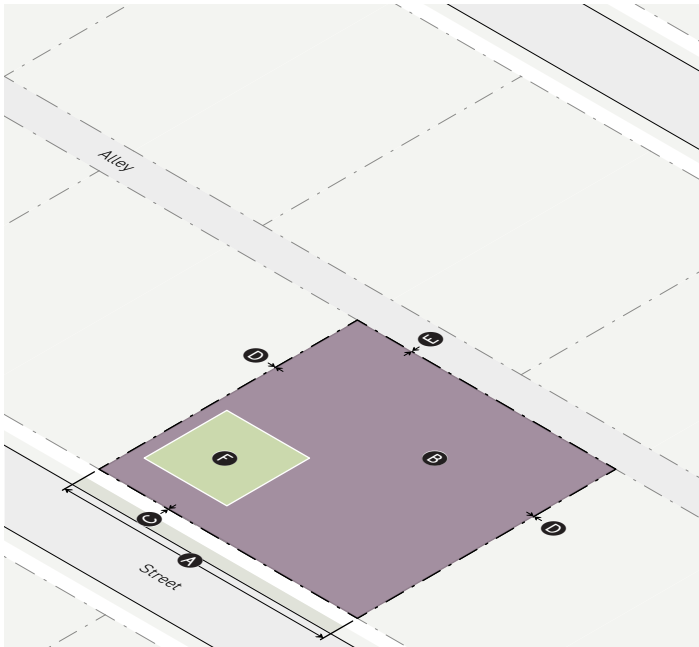
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		6.0
A Base height in stories (max)		12
B Minimum height in stories		6
Bonus FAR (max)		8.5
C Bonus height in stories (max)		15
2. UPPER-STORY BULK		Div. 2C.5.
Street step-back		
D Stories without street step-back (max)		12
E Primary street step-back depth (min)		30'
Side street step-back depth (min)		30'
3. BUILDING MASS		Div. 2C.6.
F Building width (max)		160'
Building break (min)		15'

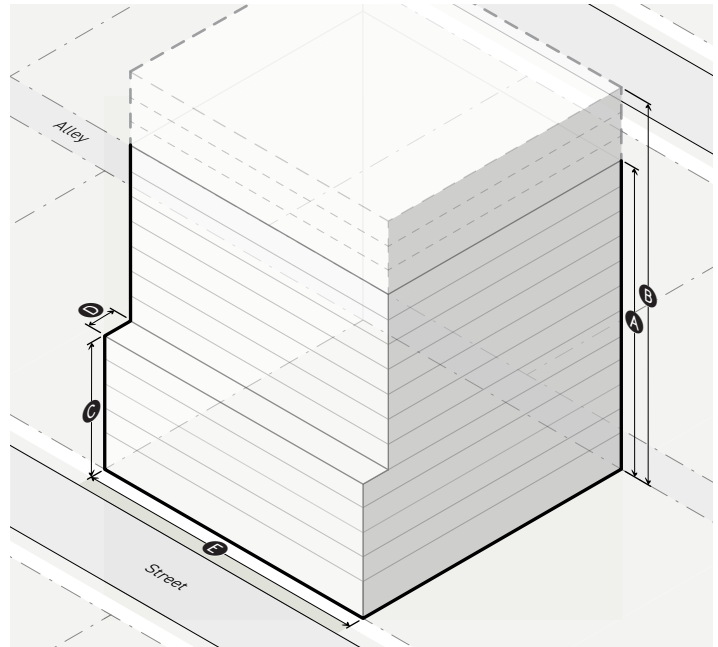
SEC. 2B.16.5. MODERATE-RISE MEDIUM 5 (DM5)

A. Lot Parameters



1. LOT SIZE		<i>Div. 2C.1.</i>
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		<i>Div. 2C.2.</i>
B Building coverage (max)		100%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		<i>Div. 2C.3.</i>
F Lot Amenity space (min)		10%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		<i>Div. 2C.4.</i>
Base FAR (max)		6.0
A Base height in stories (max)		12
Bonus FAR (max)		8.5
B Bonus height in stories (max)		15
2. UPPER-STORY BULK		<i>Div. 2C.5.</i>
Street step-back		
C Stories without street step-back (max)		5
D Primary street step-back depth (min)		10'
Side street step-back depth (min)		10'
3. BUILDING MASS		<i>Div. 2C.6.</i>
E Building width (max)		160'
Building break (min)		15'

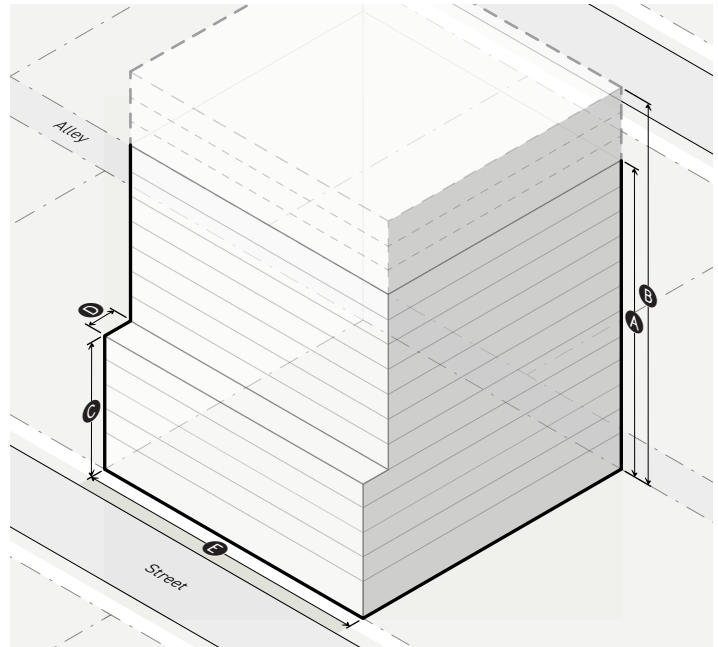
SEC. 2B.16.6. MODERATE-RISE MEDIUM 6 (DM6)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		100%
Building setbacks		
C Primary street (min)		
		0'
Side street (min)		
		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		10%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		6.0
A Base height in stories (max)		20
B Minimum height in stories		6
Bonus FAR (max)		8.5
C Bonus height in stories (max)		24
2. UPPER-STORY BULK		Div. 2C.5.
Street step-back		
D Stories without street step-back (max)		12
E Primary street step-back depth (min)		30'
Side street step-back depth (min)		30'
3. BUILDING MASS		Div. 2C.6.
F Building width (max)		210'
Building break (min)		15'

DIV. 2B.17. MODERATE-RISE BROAD FORM DISTRICTS

Each Moderate-Rise Medium Form District occurs within the ranges specified below. The "Moderate" FAR category allows a range of 6.1 FAR to 8.5 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	•			•
LOW 1.6-4.0 FAR	•	•		•
MID 4.1-6.0 FAR	•	•	•	•
MODERATE 6.1-8.5 FAR		•		
HIGH 8.6-13.0 FAR		•	•	

[Reserved]

DIV. 2B.18. MODERATE-RISE FULL FORM DISTRICTS

Each Moderate-Rise Medium Form District occurs within the ranges specified below. The "Moderate" FAR category allows a range of 6.1 FAR to 8.5 FAR. The "Full" building width category has no maximum building width for the district.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	•			•
LOW 1.6-4.0 FAR	•	•		•
MID 4.1-6.0 FAR	•	•	•	•
MODERATE 6.1-8.5 FAR		•		
HIGH 8.6-13.0 FAR		•	•	

[Reserved]

DIV. 2B.19. HIGH-RISE MEDIUM FORM DISTRICTS

Each High-Rise Medium Form District occurs within the ranges specified below. The "High" FAR category allows a range of 8.6 FAR to 13.0 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	•			•
LOW 1.6-4.0 FAR	•	•		•
MID 4.1-6.0 FAR	•	•	•	•
MODERATE 6.1-8.5 FAR		•		
HIGH 8.6-13.0 FAR		•	•	

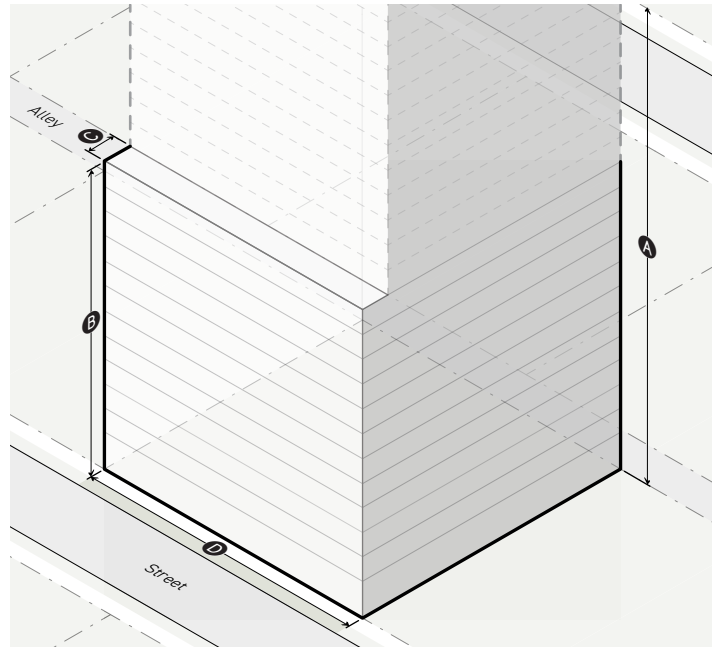
SEC. 2B.19.1. HIGH-RISE MEDIUM 1 (HM1)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		100%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		10%
Residential amenity space (min)		10%

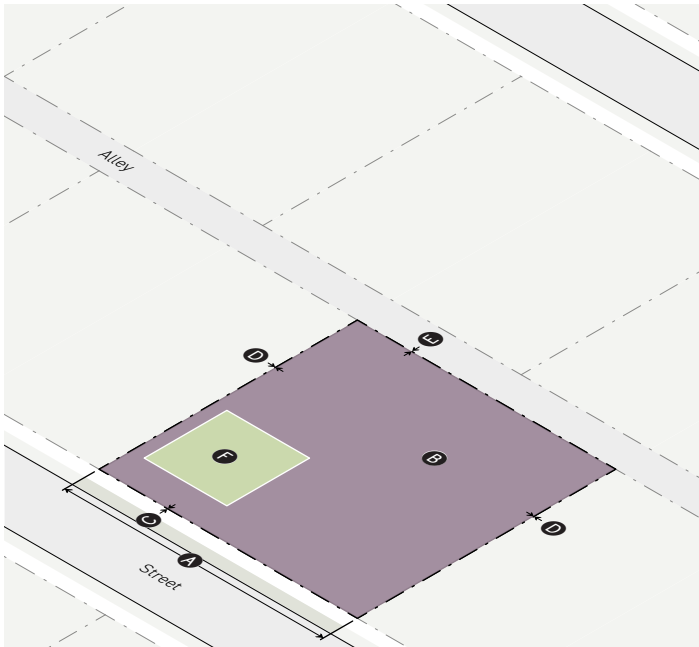
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		3.0
A Height in stories (max)		n/a
Bonus FAR (max)		13.0
2. UPPER-STORY BULK		Div. 2C.5.
Street step-back		
B Stories without street step-back (max)		12
C Primary street step-back depth (min)		10'
Side street step-back depth (min)		10'
3. BUILDING MASS		Div. 2C.6.
D Building width (max)		210'
Building break (min)		15'

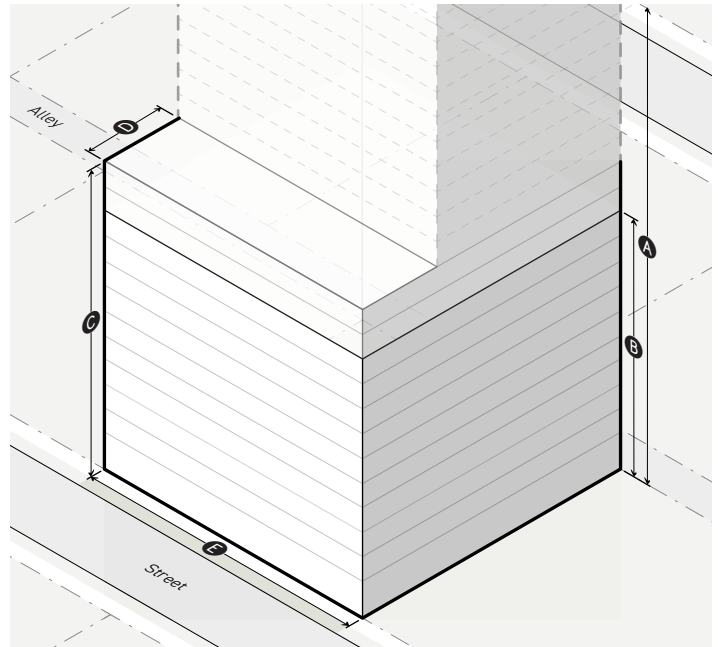
SEC. 2B.19.2. **HIGH-RISE MEDIUM 2 (HM2)**

A. Lot Parameters



1. LOT SIZE		<i>Div. 2C.1.</i>
	Lot area (min)	n/a
A	Lot width (min)	25'
2. COVERAGE		<i>Div. 2C.2.</i>
B	Building coverage (max)	100%
Building setbacks		
C Primary street (min)		
	Side street (min)	0'
D Side (min)		
	Rear (min)	0'
E Alley (min)		
	Special lot line (min)	0'
3. AMENITY		<i>Div. 2C.3.</i>
F	Lot amenity space (min)	10%
	Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT		<i>Div. 2C.4.</i>
	Base FAR (max)	6.0
A	Height in stories (max)	n/a
B	Minimum height in stories	10
	Bonus FAR (max)	13.0
2. UPPER-STORY BULK		<i>Div. 2C.5.</i>
Street step-back		
C	Stories without street step-back (max)	12
D Primary street step-back depth (min)		
	Side street step-back depth (min)	30'
3. BUILDING MASS		<i>Div. 2C.6.</i>
E	Building width (max)	210'
	Building break (min)	15'

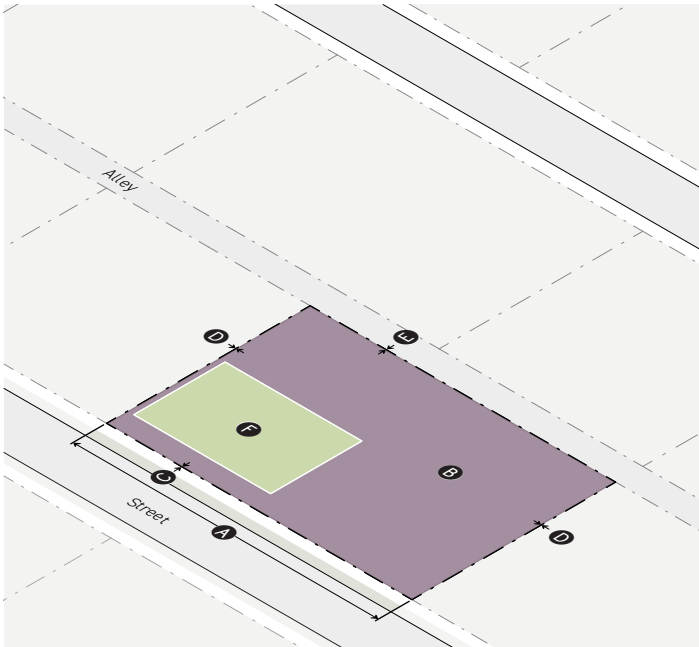
DIV. 2B.20. HIGH-RISE BROAD FORM DISTRICTS

Each High-Rise Broad Form District occurs within the ranges specified below. The "High" FAR category allows a range of 8.6 FAR to 13.0 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	•			•
LOW 1.6-4.0 FAR	•	•		•
MID 4.1-6.0 FAR	•	•	•	•
MODERATE 6.1-8.5 FAR		•		
HIGH 8.6-13.0 FAR		•	•	

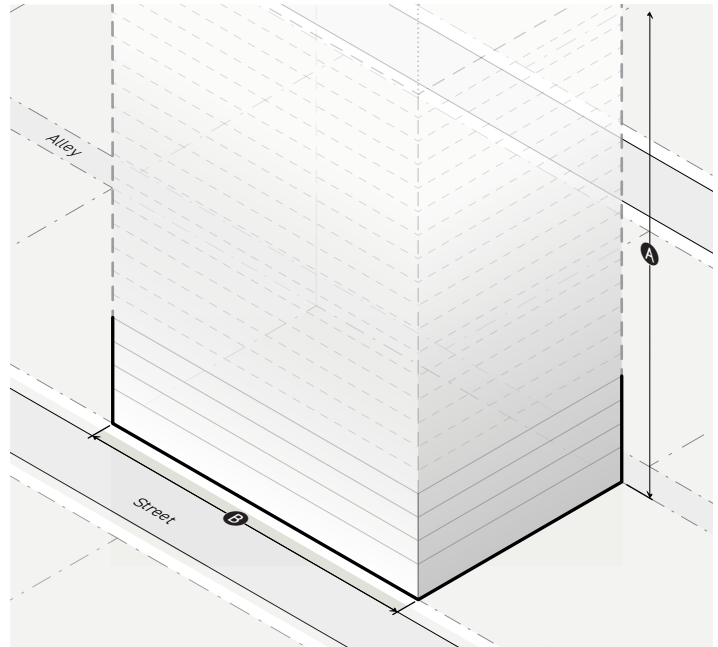
SEC. 2B.20.1. **HIGH-RISE BROAD 1 (HB1)**

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		100%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		20%
Residential amenity space (min)		10%

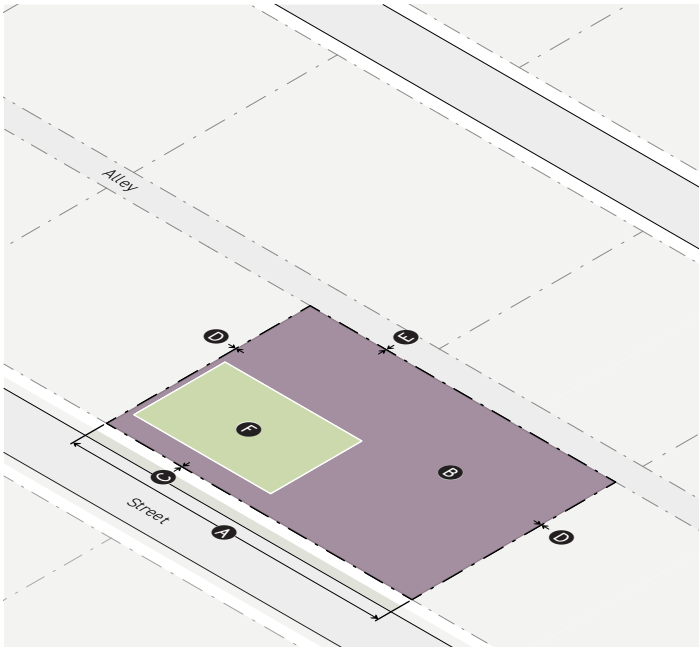
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		3.0
A Height (max)		n/a
Bonus FAR (max)		10.0
2. BUILDING MASS		Div. 2C.6.
B Building width (max)		350'
Building break (min)		25'

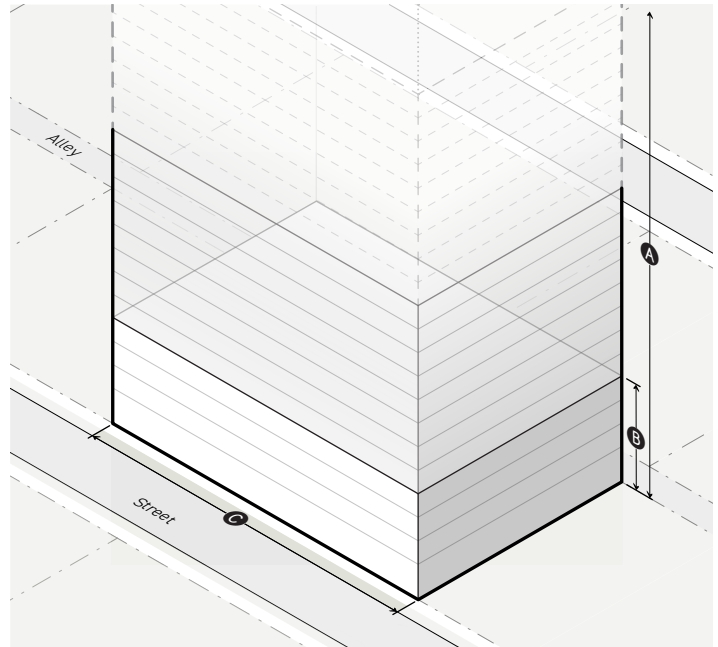
SEC. 2B.20.2. HIGH-RISE BROAD 2 (HB2)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		Div. 2C.2.
B Building coverage (max)		100%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		Div. 2C.3.
F Lot amenity space (min)		20%
Residential amenity space (min)		10%

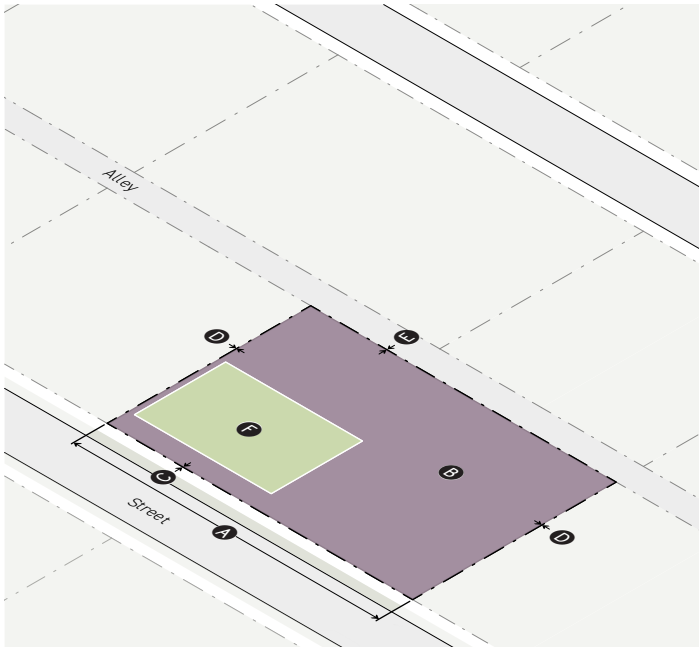
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Base FAR (max)		6.0
A Height (max)		n/a
B Minimum height in stories		4
Bonus FAR (max)		10.0
2. BUILDING MASS		Div. 2C.6.
C Building width (max)		350'
Building break (min)		25'

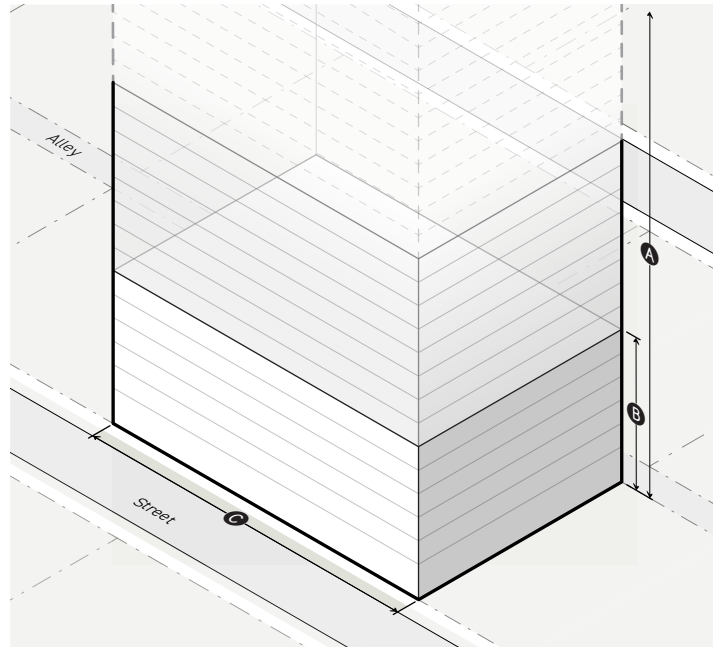
SEC. 2B.20.3. **HIGH-RISE BROAD 3 (HB3)**

A. Lot Parameters



1. LOT SIZE		<i>Div. 2C.1.</i>
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		<i>Div. 2C.2.</i>
B Building coverage (max)		100%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		<i>Div. 2C.3.</i>
F Lot amenity space (min)		20%
Residential amenity space (min)		10%

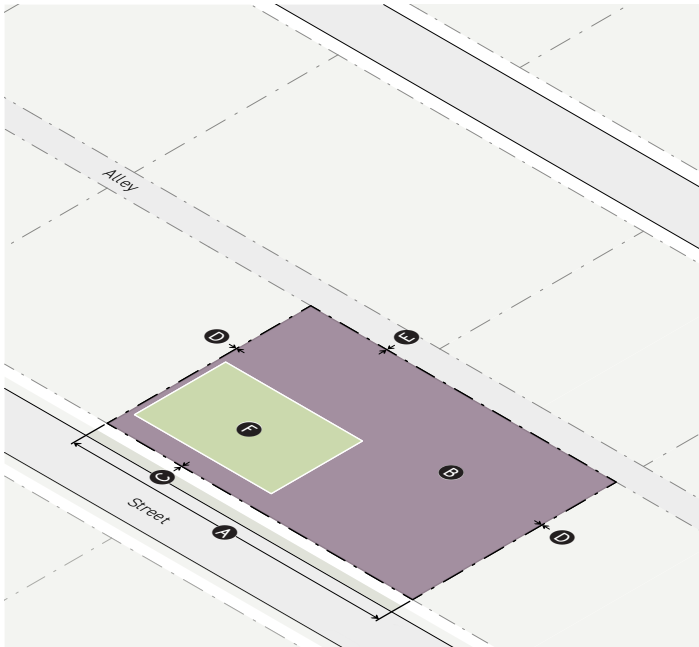
B. Bulk and Mass



1. FAR & HEIGHT		<i>Div. 2C.4.</i>
Base FAR (max)		7.0
A Height (max)		n/a
B Minimum height in stories		6
Bonus FAR (max)		13.0
2. BUILDING MASS		<i>Div. 2C.6.</i>
C Building width (max)		350'
Building break (min)		25'

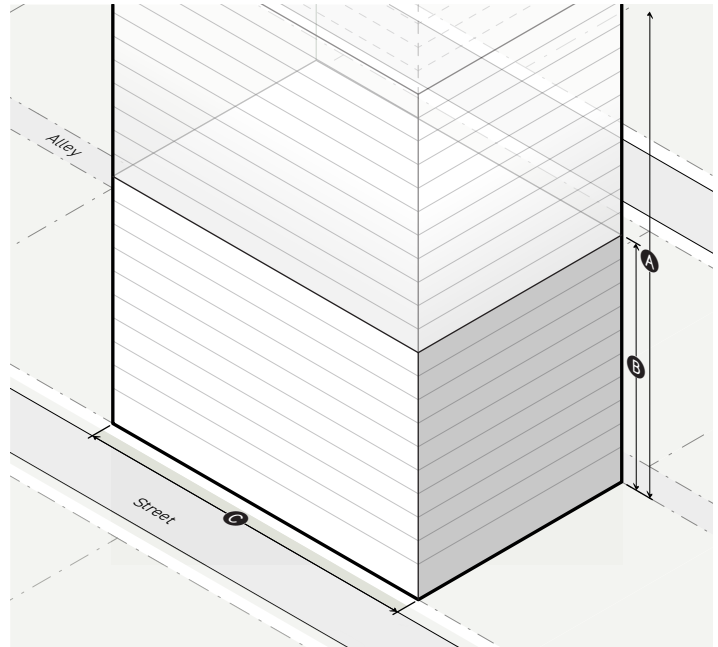
SEC. 2B.20.4. **HIGH-RISE BROAD 4 (HB4)**

A. Lot Parameters



1. LOT SIZE		<i>Div. 2C.1.</i>
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		<i>Div. 2C.2.</i>
B Building coverage (max)		100%
Building setbacks		
C Primary street (min)		
		0'
		Side street (min)
		0'
D Side (min)		
		0'
		Rear (min)
		0'
E Alley (min)		
		0'
		Special lot line (min)
		0'
3. AMENITY		<i>Div. 2C.3.</i>
F Lot amenity space (min)		
		20%
Residential amenity space (min)		
		10%

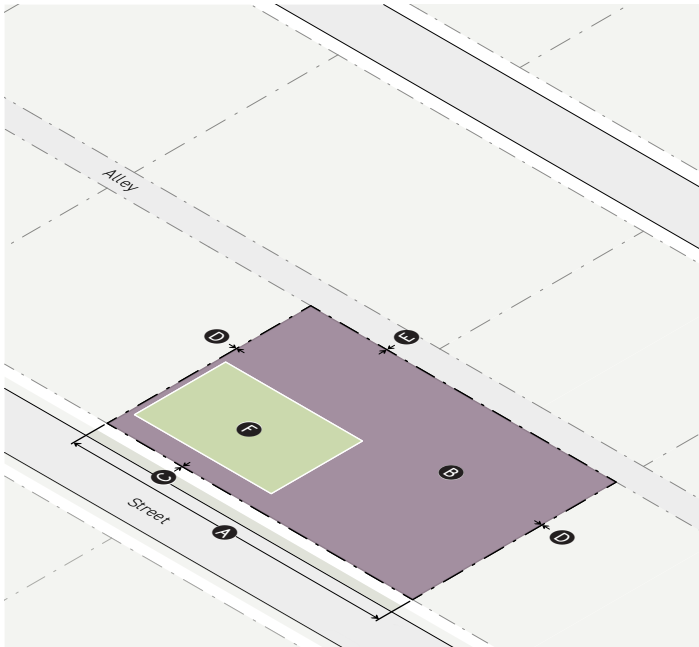
B. Bulk and Mass



1. FAR & HEIGHT		<i>Div. 2C.4.</i>
Base FAR (max)		9.0
A Height (max)		n/a
B Minimum height in stories		
		10
		Bonus FAR (max)
		13.0
2. BUILDING MASS		<i>Div. 2C.6.</i>
C Building width (max)		
		350'
		Building break (min)
		25'

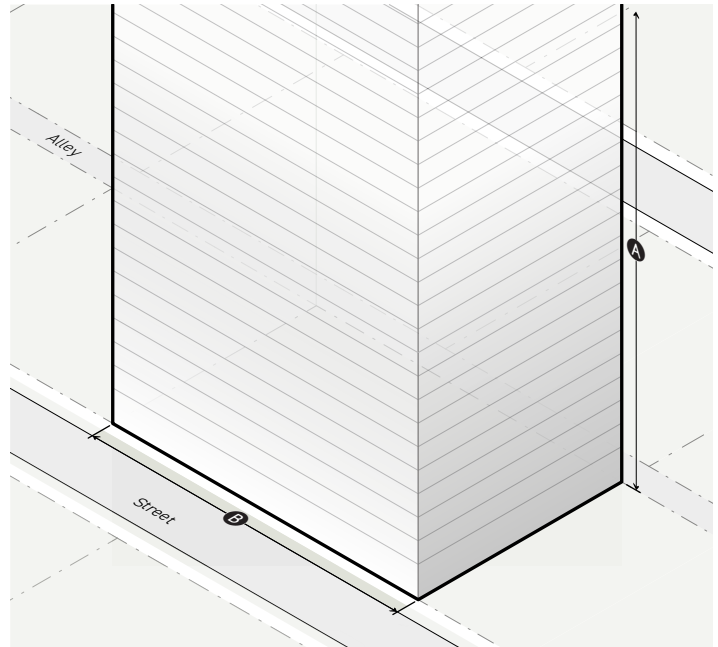
SEC. 2B.20.5. **HIGH-RISE BROAD 5 (HB5)**

A. Lot Parameters



1. LOT SIZE		<i>Div. 2C.1.</i>
Lot area (min)		n/a
A Lot width (min)		25'
2. COVERAGE		<i>Div. 2C.2.</i>
B Building coverage (max)		100%
Building setbacks		
C Primary street (min)		0'
Side street (min)		0'
D Side (min)		0'
Rear (min)		0'
E Alley (min)		0'
Special lot line (min)		0'
3. AMENITY		<i>Div. 2C.3.</i>
F Lot amenity space (min)		20%
Residential amenity space (min)		10%

B. Bulk and Mass



1. FAR & HEIGHT		<i>Div. 2C.4.</i>
Base FAR (max)		13.0
A Height (max)		n/a
Bonus		None
2. BUILDING MASS		<i>Div. 2C.6.</i>
B Building width (max)		350'
Building break (min)		25'

DIV. 2B.21. HIGH-RISE FULL FORM DISTRICTS

Each High-Rise Broad Form District occurs within the ranges specified below. The "High" FAR category allows a range of 8.6 FAR to 13.0 FAR. The "Full" building width category has no maximum building width for the district.

FAR	BUILDING WIDTH			
	NARROW 25'-75'	MEDIUM 100'-210'	BROAD 280'-490'	FULL N/A
VERY LOW 0.66-1.5 FAR	•			•
LOW 1.6-4.0 FAR	•	•		•
MID 4.1-6.0 FAR	•	•	•	•
MODERATE 6.1-8.5 FAR		•		
HIGH 8.6-13.0 FAR		•	•	

[Reserved]

PART 2C. FORM RULES

Div. 2C.1. Lot Size	2-58
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Sec. 2C.2.1. Building Coverage	2-61
Sec. 2C.2.2. Building Setbacks	2-63
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Sec. 2C.3.2. Residential Amenity Space	2-67
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Sec. 2C.4.2. Height in Feet	2-75
Sec. 2C.4.3. Height in Stories	2-78
Sec. 2C.4.4. Minimum Height in Stories	2-81
Div. 2C.5. Upper-Story Bulk	2-82
Sec. 2C.5.1. Bulk Plane	2-82
Sec. 2C.5.2. Street Step-Back	2-84
Sec. 2C.5.3. Height Transition	2-87
Div. 2C.6. Building Mass	2-90
Sec. 2C.6.1. Building Width	2-90
Sec. 2C.6.2. Facade Width	2-95
Sec. 2C.6.3. Facade Break	2-96

DIV. 2C.1. **LOT SIZE**

SEC. 2C.1.1. **LOT AREA**

The total land area within the boundaries of a lot.

A. **Intent**

To ensure that newly established lots are consistent in size with surrounding lots.

B. **Applicability**

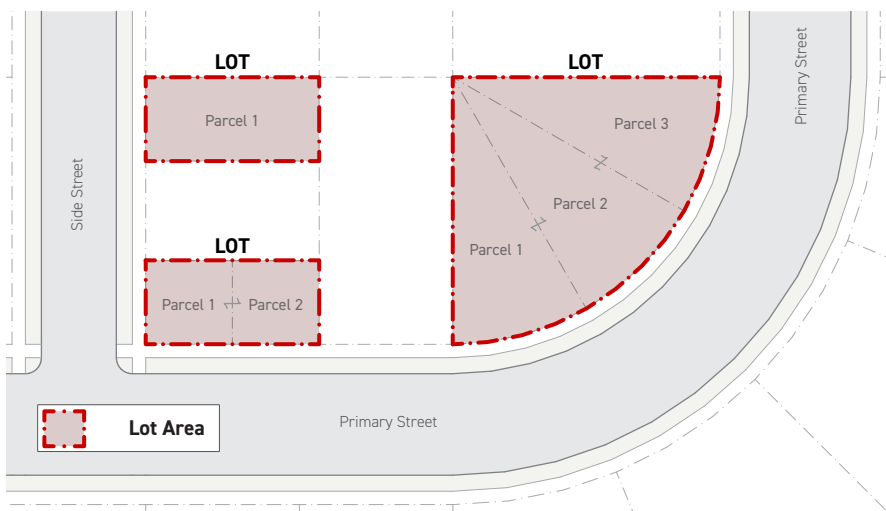
1. Lot area requirements do not apply to lots established before the effective date of this Zoning Code unless otherwise vested. See *Sec. 11.2.2. (Vesting Tentative Tract Maps)* and *Government Code Sections 66412.6 and 66412.7.*
2. Multiple lots may be grouped together as a lot for the purpose of development when a Lot Tie Affidavit is filed and approved by the Department of Building and Safety.

C. **Standards**

No lot may have an area less than the minimum established or more than the maximum established in *Part 2B. (Form Districts).*

D. **Measurement**

1. Lot area is measured as the total horizontal area within the boundary of a lot.
2. Lot area includes all portions of a lot allocated for required easements.
3. Lot area includes all portions of a lot allocated to dedications of land (for example, additional right-of-way and required street corner dedications), except when such dedications occur during the subdivision process.



E. Relief

1. A reduction in required lot area of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
2. A reduction in required lot area may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).

SEC. 2C.1.2. LOT WIDTH

The length of primary street lot lines bounding a lot.

A. Intent

To ensure that newly established lots are consistent in width with surrounding lots.

B. Applicability

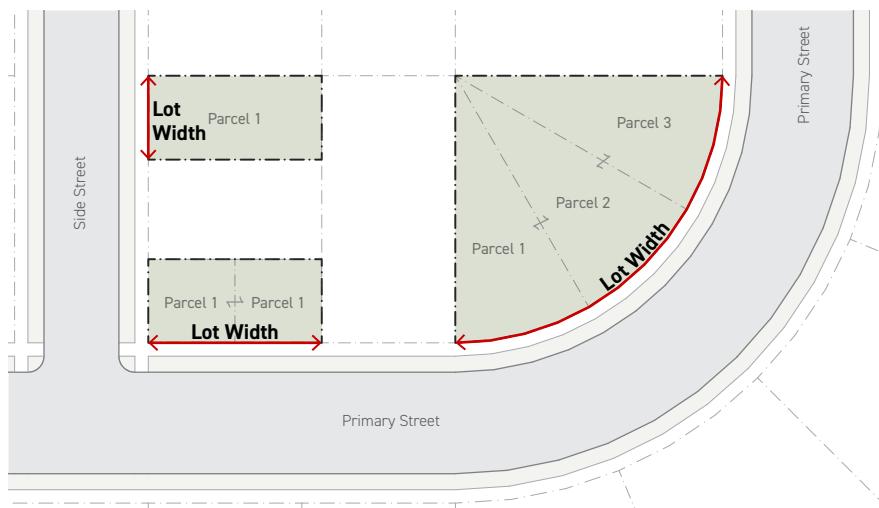
1. Lot width requirements do not apply to lots established before the effective date of this Zoning Code unless otherwise vested. See *Sec. 11.2.2. (Vesting Tentative Tract Maps)* and *Government Code Sections 66412.6 and 66412.7.*
2. Multiple lots may be grouped together as a lot for the purpose of development when a *Lot Tie Affidavit* is filed and approved by the Department of Building and Safety.

C. Standards

No lot may have a width less than the minimum established in *Part 2B. (Form Districts).*

D. Measurement

1. Lot width is measured following the geometry of all primary street lot lines that bound the lot.
2. Where a lot has two primary street lot lines facing different streets, both primary street lot lines shall meet the minimum lot width.



E. Relief

1. A reduction in required lot width of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments).*
2. A reduction in required lot width may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance).*

DIV. 2C.2. COVERAGE

SEC. 2C.2.1. BUILDING COVERAGE

The area of a lot covered by buildings or structures.

A. Intent

To preserve open area on a lot by limiting the amount of buildings or structures that may cover a lot.

B. Applicability

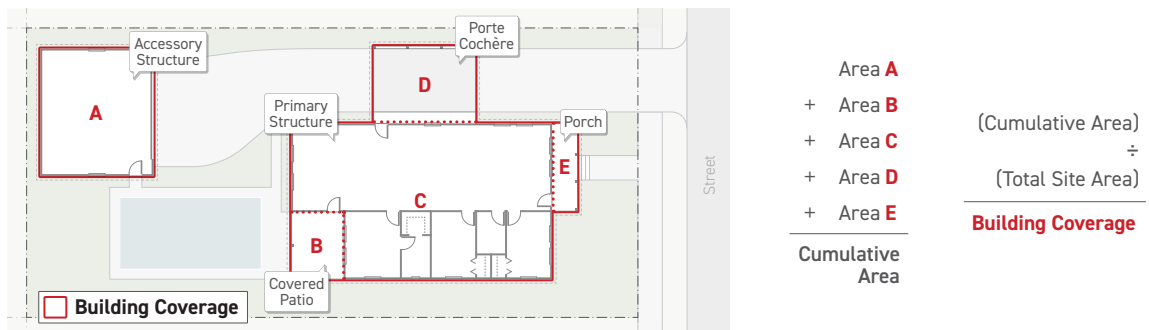
Building coverage requirements apply to all buildings and structures on a lot unless listed as an exception in *Sec. 2C.2.1.E. (Exceptions)*.

C. Standards

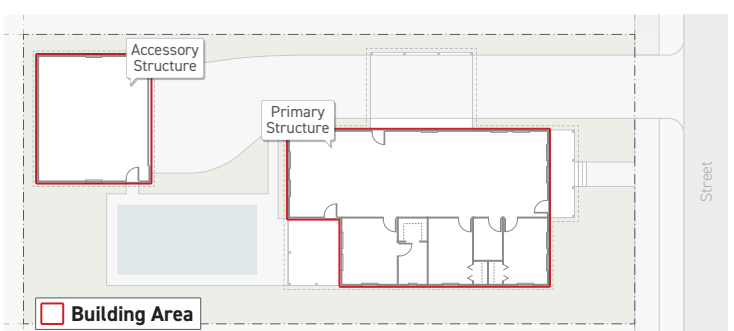
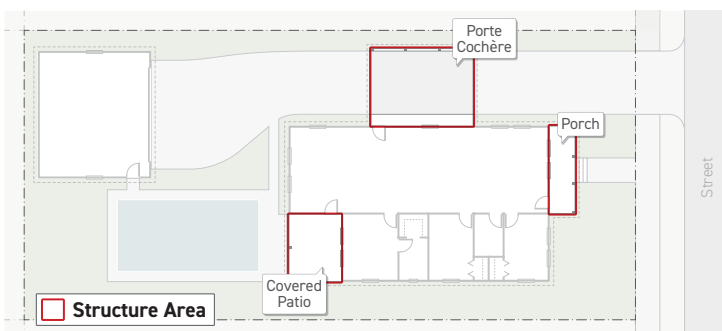
No lot may be covered with buildings or structures for an area greater than that established in *Part 2B. (Form Districts)*.

D. Measurement

1. Building coverage is measured by dividing the cumulative area of all buildings and structures on the lot by the lot area.

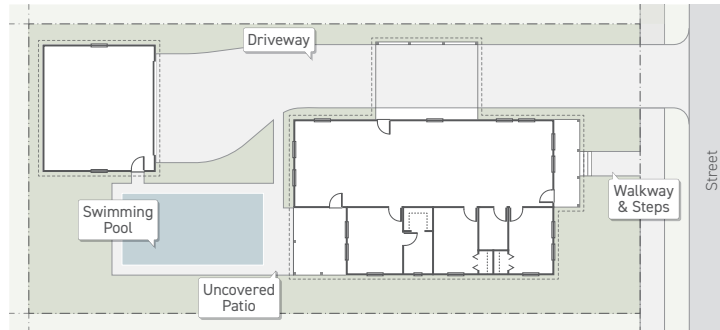


2. Building or structure area is measured as the footprint of all buildings and structures more than 6 feet in height on the lot. For buildings, the area is measured from the outside face of the exterior wall of each building.

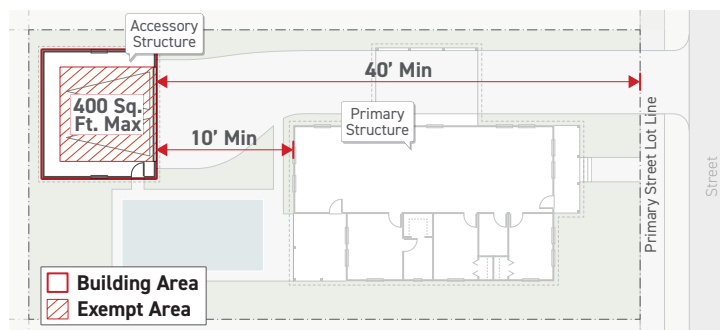


E. Exceptions

1. Architectural details and roof projections that project 30 inches or less, as measured perpendicular from the exterior wall of a building, are not included in the calculation of building or structure area.
2. Structures or portions of a structure less than 6 feet in height, as measured from adjacent grade, are not included in the calculation of building coverage.
3. Flatwork is not included in the calculation of building coverage.



4. For one- or two-unit uses in an RL Use District, a maximum of 400 square feet per lot is exempt from the calculation of building or structure area, provided the building or structure is:
 - a. Used for parking;
 - b. Detached from the primary building or structure by a minimum of 10 feet; and
 - c. Located a minimum of 40 feet from a primary street lot line.



F. Relief

1. Increased building coverage of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
2. Increased building coverage may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).

SEC. 2C.2.2. BUILDING SETBACKS

The area on a lot not intended for buildings and structures. Includes primary street setbacks, side street setbacks, side setbacks, rear setbacks, alley setbacks, and special lot line setbacks.

A. Intent

To provide open areas on the lot and help reduce the impact of buildings or structures on abutting sidewalks and neighboring development.

B. Applicability

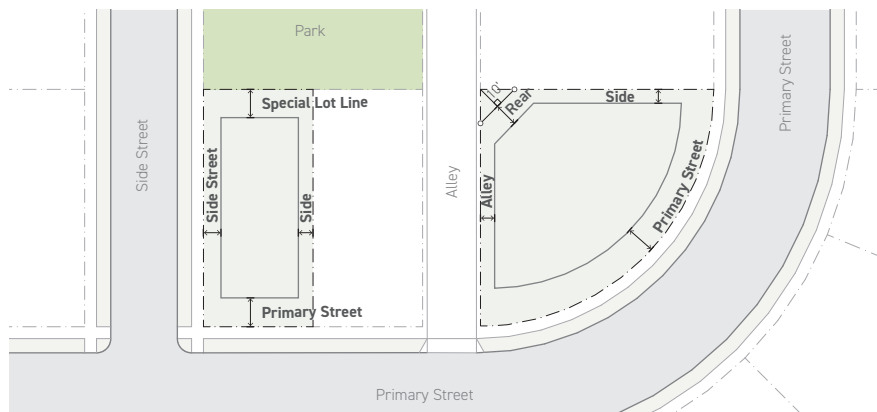
Building setback requirements apply to all buildings and structures on a lot unless listed as an exception in *Sec. 2C.2.2.E (Exceptions)*.

C. Standards

All buildings and structures on the lot shall be located on or behind a minimum building setback, except where allowed in *Sec. 2C.2.2.E. (Exceptions)*.

D. Measurement

All building setbacks are measured perpendicular to the applicable lot line:



1. A primary street setback is measured from the primary street lot line.
2. A side street setback is measured from the side street lot line.
3. A side setback is measured from the side lot line.
4. A rear setback is measured from the rear lot line.
 - a. For the purpose of measuring rear setback on triangular or gore-shaped lots, the rear lot line is determined based on a line 10 feet wide, parallel to the primary street lot line that intersects two lot lines at its endpoints.
 - b. Where the primary street lot line is not straight, the rear lot line must be parallel to a line connecting the end points of the primary street lot line.

5. An alley setback is measured from the alley lot line.
6. A special setback is measured from the special lot line.

E. Exceptions

The following are allowed to encroach beyond the building setback as listed below:

HORIZONTAL ENCROACHMENTS ALLOWED INTO SETBACKS			
	Lot Lines		
	Primary/Side Street, Special	Side/Rear	Alley
Architectural Details			
<i>Examples: cornices, belt courses, sills, lintels, pilasters, pediments, and chimneys</i>			
Encroachment (max)	2'	2'	2'
Distance from lot line (min)	0'	2.5'	0'
Roof Projections			
<i>Examples: eaves, roof overhangs, gutters, awnings, and canopies</i>			
Encroachment (max)	2.5'	2.5'	2.5'
Distance from lot line (min)	0'	2.5'	0'
Unenclosed Structures (ground story)			
<i>Examples: porch, deck, stoop, landing platforms, gazebo, trellis, arbor, and pergola</i>			
Encroachment (max)	7'	5'	7'
Distance from lot line (min)	0'	2.5'	2.5'
Unenclosed Structures (above ground story)			
<i>Examples: balcony, upper-story light shelves, exterior stairways</i>			
Encroachment (max)	5'	3'	3'
Distance from lot line (min)	0'	5'	2.5'
Enclosed, Projecting Structures			
<i>Examples: bay window, oriel window, sleeping porch, overhanging volume, and enclosed balcony</i>			
Encroachment (max)	2.5'	1.5'	2.5'
Distance from lot line (min)	0'	2.5'	2.5'
Mechanical Equipment (ground mounted)			
<i>Examples: gas meters, water softeners, HVAC equipment, cisterns, wind turbines, and solar panels</i>			
Encroachment (max)	1.5'	2.5'	2.5'
Distance from lot line (min)	15'	2.5'	0'
Mechanical Equipment (wall mounted)			
<i>Examples: electric meters, electrical panels, water heaters, and HVAC equipment</i>			
Encroachment (max)	1.5'	1.5'	1.5'
Distance from lot line (min)	15'	2.5'	0'
Waste Enclosures			
<i>Examples: trash compactors, garbage, recycling, and food waste, and their associated screening</i>			
Encroachment (max)	0'	unlimited	unlimited
Distance from lot line (min)	15'	2.5'	0'
Utility Equipment, Underground Structures, Flatwork, Fences and Walls, Plants, Outdoor Furniture			
Encroachment (max)	unlimited	unlimited	unlimited
Distance from lot line (min)	0'	0'	0'

See Sec. 14.1.5. (Horizontal Encroachments)

F. **Relief**

1. A reduction in required setback of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*), provided the resulting setback is at least 3 feet.
2. A setback reduction may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).

DIV. 2C.3. AMENITY

SEC. 2C.3.1. LOT AMENITY SPACE

An area on a lot designated to be used for active or passive recreation, including common open space, private open space, pedestrian amenity space, and privately-owned public space.

A. Intent

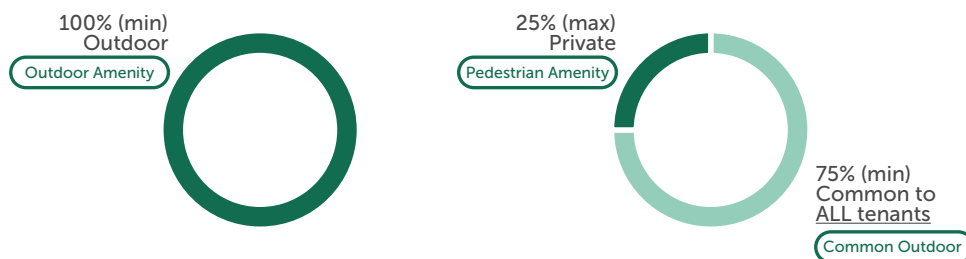
To provide adequate recreation and open space areas for residents and tenants, and to ensure such spaces are accessible, usable, and safe.

B. Applicability

1. Lot amenity space requirements apply to all portions of a lot.
2. Where the calculation of lot amenity space requires less than 400 square feet, no lot amenity space is required.

C. Standards

1. The cumulative area of lot amenity space provided on a lot shall not be less than that established in *Part 2B. (Form Districts)*.
2. Required lot amenity space shall be provided outdoors and meet the design standards in *Sec. 2C.3.3.A. (Outdoor Amenity Space)*.
3. A maximum of 25% of the total required lot amenity space may be private, provided it meets the design standards in *Sec. 2C.3.3.C. (Pedestrian Amenity Space)*.
4. All required lot amenity space that is not private shall be readily accessible to all tenants and meet the design standards in *Sec. 2C.3.3.B. (Common Outdoor Amenity Space)*.



D. Measurement

1. Lot amenity space is a percentage calculated by dividing the cumulative area of all lot amenity spaces by the lot area.
2. The minimum required lot amenity space is calculated by multiplying the minimum percentage established in the Form District by the lot area.
3. As a bonus for providing public space, outdoor amenity space area meeting *Sec. 2C.3.3.D. (Privately-Owned Public Space)* counts as 1.25 square feet for every 1 square foot of provided outdoor amenity space area.

E. Relief

1. A reduction in required lot amenity space of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A reduction in required lot amenity space may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.3.2. RESIDENTIAL AMENITY SPACE

An area which is designed and intended to be used by occupants of dwelling units for recreational, domestic, or vocational purposes.

A. Intent

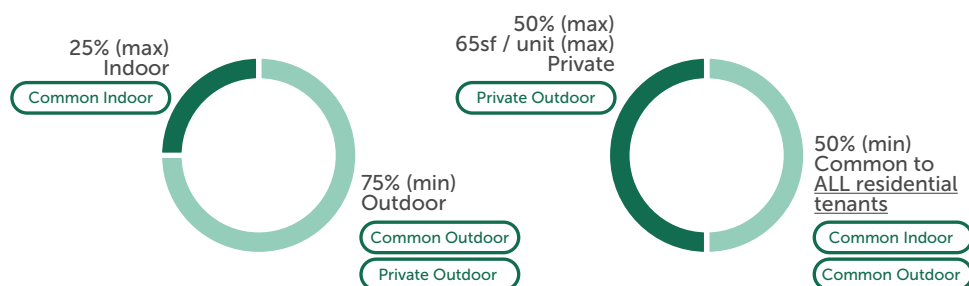
To provide opportunities for residential amenities through shared facilities, activating outdoor areas, and common indoor areas.

B. Applicability

Residential amenity space requirements apply to all applications that include 5 or more dwelling units on a lot.

C. Standards

1. The cumulative area of residential amenity space provided on a lot shall not be less than that established in the applicable Form District.
2. At least 75% of the required residential amenity space shall be outdoors and meet the design standards of either *Sec. 2C.3.3.B. (Common Outdoor Space)* or *Sec. 2C.3.3.F. (Private Outdoor Amenity Space)*.
3. A maximum of 65 square feet per dwelling unit of required residential amenity space may be private, provided it meets the design standards in *Sec. 2C.3.3.F. (Private Outdoor Amenity Space)*.
4. A maximum of 50% of the total required residential amenity space may be private, provided it meets the design standards in *Sec. 2C.3.3.F. (Private Outdoor Amenity Space)*.
5. All required residential amenity space that is not private shall be readily accessible to all residential tenants and meet the design standards in either *Sec. 2C.3.3.B. (Common Outdoor Amenity Space)* or *Sec. 2C.3.3.G. (Common Indoor Amenity Space)*.



D. Measurement

1. Residential amenity space is a percentage calculated by dividing the cumulative area of all residential amenity spaces by the total floor area allocated to dwelling units.
2. The minimum required residential amenity space is calculated by multiplying the total floor area allocated to dwelling units by the minimum percentage established in the applicable Form District.
3. All lot amenity space provided may be credited toward the residential amenity space requirement.
4. As a bonus for providing public space, residential amenity space meeting *Sec. 2C.3.3.D. (Privately-Owned Public Space)* counts at a rate of 1.25 square feet for every 1 square foot of privately owned public space provided.

E. Relief

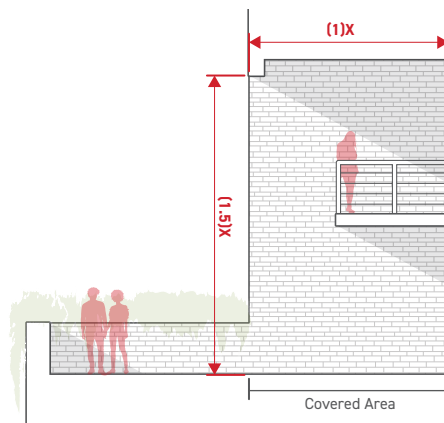
1. A reduction in required residential amenity space of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A reduction in required residential amenity space may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.3.3. AMENITY DESIGN STANDARDS

A. Outdoor Amenity Space

1. General

- a. Where an outdoor amenity space is enclosed, it shall not be covered. Where the outdoor amenity space is covered, it shall not be enclosed.
- b. Outdoor amenity space that is covered shall have a minimum clear height of 1.5 times the depth of the covered area.



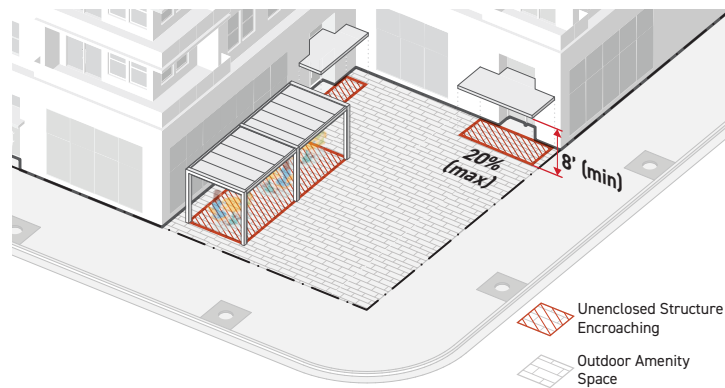
- c. Outdoor amenity space located above the ground story may be required to set back from the roof edge - see LAMC Sec. 57.317 (Rooftop Gardens and Landscaped Roofs).

2. Encroachments

- a. Only the following structures may encroach into an outdoor amenity space:

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details	
<i>Examples: cornices, belt courses, sills, lintels, pilasters, pediments, and chimneys</i>	
Encroachment (max)	2'
Roof Projections	
<i>Examples: eaves, roof overhangs, gutters, awnings, and canopies</i>	
Encroachment (max)	unlimited
Unenclosed Structures	
<i>Examples: porch, deck, stoop, landing platforms, gazebo, trellis, arbor, and pergola</i>	
Encroachment (max)	unlimited
Enclosed, Projecting Structures	
<i>Examples: bay or oriel window, sleeping porch, overhanging volume, and enclosed balcony</i>	
Encroachment (max)	2'
See Sec. 14.1.5. (Horizontal Encroachments)	

- b. Allowed encroachments shall cumulatively cover no more than 20% of any individual outdoor amenity space.
- c. No allowed encroachment shall have a clear height of less than 8 feet, measured from the finished ground surface of the outdoor amenity space.

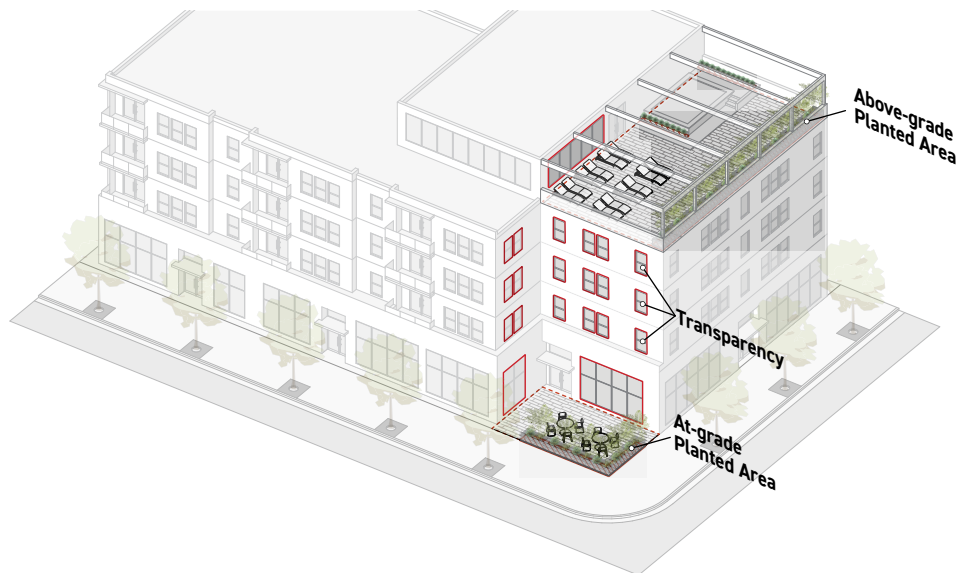


B. Common Outdoor Amenity Space

- 1. Common outdoor amenity space shall be made available to all tenants of a building, at no cost, from sunrise to sunset daily or during the hours of operation of the building, whichever results in a longer period of time. The space may not be reserved or in any way exclude any tenant during the time it is required to be made available to all tenants.

- Amenity -

2. Common outdoor amenity space shall meet the requirements of Sec. 2C.3.3.A. (*Outdoor Amenity Space*).
3. Common outdoor amenity space shall have a minimum area of 400 square feet, and no horizontal dimension less than 15 feet measured perpendicular to any boundary of the space.
4. Building facades adjacent to common outdoor amenity space shall have a minimum transparency of 15% for each story. For measurement of transparency, see Sec. 3C.4. (*Transparency*).
5. Where located within the minimum and maximum ground floor elevation specified by the applicable Frontage District, a minimum of 25% of the surface area of the common outdoor amenity space shall be planted area. For other applicable standards, see Sec. 4C.6.4.C.2. (*Planting Areas*).
6. Where located above the maximum ground floor elevation specified by the applicable Frontage District, a minimum of 15% of the surface area of the common outdoor amenity space shall be planted area. For other applicable standards, see Sec. 4C.6.4.C.2. (*Planting Areas*).
7. For every 400 square feet of common outdoor amenity space, 2 permanent or movable seats shall be provided. Two linear feet of bench or seat wall are counted as 1 seat.



C. Pedestrian Amenity Space

1. Pedestrian amenity space shall meet Sec. 2C.3.3.B. (*Common Outdoor Amenity Space*) or Sec. 2C.3.3.F. (*Private Outdoor Amenity Space*).
2. Pedestrian amenity space shall be located within the minimum and maximum ground floor elevation specified by the applicable Form District.

3. Pedestrian amenity space shall abut and be directly accessible from a public sidewalk or public way. The space shall not be separated from the public sidewalk or public accessway by any structure or landscaping, with the exception of an A1 or A2 front yard privacy barrier. See Sec. 4C.7.1. (Frontage Yard Fences and Walls).
4. Building facades adjacent to a pedestrian amenity space shall meet the applicable Frontage District standards in *Article 3. (Frontage)*.
5. All non-planted areas shall be located within the allowed ground floor elevation range (Sec. 3C.6.2.) of the applicable Form District. See *Part 2B. (Form Districts)*.
6. Mechanical and utility equipment shall not be located within a pedestrian amenity space, or between a pedestrian amenity space and the adjacent building facade.
7. All mechanical exhaust outlets shall be located a minimum horizontal distance of 10 feet and a minimum vertical distance of 15 feet from a pedestrian amenity space.
8. The following lighting standards are required in any pedestrian amenity space:
 - a. A minimum average horizontal illumination of 0.75 footcandles.
 - b. A minimum uniformity ratio of 3:1.
 - c. Luminaires mounted no more than 10 feet above the finished floor or finished surface of the pedestrian amenity space.
9. See *Div. 3C.1. (Build-To)* for additional provisions related to pedestrian amenity spaces.

D. Privately Owned Public Space

1. Privately owned public space shall meet the requirements of *Sec. 2C.3.3.C. (Pedestrian Amenity Space)*.
2. Privately owned public space shall be made permanently available to the general public, at no cost, at minimum between sunrise and sunset daily.
3. Signs shall be posted at every public entrance to the space in accordance with the privately owned public space sign standards as established by the City Planning Commission, pursuant to *Sec. 13B.1.5. (Policy Action)*. Standards include, but are not limited to the following:
 - a. Minimum sign dimension, no less than 16 inches by 20 inches;
 - b. Sign location requirements;
 - c. Required posting of the hours of operation; and
 - d. Mandatory language regarding public access.
4. Privately owned public space may be eligible for credit towards the fee and dedication requirements outlined in *Div. 10.4. (Park Fees and Dedications)*.

E. Relief

1. A deviation from any amenity space dimensional standard of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A deviation from any amenity space standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

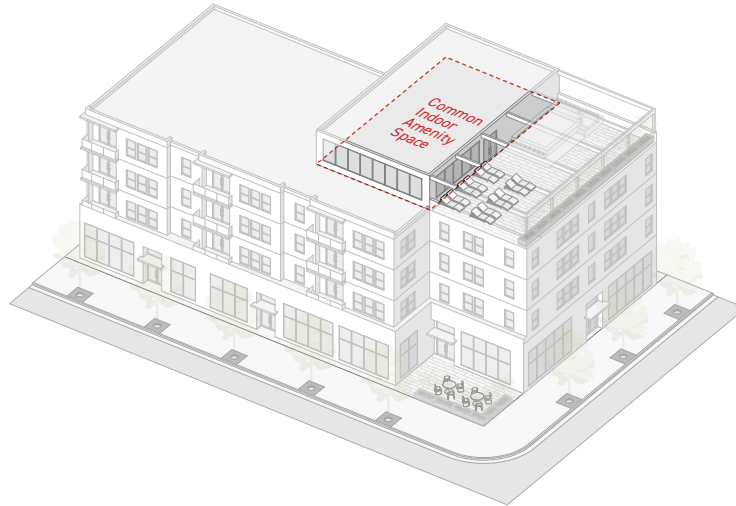
F. Private Outdoor Amenity Space

1. Private outdoor amenity space shall meet the requirements of *Sec. 2C.3.3.A. (Outdoor Amenity Space)*.
2. Private outdoor amenity space shall abut and be directly accessible from the assigned unit or tenant space.
3. Unenclosed private outdoor amenity space shall have a minimum area of 50 square feet, and have no horizontal dimension less than 5 feet, measured perpendicular to any boundary of the space.
4. Enclosed private outdoor amenity space shall have no horizontal dimension less than 8 feet, measured perpendicular to any boundary of the space.



G. Common Indoor Amenity Space

1. Common indoor amenity space may be covered and enclosed.
2. Common indoor amenity space shall have a minimum area of 400 square feet and no horizontal dimension less than 10 feet when measured perpendicular from any boundary of the open space.
3. Common indoor amenity space shall include amenities that create opportunities for social and recreational activity for residents, and may include shared kitchens or kitchenettes.



DIV. 2C.4. **FLOOR AREA RATIO & HEIGHT**

SEC. 2C.4.1. **FLOOR AREA RATIO (FAR)**

Floor area ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot that the building is located on.

A. **Intent**

To regulate the bulk and massing of buildings on a lot.

B. **Applicability**

Floor area ratio standards apply to all portions of a lot, and all buildings and structures located on a lot, provided the area counts as floor area according to *Sec. 14.1.7. (Floor Area)*.

C. **Standards**

1. **Base**

A lot shall not exceed the maximum base floor area ratio without meeting *Article 9. (Public Benefit Systems)*.

2. **Bonus**

A lot may exceed the base floor area ratio up to the maximum bonus floor area ratio allowed in *Sec. 9.1.2.C. (Maximum Bonus Floor Area)*.

D. **Measurement**

1. Floor area ratio is calculated by dividing the floor area on a lot by the lot area.
2. Generally, floor area is calculated as the sum of all interior floor space for each story of a building. For the measurement of floor area, see *Sec. 14.1.7. (Floor Area)*.
3. For the purpose of calculating FAR, portions of a lot designated for private streets may be counted as lot. For the measurement of lot area, see *Sec. 2C.1.1. (Lot Area)*.
4. For the purposes of this Chapter, lot area is the same as buildable area referred to in **Section 104(e) (Floor Area Restriction) of the City of Los Angeles Charter**.
5. The Downtown Community Plan Implementation Overlay (CPHO) may define and measure buildable area differently than outlined in this Section for the purpose of calculating the maximum floor area using bonus FAR.

E. **Relief**

1. In Form Districts that do not allow bonus FAR, an increased FAR of no more than 10% may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. Additional FAR may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.4.2. **HEIGHT IN FEET**

The maximum height in feet of a building or structure.

A. **Intent**

To provide adequate light, air, safety, and to protect the character of an area and the interests of the general public.

B. **Applicability**

Building height in feet requirements apply to all buildings and structures on a lot where the Form District includes a height in feet standard, unless listed as an exception in Sec. 2C.4.2.E. (*Exceptions*).

C. **Standards**

1. **Base**

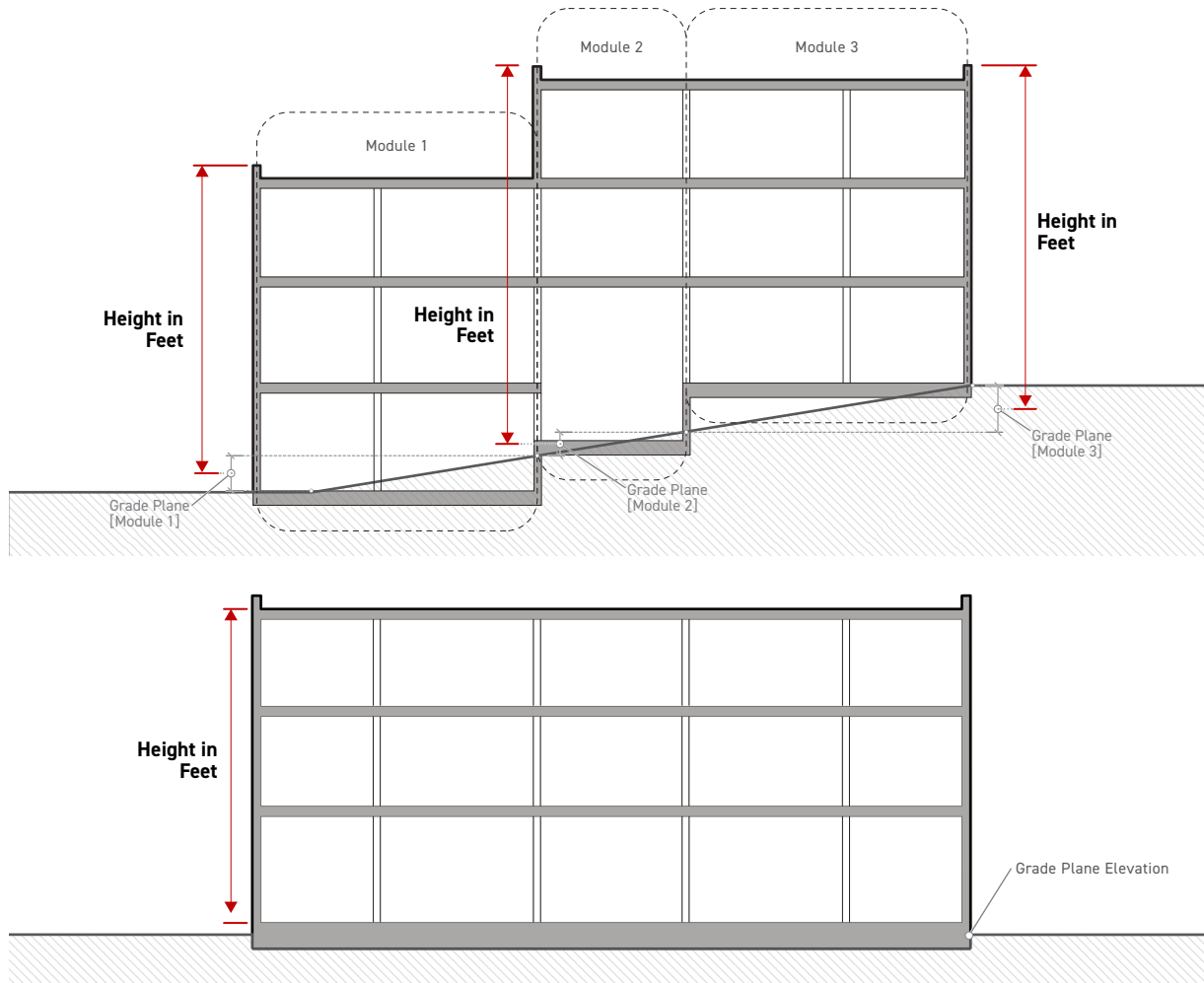
A building or structure shall not exceed the base height in feet without meeting *Div. 9.3. (Community Benefits Program)*.

2. **Bonus**

A building or structure may exceed the base height in feet up to the maximum height in feet as allowed in *Div. 9.3. (Community Benefits Program)*.

D. Measurement

1. Maximum height in feet is measured as the vertical distance from grade plane to the top of the roof structure. One or more grade plane modules may be established for each building, as shown below. See *Sec. 14.1.9.A.2. (Grade Plane Module)*.



2. Regardless of established grade plane, buildings shall also comply with ground floor elevation standards in *Article 3. (Frontage)*.

E. Exceptions

The following encroachments are allowed beyond the maximum height in feet, as specified below:

ALLOWED VERTICAL ENCROACHMENTS			
	Form District Height (max)		
	45' or less	45' to 75'	75' or More
Mechanical Equipment (roof mounted)			
<i>Examples: HVAC equipment, water tanks, solar panels, exhaust ducts, and communication equipment</i>			
Encroachment (max)	3'	5'	10'
Setback from roof edge (min)	3'	3'	5'
Architectural Elements			
<i>Examples: skylights, steeples, spires, belfries, cupolas, domes, flagpoles, and lighting</i>			
Encroachment (max)	5'	5'	10'
Setback from roof edge (min)	3'	3'	5'
Vertical Circulation			
<i>Examples: Elevator room, and associated equipment, and stairway access to roof</i>			
Encroachment (max)	10'	10'	10'
Setback from roof edge (min)	5'	5'	5'
Safety Barriers			
<i>Examples: Fencing, walls, parapets, railing, and stairs</i>			
Encroachment (max)	6'	6'	6'
Setback from roof edge (min)	0'	0'	0'
Unenclosed Structures			
<i>Examples: Shade structures, pergolas, rooftop bar, permanent seating, beehives, and cooking facilities</i>			
Encroachment (max)	8'	8'	8'
Setback from roof edge (min)	5'	5'	5'
Flatwork			
<i>Examples: Decking, walkways, patios, planters</i>			
Encroachment (max)	2.5'	2.5'	2.5'
Setback from roof edge (min)	1'	1'	1'
Plants			
<i>Examples: trees, shrubs, flowers, herbs, vegetables, grasses, ferns, and moss</i>			
Encroachment (max)	unlimited	unlimited	unlimited
Setback from roof edge (min)	1'	1'	1'
<i>See Sec. 14.1.6. (Vertical Encroachments)</i>			

F. Relief

1. Increased building height in feet of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
2. Increased vertical encroachments of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
3. Increased building height in feet or vertical encroachments may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).

SEC. 2C.4.3. **HEIGHT IN STORIES**

The allowed height of a building measured in stories.

A. **Intent**

To provide adequate light, air, safety, and to protect the character of an area and the interests of the general public. Intended to help provide a variety in building heights and to help ensure that story heights are not reduced to fit within a maximum height in feet.

B. **Applicability**

Height in stories requirements apply to all buildings and structures on a lot where the Form District includes a height in stories standard, unless listed as an exception in *Sec. 2C.4.3.E. (Exceptions)*.

C. **Standards**

1. **Base**

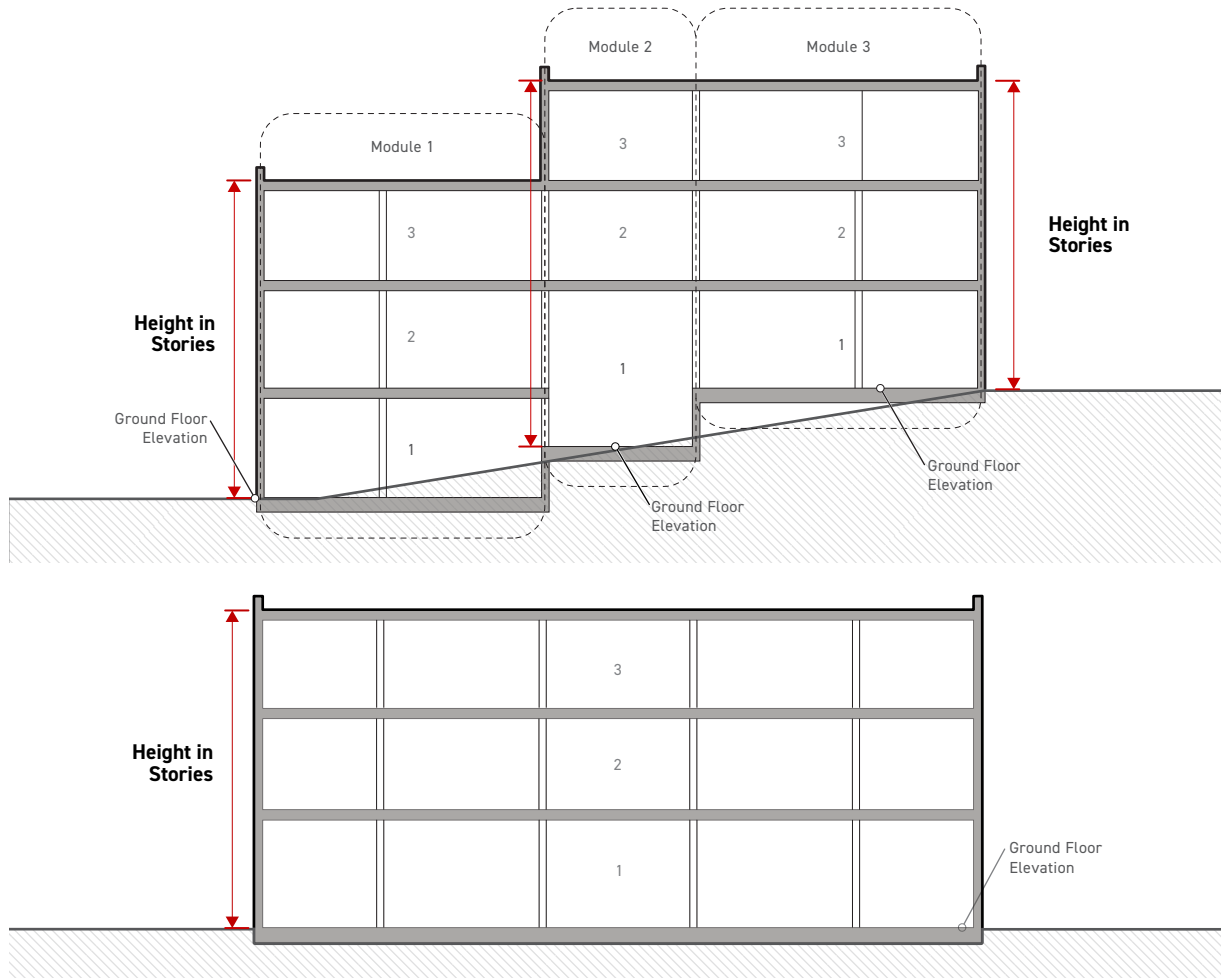
A building shall not exceed the base height in stories without meeting *Div 9.3. (Community Benefits Program)*.

2. **Bonus**

A building may exceed the base height in stories up to the maximum height in stories allowed in *Div. 9.3. (Community Benefits Program)*.

D. Measurement

1. The maximum height in stories is measured as the number of stories above the ground floor elevation for each module of the building as shown below. See Sec. 14.1.9.A.2. (*Grade Plane Module*).



2. For determining ground story, see Sec. 14.1.10. (*Ground Story Determination*).

E. Exceptions

The following encroachments are allowed beyond the maximum height in stories, as specified below:

ALLOWED VERTICAL ENCROACHMENTS			
	Form District Height (max)		
	6 Stories or More	3 to 6 Stories	3 Stories or Less
Mechanical Equipment (roof mounted)			
<i>Examples: HVAC equipment, water tanks, solar panels, exhaust ducts, and communication equipment</i>			
Encroachment (max)	10'	5'	3'
Setback from edge (min)	5'	3'	3'
Architectural Elements			
<i>Examples: skylights, steeples, spires, belfries, cupolas, domes, flagpoles, and lighting</i>			
Encroachment (max)	10'	5'	5'
Setback from edge (min)	5'	5'	3'
Vertical Circulation			
<i>Examples: Elevator room, and associated equipment, and stairway access to roof</i>			
Encroachment (max)	10'	10'	10'
Setback from edge (min)	5'	5'	5'
Safety Barriers			
<i>Examples: Fencing, walls, parapets, railing, and stairs</i>			
Encroachment (max)	6'	6'	6'
Setback from edge (min)	0'	0'	0'
Unenclosed Structures			
<i>Examples: Shade structures, pergolas, rooftop bar, permanent seating, beehives, and cooking facilities</i>			
Encroachment (max)	8'	8'	8'
Setback from edge (min)	5'	5'	5'
Flatwork			
<i>Examples: Decking, walkways, patios, and planters</i>			
Encroachment (max)	2.5'	2.5'	2.5'
Setback from edge (min)	1'	1'	1'
Plants			
<i>Examples: trees, shrubs, flowers, herbs, vegetables, grasses, ferns, and moss</i>			
Encroachment (max)	unlimited	unlimited	unlimited
Setback from edge (min)	1'	1'	1'
<i>See Sec. 14.1.6. (Vertical Encroachments)</i>			

F. Relief

An increase in maximum height in stories may be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

SEC. 2C.4.4. **MINIMUM HEIGHT IN STORIES**

The minimum height in stories of a building.

A. **Intent**

To provide a method of establishing a minimum level of intensity on a lot, and ensure that lots are not underdeveloped.

B. **Applicability**

Minimum height in stories requirements apply to all buildings on a lot where the Form District includes a minimum height in stories standard.

C. **Standards**

At least some portion of the lot shall contain floor area within a story according to the minimum story height.

D. **Measurement**

For measurement of minimum height in stories, see *Sec. 2C.4.3. (Height in Stories)*

E. **Relief**

1. A reduction in minimum height in stories of 1 story may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A reduction in minimum height in stories may be requested as a Class 1 Conditional Use Permit. In addition to the findings otherwise required by *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, the Zoning Administrator shall also find that the reduction would be consistent with prevailing heights along the block face.
3. A reduction in minimum height in stories may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 2C.5. **UPPER-STORY BULK**

SEC. 2C.5.1. **BULK PLANE**

A series of planes that limit the allowable volume of space a building or structure may occupy.

A. **Intent**

To push taller buildings and structures towards the center of a lot and reduce looming impacts on neighboring properties, promoting privacy and solar access.

B. **Applicability**

Bulk plane requirements apply to all buildings and structures on a lot.

C. **Standards**

All buildings and structures shall fit entirely within the bulk plane, no encroachments are allowed. For encroachments into the maximum height in feet, see *Sec. 2C.4.2.E. (Exceptions)*.

D. **Measurement**

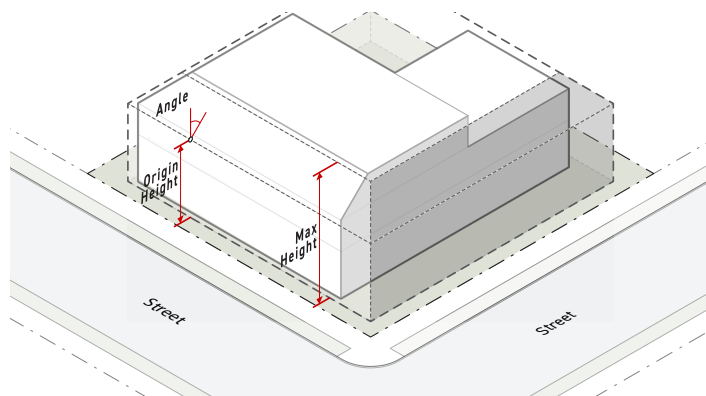
A bulk plane is measured vertically from all applicable lot line setbacks upwards to the origin height. Above the bulk plane origin height, the plane slopes inward at the angle specified by the bulk plane angle.

1. **Origin Height**

The origin height is measured vertically from the minimum setback. Where no minimum setback is required, the origin height is measured vertically from the lot line.

2. **Angle**

The angle of elevation is measured upward, where 0° would prohibit any height above the origin height and 90° allows continuous vertical height from a minimum setback to the maximum height allowed.



E. Relief

1. Increased bulk plane origin height of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*) or as a variance in accordance with Sec. 13B.5.3. (*Variance*).
2. Increased bulk plane angle may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).

SEC. 2C.5.2. STREET STEP-BACK

A step-like recess in the massing of a building that requires that upper stories to be pushed back from the lower stories from the street.

A. Intent

To reduce the perceived bulk and mass of a building along facades facing public ways, ensuring a height along the street that is appropriate to its neighboring context, while allowing for additional building height.

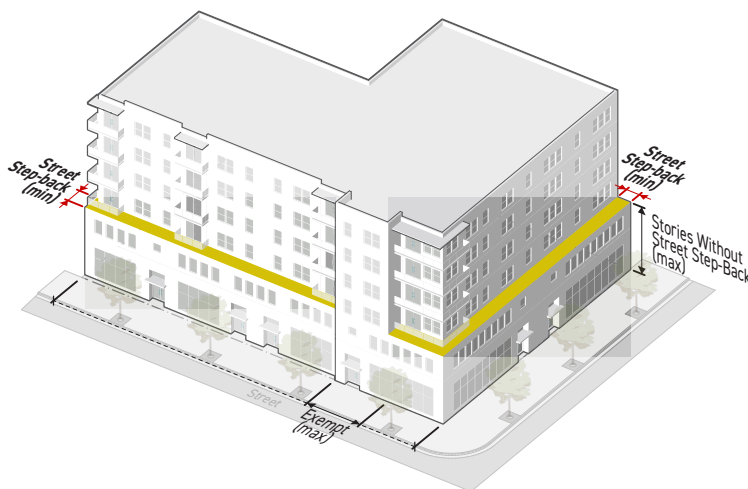
B. Applicability

Street step-back requirements apply to all buildings or structures on a lot that face a frontage lot line unless listed as an exception in *Sec. 2C.5.2.E. (Exceptions)*.

C. Standards

The following standards shall be met for a minimum of 85% of the building length:

1. All stories above the maximum stories without street step-back shall be stepped back from the street-facing facade by at least the minimum street step-back depth.
2. No building or structure may extend into a minimum street step-back depth, except where allowed in *Sec. 2C.5.2.E. (Exceptions)*.
3. Buildings having a height less than the maximum stories without street step-back are not required to provide a street step-back.
4. Where a street step-back is required, no less than 2 stories without street step-back shall be provided.



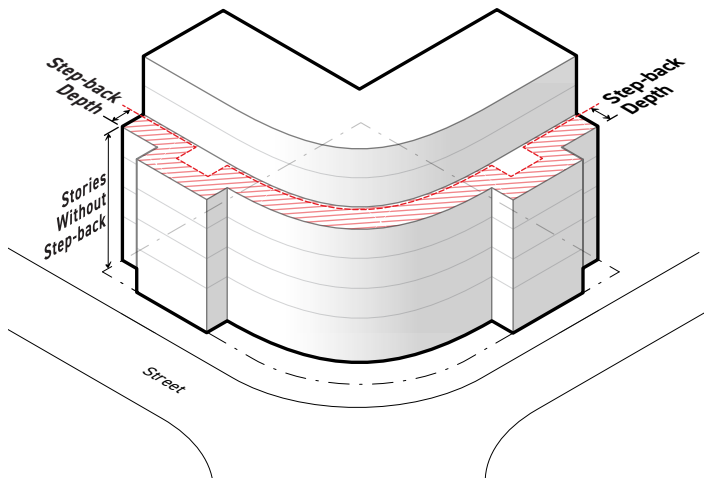
D. Measurement

1. Stories Without Street Step-back

Stories without street step-back is measured according to Sec. 2C.4.3. (*Height in Stories*).

2. Street Step-back Depth

The minimum street step-back depth is measured as the horizontal distance from the outermost edge of the building facade to the outermost edge of the facade of the stepped back stories.



E. Exceptions

The following are allowed to encroach beyond the street step-back as listed below:

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details	
<i>Examples: cornices, belt courses, sills, lintels, pilasters, pediment, and chimneys</i>	
Encroachment (max)	2'
Roof Projections	
<i>Examples: eaves, roof overhangs, gutters, awnings, and canopies</i>	
Encroachment (max)	2.5'
Unenclosed Structures	
<i>Examples: porch, deck, stoop, landing platforms, gazebo, trellis, arbor, and pergola</i>	
Encroachment (max)	5'
Enclosed, Projecting Structures	
<i>Examples: bay window, oriel window, sleeping porch, overhanging volume, and enclosed balcony</i>	
Encroachment (max)	2.5'
Mechanical Equipment (wall and ground mounted)	
<i>Examples: gas meters, water softeners, HVAC equipment, cisterns, wind turbines, and solar panels</i>	
Encroachment (max)	1.5'
<i>See Sec. 14.1.5. (Horizontal Encroachments)</i>	

ALLOWED VERTICAL ENCROACHMENTS

Mechanical Equipment

Examples: HVAC equipment, water tanks, solar panels, exhaust ducts, and communication equipment

Encroachment (max)	5'
Setback from edge (min)	3'

Architectural Elements

Examples: skylights, steeples, spires, belfries, cupolas, domes, flagpoles, and lighting

Encroachment (max)	5'
Setback from edge (min)	2'

Safety Barriers

Examples: Fencing, walls, parapets, railing, and stairs

Encroachment (max)	4'
Setback from edge (min)	0'

Unenclosed Structures

Examples: Shade structures, pergolas, rooftop bar, permanent seating, beehives, and cooking facilities

Encroachment (max)	8
Setback from edge (min)	2'

Flatwork

Examples: Decking, walkways, patios, and planters

Encroachment (max)	2.5'
Setback from edge (min)	1'

Plants

Examples: trees, shrubs, flowers, herbs, vegetables, grasses, ferns, and moss

Encroachment (max)	unlimited
Setback from edge (min)	1'

See Sec. 14.1.6. (Vertical Encroachments)

F. Relief

1. A reduced street step-back depth of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*) or as a variance in accordance with Sec. 13B.5.3. (*Variance*).
2. Increased stories without street step-back may be requested only as a variance in accordance with Sec. 13B.5.3. (*Variance*).

SEC. 2C.5.3. HEIGHT TRANSITION

A reduction in the maximum height of a building for a limited depth along shared lot lines.

A. Intent

To prevent looming impacts and reduce the perceived bulk and mass of buildings from neighboring lots, while allowing for additional building height.

B. Applicability

Height transition requirements apply to all buildings or structures on a lot that face an alley or common lot line, unless listed as an exception in *Sec. 2C.5.3.E. (Exceptions)*.

C. Standards

1. All stories above the maximum stories without a height transition shall be set back from the from the applicable lot line by at least the minimum height transition depth.
2. If the entire building is set back from the applicable lot line by at least the minimum height transition depth, the facade may continue to the maximum allowed height without a setback.
3. No building or structure may extend into a minimum height transition depth, except where allowed in *Sec. 2C.5.3.E. (Exceptions)*.

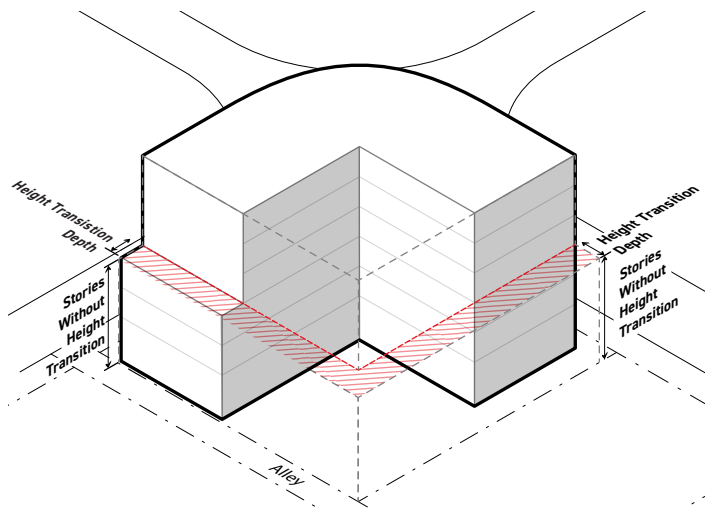
D. Measurement

1. Stories Without Height Transition

Stories without height transition is measured according to *Sec. 2C.4.3. (Height in Stories)*.

2. Height Transition Depth

The minimum height transition depth is measured as the horizontal distance from the applicable lot line to the outer facade of stories above the maximum stories without height transition.



E. Exceptions

The following are allowed to encroach beyond the height transition as listed below:

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details	
<i>Examples: cornices, belt courses, sills, lintels, pilasters, pediments, and chimneys</i>	
Encroachment (max)	2'
Roof Projections	
<i>Examples: eaves, roof overhangs, gutters, awnings, and canopies</i>	
Encroachment (max)	2.5'
Unenclosed Structures (all stories)	
<i>Examples: porch, deck, stoop, balcony, light shelves, and exterior stairways</i>	
Encroachment (max)	5'
Enclosed, Projecting Structures	
<i>Examples: bay window, oriel window, sleeping porch, overhanging volume, and enclosed balcony</i>	
Encroachment (max)	2.5'
Mechanical Equipment (ground and wall mounted)	
<i>Examples: gas and electric meters, HVAC equipment, cisterns, wind turbines and solar panels, and water heaters</i>	
Encroachment (max)	1.5'
See Sec. 14.1.5. (Horizontal Encroachments)	

ALLOWED VERTICAL ENCROACHMENTS

Mechanical Equipment

Examples: HVAC equipment, water tanks, solar panels, exhaust ducts, and communication equipment

Encroachment (max)	5'
Setback from edge (min)	3'

Architectural Elements

Examples: skylights, steeples, spires, belfries, cupolas, domes, flagpoles, and lighting

Encroachment (max)	5'
Setback from edge (min)	2'

Safety Barriers

Examples: Fencing, walls, parapets, railing, and stairs

Encroachment (max)	4'
Setback from edge (min)	0'

Unenclosed Structures

Examples: Shade structures, pergolas, rooftop bar, permanent seating, beehives, and cooking facilities

Encroachment (max)	8
Setback from edge (min)	2'

Flatwork

Examples: Decking, walkways, patios, and planters

Encroachment (max)	2.5'
Setback from edge (min)	1'

Plants

Examples: trees, shrubs, flowers, herbs, vegetables, grasses, ferns, and moss

Encroachment (max)	unlimited
Setback from edge (min)	1'

See Sec. 14.1.6. (Vertical Encroachments)

F. Relief

1. A reduced height transition depth of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
2. A reduced height transition depth may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).
3. Increased stories without height transition may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).

DIV. 2C.6. **BUILDING MASS**

SEC. 2C.6.1. **BUILDING WIDTH**

The maximum allowed width of any building or collection of buildings on a lot.

A. **Intent**

1. To promote fine-grained patterns of development and prevent long buildings that are significantly out of context with traditional patterns by breaking wide buildings into multiple, clearly distinguished, building widths.
2. To encourage larger projects to provide open space for pedestrians and recreation.

B. **Applicability**

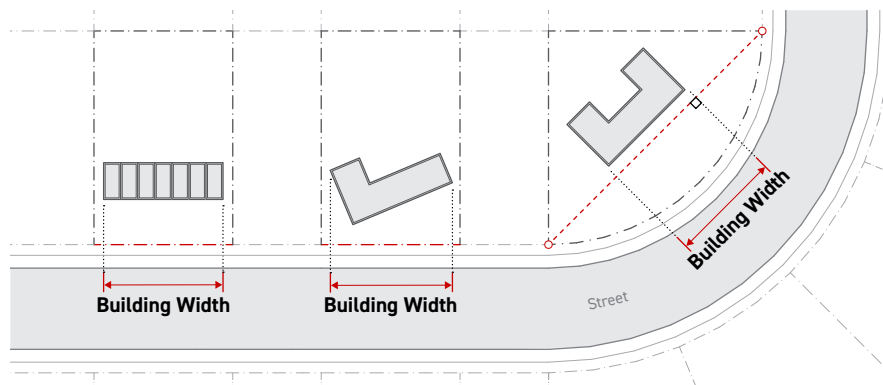
1. Building width requirements apply to all frontage lot line-facing buildings or structures on a lot.
2. Building width requirements apply only to portions of buildings or structures located above the ground floor elevation
3. Building width requirements do not apply to exceptions listed in *Sec. 2C.6.1.F. (Exceptions)*.

C. **Standards**

1. No applicable building or collection of buildings shall be wider than the maximum building width.
2. Any building on a corner lot, located within the build-to range area of overlap is allowed to exceed the maximum building width by a maximum of 40 feet along both primary and side street lot lines.
3. In order to establish buildings on a lot as separate buildings for the purpose of measuring building width, a building break meeting the standards in *Sec. 2C.2.6.1.E. (Building Break)* shall be provided between the structures.

D. **Measurement**

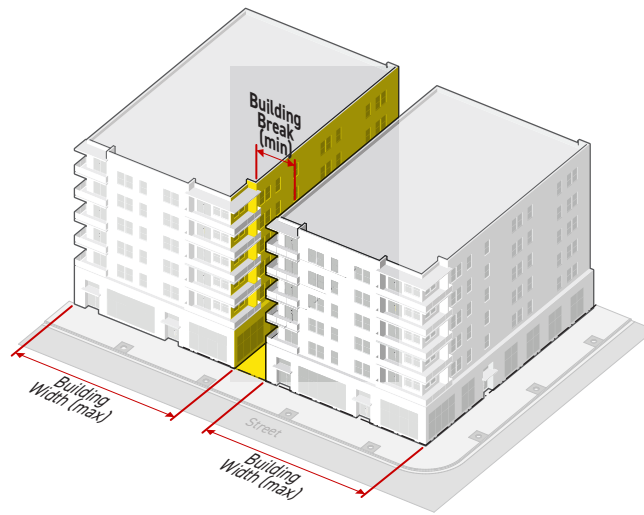
Building width is measured horizontally and parallel to each street lot line from one end of an applicable building or collection of buildings to the opposite end.



E. Building Break

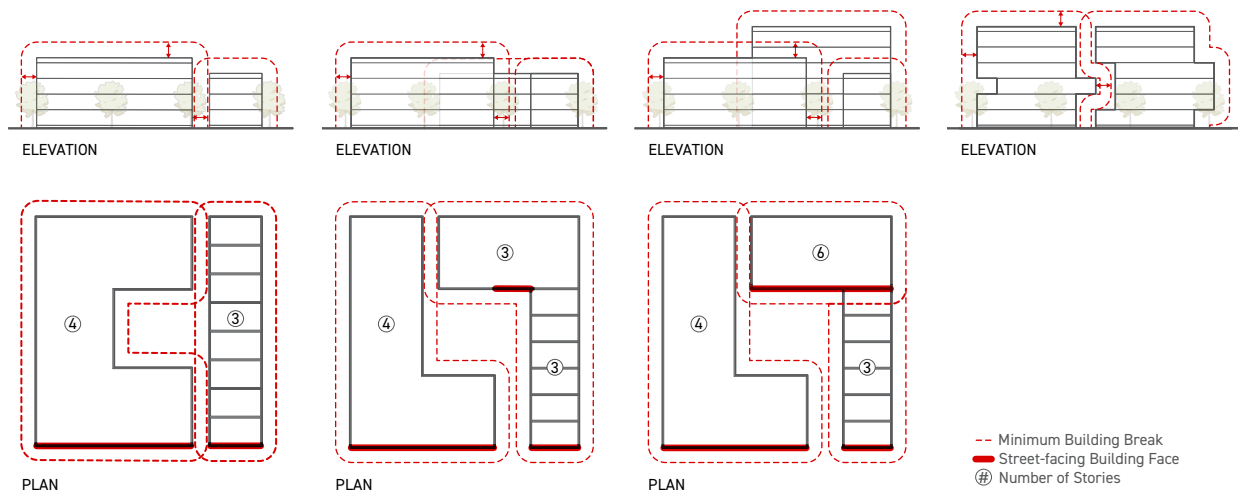
1. Standards

- a. All buildings and collections of buildings shall be separated by at least the minimum building break dimension in order to establish them as separate buildings for the purpose of measuring building width.
- b. No building or structure shall encroach into the building break, except where allowed in Sec. 2C.6.1.F. (Exceptions).



2. Measurement

A building break is measured perpendicular to all applicable building faces vertically and horizontally.



F. Exceptions

1. Encroachments

The following are allowed to encroach into the building break, as listed below:

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details	
<i>Examples: cornices, belt courses, sills, lintels, pilasters, pediments, and chimneys</i>	
Encroachment (max)	2'
Clear width (min)	3'
Roof Projections	
<i>Examples: eaves, roof overhangs, gutters, awnings, and canopies</i>	
Encroachment (max)	2.5'
Clear width (min)	3'
Unenclosed Structures	
<i>Examples: porch, deck, stoop, landing platforms, gazebo, trellis, arbor, and pergola</i>	
Encroachment (max)	5'
Clear width (min)	3'
Mechanical Equipment (ground and wall mounted)	
<i>Examples: gas and electric meters, HVAC equipment, cisterns, wind turbines and solar panels, and water heaters</i>	
Encroachment (max)	1.5'
Clear width (min)	3'
See Sec. 14.1.5. (Horizontal Encroachments)	

2. Building Break Open Space Alternative

As an alternative to a building break, a street-facing open space that meets the following standards shall be used to establish buildings or collections of buildings as separate buildings for the purpose of measuring building width:

- a. Open space width shall be at least 2 times the minimum building break dimension listed in Form, measured parallel to the applicable street lot line.
- b. Open space width shall not be greater than the maximum building width, measured parallel to the applicable street lot line.
- c. Open space depth shall be at least 5 times the minimum building break dimension listed in the Form District, measured perpendicular to the street lot line.
- d. A minimum of 75% of the open space area shall meet the design standards for Sec. 2C.3.3.C. (*Pedestrian Amenity Space*).
- e. An open space meeting the design standards for pedestrian amenity space in Sec. 2C.3.3.C. (*Pedestrian Amenity Space*) counts toward the minimum build-to width required by an applicable Frontage District. See Sec. 3C.1.4. (*Pedestrian Amenity Allowance*).
- f. Any portion of the open space may count toward lot amenity space in Sec. 2C.3.1. (*Lot Amenity Space*) and residential amenity space in Sec. 2C.3.2. (*Residential Amenity Space*), provided it meets all applicable standards.



G. Relief

1. Increased building width of 20% or less or reduced building break of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. Increased building width or reduced building break may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.6.2. **FACADE WIDTH**

The width of a street-facing building facade that is uninterrupted by a facade break.

A. **Intent**

To add visual interest and reduce the perceived horizontal scale of facades along public ways by limiting the length of uninterrupted facades and breaking wide facades into multiple, clearly-distinguished facade widths, encouraging large projects to provide areas for pedestrians away from the clear path of the public sidewalk.

B. **Applicability**

Facade width requirements apply to all buildings or structures on a lot that both face a frontage lot line and are located within 30 feet of the frontage lot line.

C. **Standards**

1. When a Form District limits facade width, no building facade shall be wider than the maximum facade width indicated by the Form District.
2. In order to establish facades as separate facades for the purpose of facade width, a facade break meeting the standards of Sec. 2C.6.3. (*Facade Break*) shall be provided.

D. **Measurement**

Facade width is measured horizontally, parallel to street lot lines, from the edge of each street-facing facade to the opposite edge of the facade.

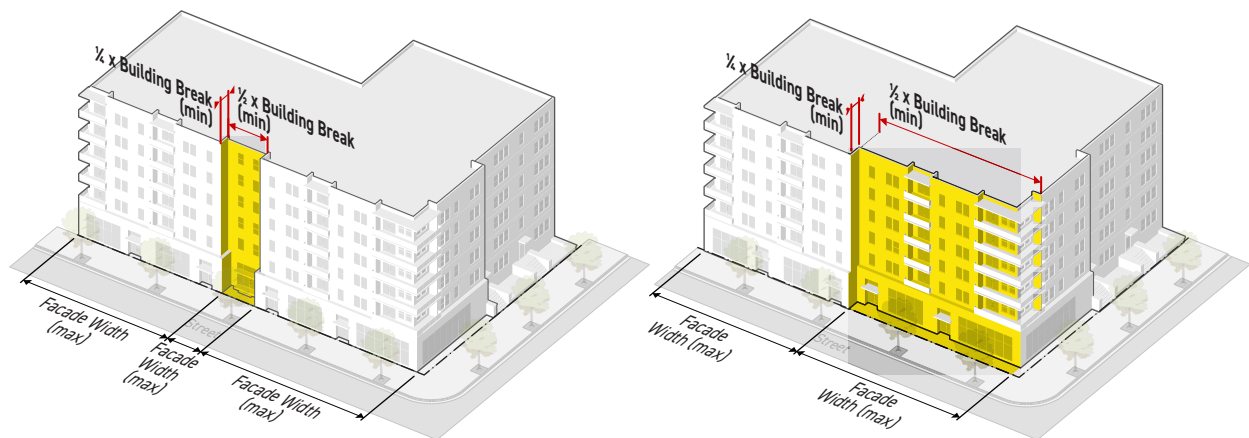
SEC. 2C.6.3. **FACADE BREAK**

A. **Intent**

The minimum recess required to establish a building width as separate facades for the purpose of measuring facade width.

B. **Standards**

1. The width of a facade break shall be at least one-half of the minimum building break.
2. The width of a facade break shall not be greater than the maximum facade width.
3. The depth of a facade break shall be at least one-quarter of the minimum building break.
4. No structure or equipment shall encroach into a facade break, except where allowed in Sec. 2C.6.3.D. (*Exceptions*).



C. **Measurement**

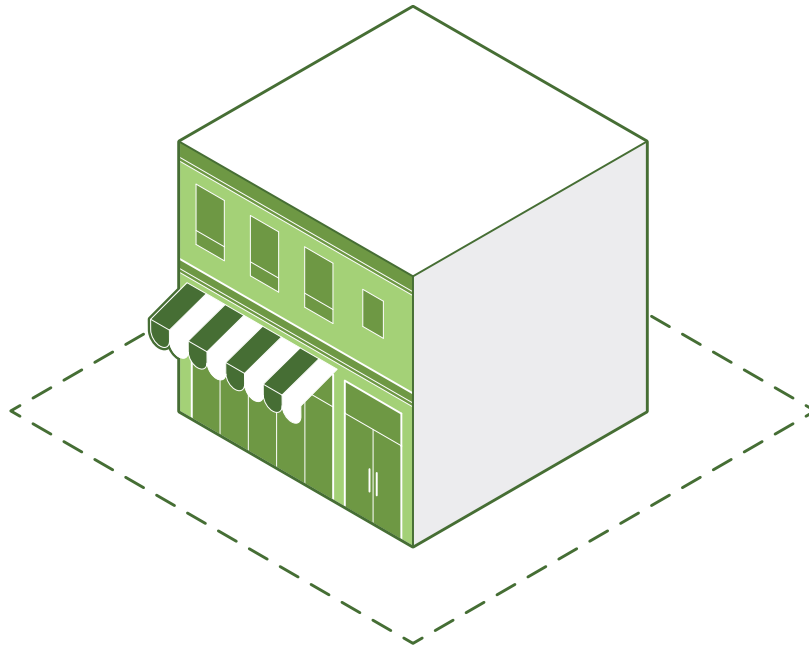
1. Facade break width is measured horizontally, parallel to street lot lines.
2. Facade break depth is measured horizontally, perpendicular to street lot lines.

D. **Exceptions**

Roof projections may encroach into a facade break a maximum of 2.5 feet in depth, measured from the facade break-facing building face.

E. **Relief**

1. Increased maximum facade width or reduction in minimum facade break of 20% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
2. Deviation from maximum facade width and minimum facade break may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*)



ARTICLE 3. **FRONTAGE**

[FORM - **FRONTAGE** - STANDARDS] [USE - DENSITY]

Part 3A. **Introduction**

Part 3B. **Frontage Districts**

Part 3C. **General Frontage Rules**

Part 3D. **Character Frontage Rules**

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PART 3A. INTRODUCTION

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DIV. 3A.1. INTRODUCTION

SEC. 3A.1.1. PURPOSE

The purpose of this Article is to regulate the portions of a lot and exterior building facades that impact the public realm. Frontage Districts help ensure that projects respond to the public realm in a contextually appropriate manner. Districts range from minimal standards for Warehouse Frontages to a robust set of standards for Shopfront Frontages which require projects to support a high-quality public realm that is active, comfortable, safe and visually interesting, with strong connections between the public realm and uses inside buildings.

SEC. 3A.1.2. FRONTAGE APPLICABILITY

A. Project Applicability

All projects filed after the effective date of this Chapter must comply with the Frontage District standards and rules in this Article, as further specified below.

1. Project Activities

- a. Frontage Districts apply to project activities as shown in the table below. More than one project activity may apply to a project (for example, a facade alteration project may also include a site alteration).
- b. Where a rule is listed as generally applicable in the table below, the project activity shall meet the frontage rules within that Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 3C. (Frontage Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a Division of the frontage rules is listed as not applicable in the table below, the Division does not apply to the project activity.

GENERAL FRONTAGE DISTRICT RULE		PROJECT ACTIVITIES											
		Subdivision	New Construction	Addition	Facade Alteration	Site Alteration	Relocation	Major Renovation	Minor Renovation	Change/Expansion of Use	Temporary Use	Ordinary Maintenance and Repair	Demolition
<i>Div. 3C.1</i>	Build-To	○	●	●	○	○	●	○	○	○	○	○	●
<i>Div. 3C.2</i>	Parking	○	●	●	○	●	●	○	○	○	○	○	○
<i>Div. 3C.3</i>	Landscaping	○	●	●	○	●	●	○	○	○	○	○	○
<i>Div. 3C.4</i>	Transparency	○	●	●	●	○	●	○	○	○	○	○	●
<i>Div. 3C.5</i>	Entrances	○	●	●	●	○	●	○	○	○	○	○	●
<i>Div. 3C.6</i>	Ground Story	○	●	●	○	○	●	●	○	○	○	○	○

● = Rule generally applies to this project activity

○ = Rule is not applicable

c. Character Frontage Districts apply to project activities as shown in the table below:

CHARACTER FRONTAGE DISTRICT RULE	PROJECT ACTIVITIES											
	Subdivision	New Construction	Addition	Facade Alteration	Site Alteration	Relocation	Major Renovation	Minor Renovation	Change/Expansion of Use	Temporary Use	Ordinary Maintenance and Repair	Demolition
<i>Div. 3D.1</i> Build-To	○	●	●	○	○	●	○	○	○	○	○	●
<i>Div. 3D.2</i> Parking	○	●	●	○	●	●	●	○	○	○	○	○
<i>Div. 3D.3</i> Landscaping	○	●	●	○	●	●	●	○	○	○	○	○
<i>Div. 3D.4</i> Ground Floor Elevation	○	●	●	●	○	●	●	○	○	○	○	○
<i>Div. 3D.5</i> Story Height	○	●	●	●	○	●	●	○	○	○	○	○
<i>Div. 3D.6</i> Articulation	○	●	●	●	○	●	●	○	○	○	○	●
<i>Div. 3D.7</i> Features	○	●	●	●	○	●	●	○	○	○	○	○
<i>Div. 3D.8</i> Entrances	○	●	●	●	○	●	●	○	○	○	○	●
<i>Div. 3D.9</i> Transparency	○	●	●	●	○	●	●	○	○	○	○	●
<i>Div. 3D.10</i> Exterior Materials	○	●	●	●	○	●	●	○	○	○	○	●
<i>Div. 3D.11</i> Roof Design	○	●	●	●	○	●	●	○	○	○	○	●

● = Rule generally applies to this project activity

○ = Rule is not applicable

d. Project activities are defined in Sec. 14.1.17. (*Project Activities*).

2. **Nonconformity**

For nonconforming lots, structures, or uses, no project activity may decrease conformance with any Frontage District standard unless otherwise specified by *Division 12.3. (Frontage)* or *Division 12.4. (Character Frontage)*. Consider the following examples:

- a. Closing an existing window opening: Where the proposed facade alteration reduces transparency below that required by the applicable Frontage District, the facade alteration is not allowed.
- b. An addition or new detached structure to the side of a building: Where the applicable facades on the existing structure do not meet the Frontage District transparency standard, all applicable facades of the addition or new detached structure have to meet the transparency standard, but no alteration of existing facades is required.

B. **Applicable Components of Lots, Buildings, and Structures**

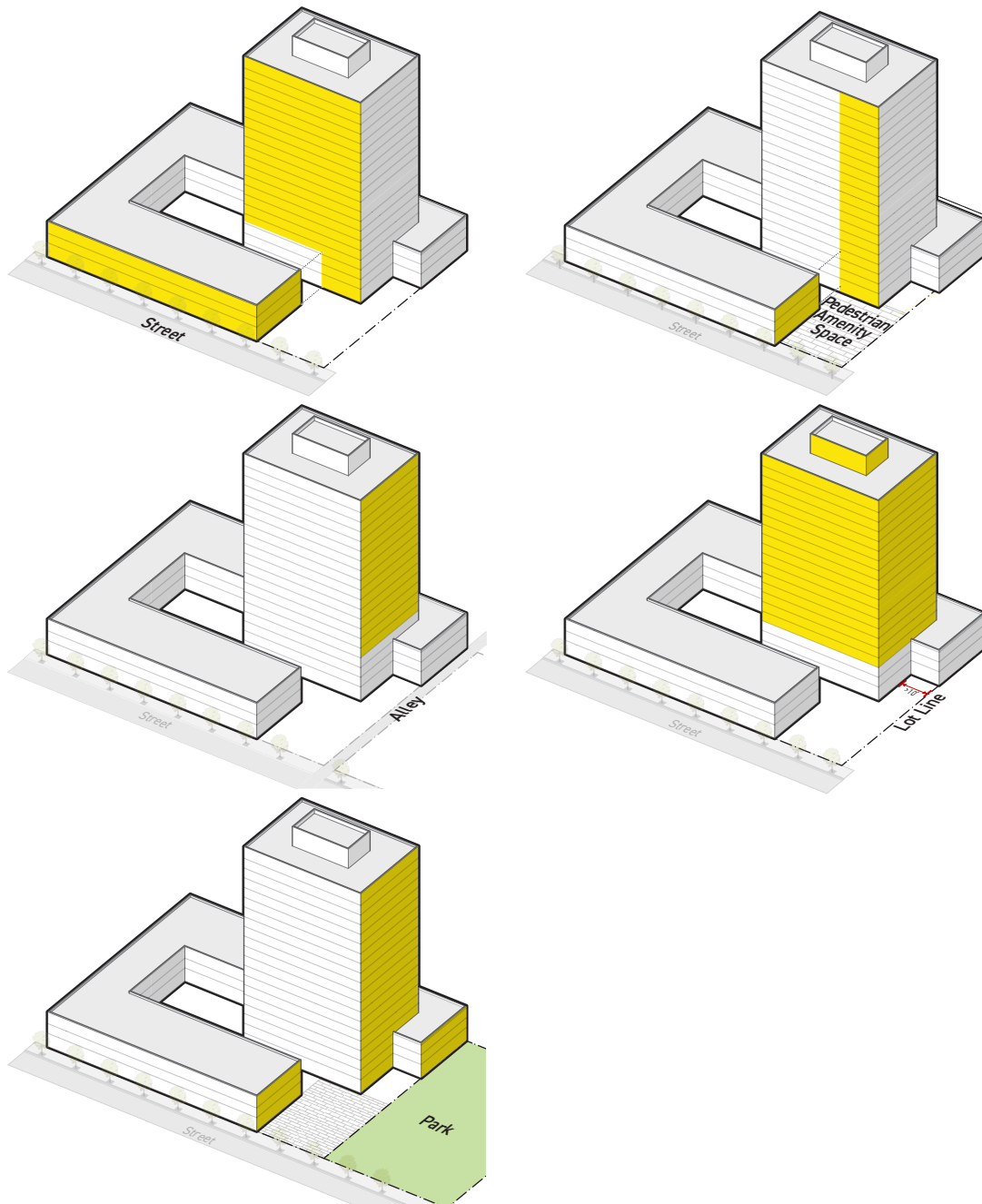
1. **General**

Frontage standards apply only to the applicable facades, applicable portions of a lot and applicable building depth as specified below. Specific Frontage District standards or rules may further limit which components of buildings and lots are required to comply with the standard within *Part 3C. (Frontage Rules)* and *Part 3D. (Character Frontage Rules)*.

2. Applicable Facades

Frontage District standards may apply to the following facades:

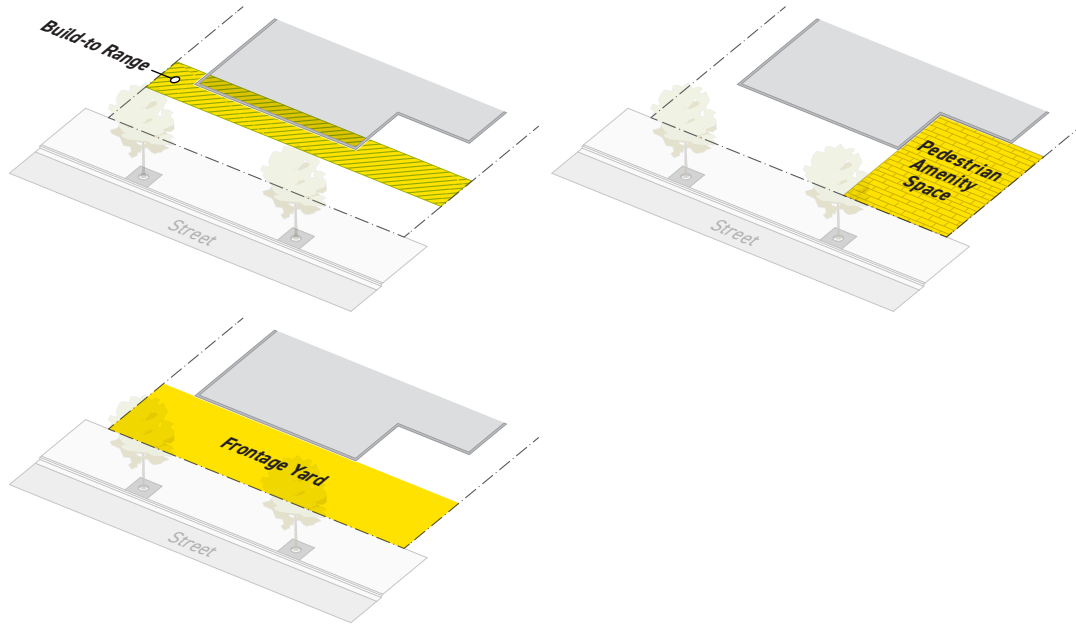
- a. All street-facing facades, see *Sec. 14.1.18. (Street-Facing)*.
- b. All pedestrian amenity space-facing facades, see *Sec. 14.1.16. (Pedestrian Amenity-Facing Facade)*.
- c. All alley lot line-facing facades above 4 stories, see *Sec. 14.1.13. (Lot Line-Facing)*.
- d. All lot line-facing facades located 10 feet or more from the lot line above 3 stories, see *Sec. 14.1.13. (Lot Line-Facing)*.
- e. All special lot line-facing facades, see *Sec. 14.1.13. (Lot Line-Facing)*.



3. **Applicable Portions of a Lot**

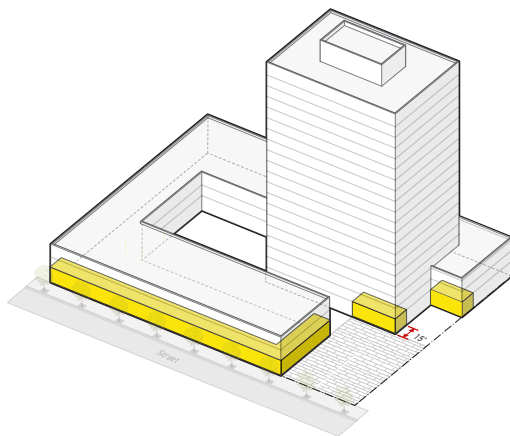
Frontage District standards apply to the following portions of a lot:

- a. Frontage yards, see *Sec. 14.1.20.G. (Yard Designation)*.
- b. Pedestrian amenity spaces.
- c. Build-to zones.



4. **Applicable Building Depth**

Frontage District standards apply to portions of a building interior located on ground story and within 15 feet of a frontage applicable facade.



SEC. 3A.1.3. **RELATIONSHIP TO ZONE STRING**

A zone is comprised of the following districts:



The Frontage District is a separate and independent component of each zone.

SEC. 3A.1.4. **HOW TO USE THIS ARTICLE**

A. **Identify the Frontage District**

The second component in a zone string identifies the Frontage District for a property.

B. **Frontage District Standards**

Frontage District standards are outlined in *Part 3B. (Frontage Districts)*. Each Frontage District page identifies the standards specific to that Frontage District.

C. **Interpreting Frontage District Standards**

Each standard on a Frontage District page in *Part 3B. (Frontage Districts)* provides a reference to *Part 3C. (General Frontage Rules)* or *Part 3D. (Character Frontage Rules)*, where the standard is explained in detail. *Part 3D. (Character Frontage Rules)* may reference *Part 3C. (General Frontage Rules)* for standards that are common to both Character Frontages and General Frontages.

Frontage District Example:

Zone String

[LLM2-**MU2**-5] [RG1-FA]

Find Your Frontage District

Part 3B (Frontage Districts)

SEC. 3B.2.3. **MULTI-UNIT 2 (MU2)**

A. Lot

Name of Standard

Specification for Standard

	Primary	Side
BUILD-TO	Div. 3C.1	
Applicable stories (min)	1	1
A Build-to range (min/max)	0'/10'	0'/15'
B Build-to width (min)	70%	40%
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	Div. 3C.2	
C Frontage setback (min)	20'	5'
LANDSCAPING	Div. 3C.3	
Planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

Standard Does Not Apply

B. Facade

Frontage Lot Line

	Primary	Side
TRANSPARENCY	Div. 3C.4	
A Ground story (min)	30%	30%
B Upper stories (min)	20%	20%
C Dead wall width (max)	35'	45'
ENTRANCES	Div. 3C.5	
D Street-facing entrance	Required	n/a
E Entrance spacing (max)	50'	100'
Required entry feature	No	No
GROUND STORY	Div. 3C.6	
F Ground story height (min)		
Residential (min)	10'	10'
Nonresidential (min)	10'	10'
G Ground floor elevation (min/max)		
Residential (min)	-2'/5'	-2'/5'
Nonresidential (min)	-2'/2'	-2'/2'

Label on Graphic

No Label on Graphic

Link to Rules

Learn More About Your Rules

Part 3C (General Frontage Rules)

DIV. 3C.6. GROUND STORY

SEC. 3C.6.1. GROUND STORY HEIGHT

The floor-to-floor height of the story of a building having its finished floor elevation nearest to the finished ground surface.

A. Intent

To promote active uses that are directly connected to the public realm, and ensure high-quality ground-story spaces that are adaptable and appropriate to their context.

B. Applicability

Ground story height standards apply to all portions of the ground story of a structure located within the first 15 feet of a frontage applicable facade, measured inward and perpendicular to the facade.

C. Standards

All occupiable space on the ground story shall have floor-to-floor height of no less than the ground story height minimum.

D. Measurement

- Ground story height is measured vertically from the top of the finished ground floor to the top of the finished floor above.
- Where no story exists above, ground story height is the shortest vertically distance from the top of the finished ground floor to the top of the ceiling or roof structure above.
- For determining the ground story, see Sec. 14.1.1.10. (*Ground Story Determination*).

E. Relief

- A reduction in required ground story height of 1 foot or less may be requested in accordance with Sec. 13.7.2 (*Adjustments*).
- Deviation from ground story height standards may be requested as a variance in accordance with Sec. 13.7.2 (*Adjustments*).

Character Frontage District Example:

Zone String

[LLM1-**CDF1**-5] [IH2-FA]

Find Your Frontage District

Part 3B (Frontage Districts)

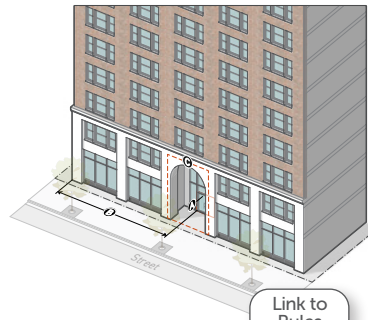
SEC. 38.9.2. HISTORIC CORE CHARACTERISTICS

A. Intent
The Historic Core Character Frontage provides standards intended to reinforce the prevailing architectural characteristics of Downtown's Historic Core. With an architectural character established in the late 19th and early 20th centuries, key architectural characteristics of the Historic Core include grand entrances adorned with pillars and archways, highly decorative facades that clearly articulate the base, middle, and top layers of a building, deeply recessed windows, and flat roofs with prominent cornices. Buildings in the Historic Core adhere to a well-defined street wall with high ground floor activation. The Historic Core Character Frontage ensures new development contributes to the established architectural character of Downtown's Historic Core.

B. Lot

	Primary	Side
BUILD-TO		
Applicable stories (min)	12	12
● Built-to range (min/max)	0/5	0/10/20
● Built-to width (min)	90%	70%
● Pedestrian amenity allowance (max)	15%	10%
PARKING		
● Frontage setback (min)	20'	5'
LANDSCAPING		
Planting area (min)	0%	0%
Frontage yard fence & wall type allowed:	A1	A1

E. Doors



F. Windows



- Frontage Lot Line
- Label on Graphic
- No Label on Graphic

	Primary	Side
ENTRANCES		
Div. 3D.8.		
● Street-facing entrance	Required	Required
● Entrance spacing (max)	50'	50'
● Entry feature	Required	Required
Options	<ul style="list-style-type: none"> Recessed entry At-grade entry Storefront bay 	
● Focal entry feature	1	0

	Primary	Side
TRANSPARENCY		
Div. 3D.9.		
● Ground story (min/max)	50%/70%	50%/70%
Dead wall width (max)	20'	20'
Window recession (min)	12"	12"
Bulkhead	Required	Required
Symmetrical lite pattern	Required	Required
Horizontal sliding windows	Prohibited	Prohibited
Vinyl windows	Prohibited	Prohibited
● Upper stories (min/max)	30%/60%	30%/60%
Window recession (min)	6"	6"
Symmetrical lite pattern	Required	Required
Sill	Required	Required
Horizontal sliding windows	Prohibited	Prohibited
Vinyl windows	Prohibited	Prohibited

Name of Standard Specification for Standard

Link to Rules

Part 3D (Character Frontage Rules)

Learn More About Your Rules

DIV. 3D.4. TRANSPARENCY

SEC. 3D.4.1. TRANSPARENT AREA
The amount of transparent area on a building facade.

A. Intent
To provide visual interest along the public realm and promote natural surveillance by enclosing visual connections between the public realm and the interior of a building.

B. Applicability
Transparency standards apply to all portions of a building or structure where frontage standards apply (Sec. 3A.1.2.B) with the exception of parking structure facades.

C. Standards

- Each applicable facade shall provide no less than the minimum transparency listed in a Frontage district.
- Window and door openings meeting the following requirements count toward transparent area:
 - Interior walls, furniture and other interior visual obstructions shall not be located within 5 feet of any facade area counting toward transparent area. Distance from transparent area is measured perpendicular to the exterior face of the transparent area. Visual obstructions may be located five feet or greater from facade area counting toward transparent area.

References to Part 3C

DIV. 3D.9. TRANSPARENCY

SEC. 3D.9.1. GROUND STORY

A. Intent
To ensure projects are designed with ground story windows that reflect contributing buildings within their Survey LA Planning District or Historic District.

B. Applicability
Ground story transparency standards apply to all ground story frontage applicable facades (Sec. 3A.1.2.B.2) with the exception of parking structure facades.

C. Standards

- Transparent Area
See Sec. 3C.4.1. (Transparent Area)
- Blank wall Width
See Sec. 3C.4.2. (Blank wall Width)
- Window Recession
 - Standards
All windows provided on applicable facades shall be recessed no less than the minimum depth specified in the Frontage District.
 - Measurement
Window recession depth is measured inward from the immediately surrounding facade surface, exclusive of trim or accessory projecting architectural details, to the outermost element of the window assembly.
- Bulkhead
A wall located beneath a display window on the ground story facade that serves to elevate a window above the exterior finished grade and the interior finished floor surface.

SEC. 3A.1.5. **FRONTAGE DISTRICT NAMING CONVENTION**

All Frontage District names are composed of two components: frontage category and variation number.

A. **Frontage Category**

The first component of each Frontage District is a frontage category. Frontage categories group all districts with similar characteristics. Frontage categories are organized as follows:

1. Drive
2. Multi-Unit
3. General
4. Shopfront
5. Market
6. Large Format
7. Warehouse
8. Dual
9. Character

B. **Variation Number**

The last component of each Frontage District is a variation number. All Frontage Districts are numbered in the order they fall within this Article.

PART 3B. FRONTAGE DISTRICTS

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DIV. 3B.1. **DRIVE FRONTAGES**

Drive Frontages control the location of vehicular access, require planted front yards and provide flexible provisions for privacy through a combination of setbacks and frontage yard fences and wall standards.

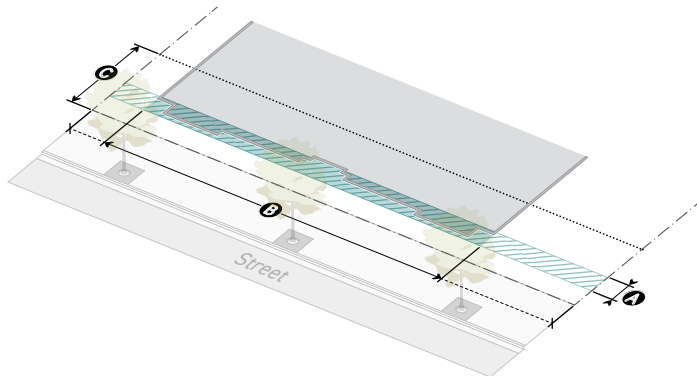
[Reserved]

DIV. 3B.2. **MULTI-UNIT FRONTAGES**

Multi-Unit Frontages require higher ground floor elevations, relatively low transparency, and frequent entrance spacing. This allows for greater privacy for ground floor tenants retaining an interplay between the private and public realms. Frequent entrances activate the public realm with pedestrian activity and visual interest.

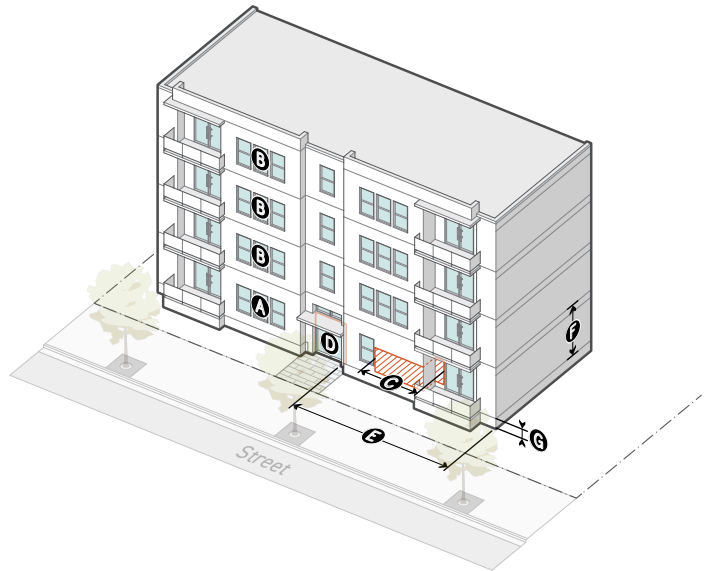
SEC. 3B.2.1. MULTI-UNIT 1 (MU1)

A. Lot



	Primary	Side
BUILD-TO	<i>Div. 3C.1.</i>	
Applicable stories (min)	1	1
A Build-to depth (max)	5'	5'
B Build-to width (min)	70%	40%
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	<i>Div. 3C.2.</i>	
C Frontage setback (min)	20'	5'
LANDSCAPING	<i>Div. 3C.3.</i>	
Planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

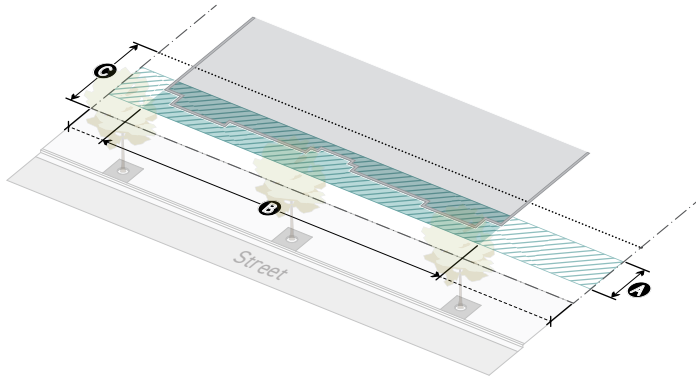
B. Facade



	Primary	Side
TRANSPARENCY	<i>Div. 3C.4.</i>	
A Ground story (min)	30%	30%
B Upper stories (min)	20%	20%
C Active wall spacing (max)	35'	45'
ENTRANCES	<i>Div. 3C.5.</i>	
D Street-facing entrance	Required	n/a
E Entrance spacing (max)	50'	100'
Required entry feature	No	No
GROUND STORY	<i>Div. 3C.6.</i>	
F Ground story height (min)		
Residential	10'	10'
Nonresidential	10'	10'
G Ground floor elevation (min/max)		
Residential	-2'/5'	-2'/5'
Nonresidential	-2'/2'	-2'/2'

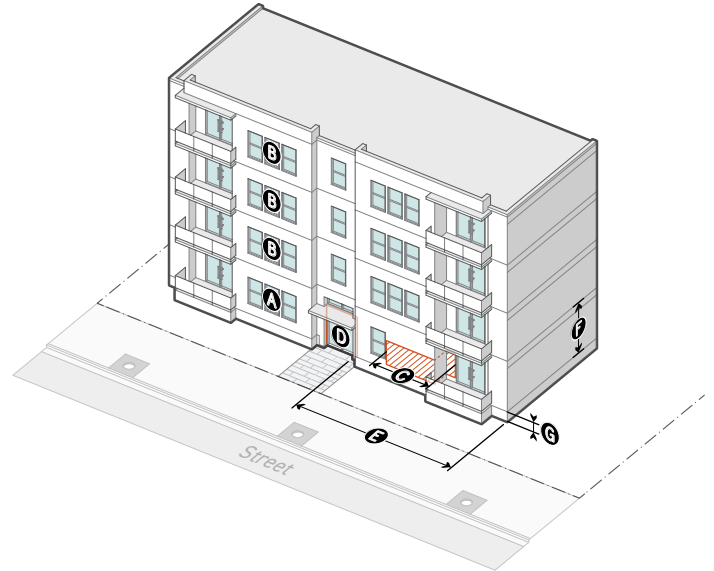
SEC. 3B.2.2. **MULTI-UNIT 2 (MU2)**

A. Lot



	Primary	Side
BUILD-TO	<i>Div. 3C.1.</i>	
Applicable stories (min)	1	1
A Build-to depth (max)	10'	15'
B Build-to width (min)	70%	40%
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	<i>Div. 3C.2.</i>	
C Frontage setback (min)	20'	5'
LANDSCAPING	<i>Div. 3C.3.</i>	
Planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

B. Facade



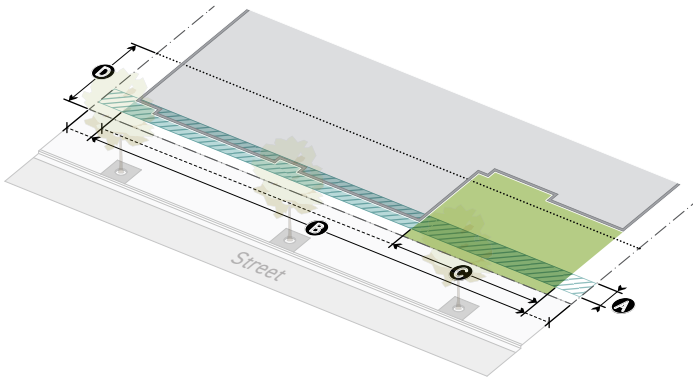
	Primary	Side
TRANSPARENCY	<i>Div. 3C.4.</i>	
A Ground story (min)	30%	30%
B Upper stories (min)	20%	20%
C Active wall spacing (max)	35'	45'
ENTRANCES	<i>Div. 3C.5.</i>	
D Street-facing entrance	Required	n/a
E Entrance spacing (max)	50'	100'
Required entry feature	No	No
GROUND STORY	<i>Div. 3C.6.</i>	
F Ground story height (min)		
Residential	10'	10'
Nonresidential	10'	10'
G Ground floor elevation (min/max)		
Residential	-2'/5'	-2'/5'
Nonresidential	-2'/2'	-2'/2'

DIV. 3B.3. **GENERAL FRONTAGES**

General Frontages require moderate to high build-to widths while allowing a wide range of modifications for pedestrian amenity spaces. These Frontage Districts have a moderate transparency requirement with flexible entrance spacing standards while ensuring a high-quality pedestrian environment and providing flexibly for a variety of ground story tenants.

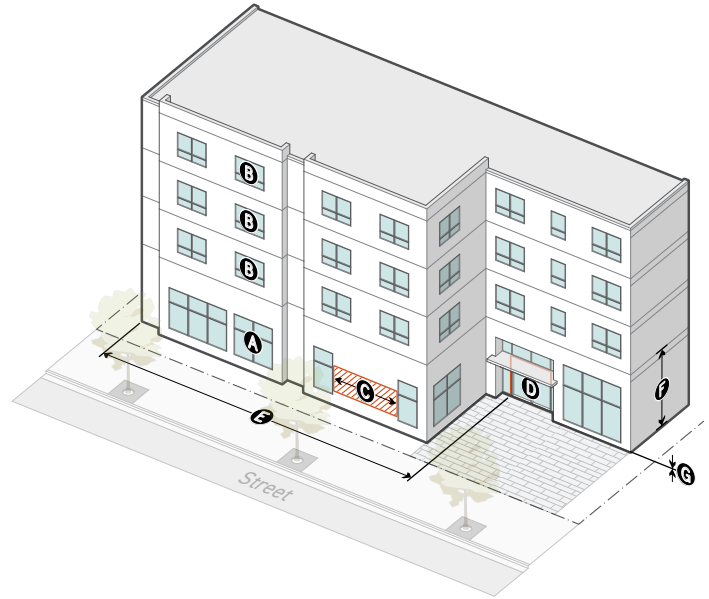
SEC. 3B.3.1. **GENERAL 1 (G1)**

A. Lot



	Primary St.	Side St.
BUILD-TO	<i>Div. 3C.1.</i>	
Applicable stories (min)	5	5
A Build-to depth (max)	10'	15'
B Build-to width (min)	90%	70%
C Pedestrian amenity allowance (max)	30%	20%
PARKING	<i>Div. 3C.2.</i>	
D Frontage setback (min)	15'	5'
LANDSCAPING	<i>Div. 3C.3.</i>	
Planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

B. Facade



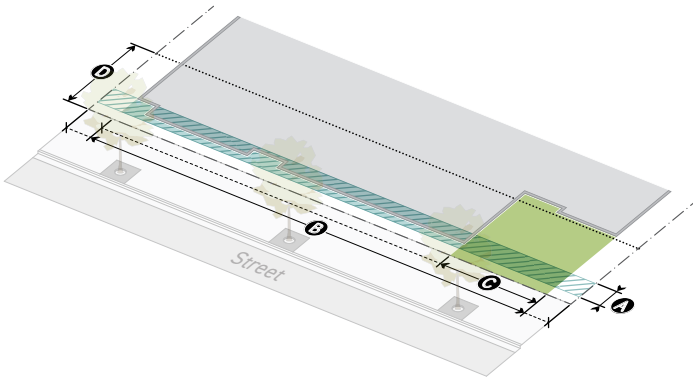
	Primary St.	Side St.
TRANSPARENCY	<i>Div. 3C.4.</i>	
A Ground story (min)	50%	40%
B Upper stories (min)	30%	30%
C Active wall spacing (max)	30'	30'
ENTRANCES	<i>Div. 3C.5.</i>	
D Street-facing entrance	Required	Required
E Entrance spacing (max)	75'	100'
Required entry feature	No	No
GROUND STORY	<i>Div. 3C.6.</i>	
F Ground story height (min)		
Residential	10'	10'
Nonresidential	16'	16'
G Ground floor elevation (min/max)		
Residential	-2'/5'	-2'/5'
Nonresidential	-2'/5'	-2'/5'

DIV. 3B.4. **SHOPFRONT FRONTAGES**

Shopfront Frontages require high build-to widths, high levels of transparency, frequent entrance spacing and ground floor elevations at or near sidewalk grade. This promotes a legible street wall and activates the public realm with pedestrian activity and visual interest. The at-grade ground floor elevation allows for an increased connection between the interior uses and the pedestrian space.

SEC. 3B.4.1. **SHOPFRONT 1 (SH1)**

A. Lot



	Primary St.	Side St.
BUILD-TO	<i>Div. 3C.1.</i>	
Applicable stories (min)	5	5
A Build-to depth (max)	5'	10'
B Build-to width (min)	90%	70%
C Pedestrian amenity allowance (max)	20%	10%
PARKING	<i>Div. 3C.2.</i>	
D Frontage setback (min)	20'	5'
LANDSCAPING	<i>Div. 3C.3.</i>	
Planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

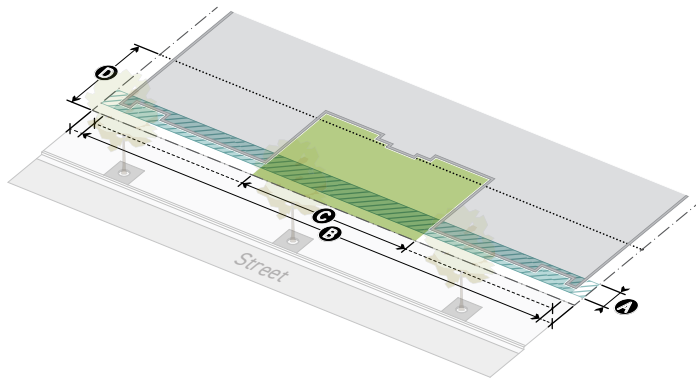
B. Facade



	Primary St.	Side St.
TRANSPARENCY	<i>Div. 3C.4.</i>	
A Ground story (min)	70%	50%
B Upper stories (min)	30%	30%
C Active wall spacing (max)	20'	30'
ENTRANCES	<i>Div. 3C.5.</i>	
D Street-facing entrance	Required	Required
E Entrance spacing (max)	50'	75'
Required entry feature	No	No
GROUND STORY	<i>Div. 3C.6.</i>	
F Ground story height (min)		
Residential	16'	16'
Nonresidential	16'	16'
G Ground floor elevation (min/max)		
Residential	-2'/2'	-2'/2'
Nonresidential	-2'/2'	-2'/2'

SEC. 3B.4.2. SHOPFRONT 2 (SH2)

A. Lot



	Primary St.	Side St.
BUILD-TO	<i>Div. 3C.1.</i>	
Applicable stories (min)	5	5
A Build-to depth (max)	5'	10'
B Build-to width (min)	95%	70%
C Pedestrian amenity allowance (max)	35%	10%
PARKING	<i>Div. 3C.2.</i>	
D Frontage setback (min)	20'	5'
LANDSCAPING	<i>Div. 3C.3.</i>	
Planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

B. Facade



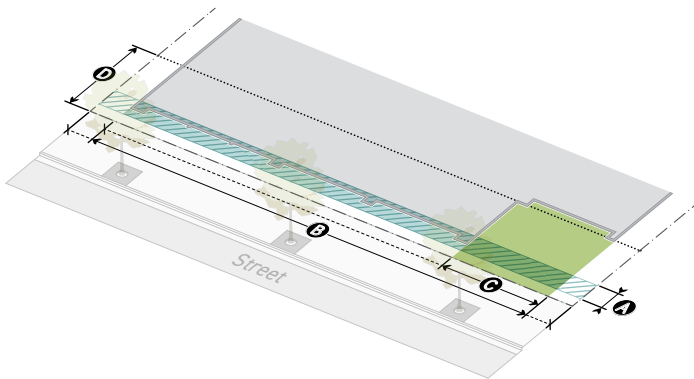
	Primary St.	Side St.
TRANSPARENCY	<i>Div. 3C.4.</i>	
A Ground story (min)	60%	40%
B Upper stories (min)	30%	30%
C Active wall spacing (max)	20'	30'
ENTRANCES	<i>Div. 3C.5.</i>	
D Street-facing entrance	Required	Required
E Entrance spacing (max)	50'	75'
Required entry feature	No	No
GROUND STORY	<i>Div. 3C.6.</i>	
F Ground story height (min)		
Residential	16'	16'
Nonresidential	16'	16'
G Ground floor elevation (min/max)		
Residential	-2'/2'	-2'/2'
Nonresidential	-2'/2'	-2'/2'

DIV. 3B.5. **MARKET FRONTAGES**

Market Frontages require high build-to widths and frequent entrances integrated as market stalls and shopfront bays. These entry feature options, paired with frequent entry spacing, activates the public realm with pedestrian activity and visual interest in areas where market stalls are the dominant pattern.

SEC. 3B.5.1. MARKET 1 (MK1)

A. Lot



	Primary St.	Side St.
BUILD-TO	<i>Div. 3C.1.</i>	
Applicable stories (min)	5	5
A Build-to depth (max)	5'	10'
B Build-to width (min)	90%	70%
C Pedestrian amenity allowance (max)	20%	10%
PARKING	<i>Div. 3C.2.</i>	
D Street/alley setback (min)	20'	5'
LANDSCAPING	<i>Div. 3C.3.</i>	
Planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

B. Facade



	Primary St.	Side St.
TRANSPARENCY	<i>Div. 3C.4.</i>	
A Ground story (min)	60%	40%
B Upper stories (min)	20%	20%
C Active wall spacing (max)	20'	35'
ENTRANCES	<i>Div. 3C.5.</i>	
D Street-facing entrance	Required	Required
E Entrance spacing (max)	25'	50'
Entry feature	Required	Required
Options	<ul style="list-style-type: none"> • Market Stall • Shopfront Bay 	
GROUND STORY	<i>Div. 3C.6.</i>	
F Ground story height (min)		
Residential	16'	16'
Nonresidential	16'	16'
G Ground floor elevation (min/max)		
Residential	n/a	n/a
Nonresidential	-2'/2'	-2'/2'

DIV. 3B.6. **LARGE FORMAT FRONTAGES**

Large Format Frontages require moderate build-to widths and infrequent entrance spacing. These Frontage Districts are designed to accommodate large tenants and controlled access in a manner that promotes a walkable street edge.

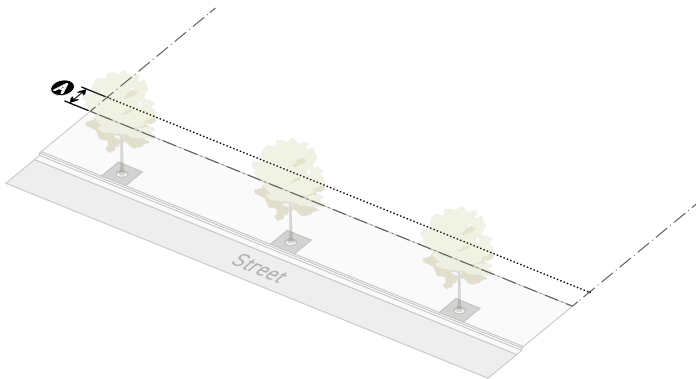
[Reserved]

DIV. 3B.7. **WAREHOUSE FRONTAGES**

The Warehouse Frontages have few standards and allow for a high level of flexibility. These Frontage Districts are designed for freight service. Warehouse Frontages are intended for areas where pedestrian-friendly environments are not a priority.

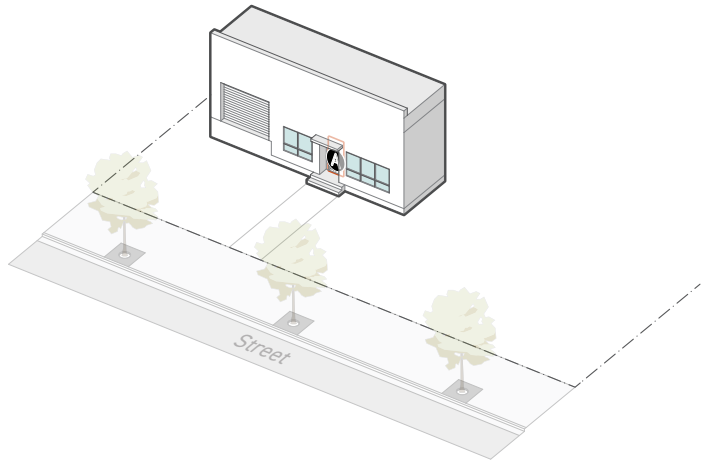
SEC. 3B.7.1. **WAREHOUSE 1 (WH1)**

A. Lot



	Primary St.	Side St.
BUILD-TO	<i>Div. 3C.1.</i>	
Applicable stories (min)	2	1
Build-to depth (min/max)	n/a	n/a
Build-to width (min)	n/a	n/a
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	<i>Div. 3C.2.</i>	
A Frontage setback (min)	5'	5'
LANDSCAPING	<i>Div. 3C.3.</i>	
Planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A4	A4

B. Facade



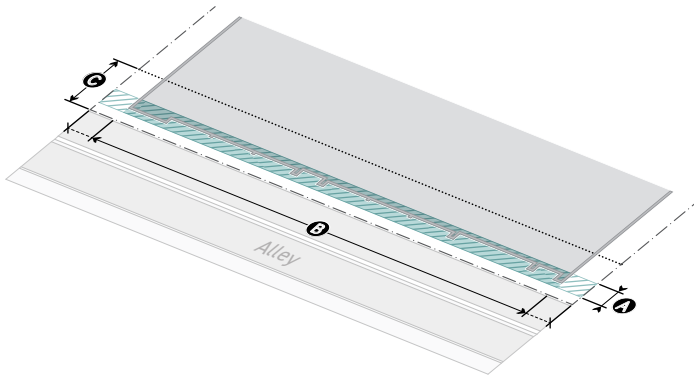
	Primary St.	Side St.
TRANSPARENCY	<i>Div. 3C.4.</i>	
Ground story (min)	n/a	n/a
Active wall spacing (max)	n/a	n/a
Upper stories (min)	n/a	n/a
ENTRANCES	<i>Div. 3C.5.</i>	
A Street-facing entrance	Required	n/a
Entrance spacing (max)	n/a	n/a
Required entry feature	No	No
GROUND STORY	<i>Div. 3C.6.</i>	
Ground story height (min)		
Residential	n/a	n/a
Nonresidential	n/a	n/a
Ground floor elevation (min/max)	n/a	n/a

DIV. 3B.8. **DUAL FRONTAGES**

The Dual Frontages are required to address primary, side and special frontage lot lines. This allows for activation of the frontage lot line with increased standards.

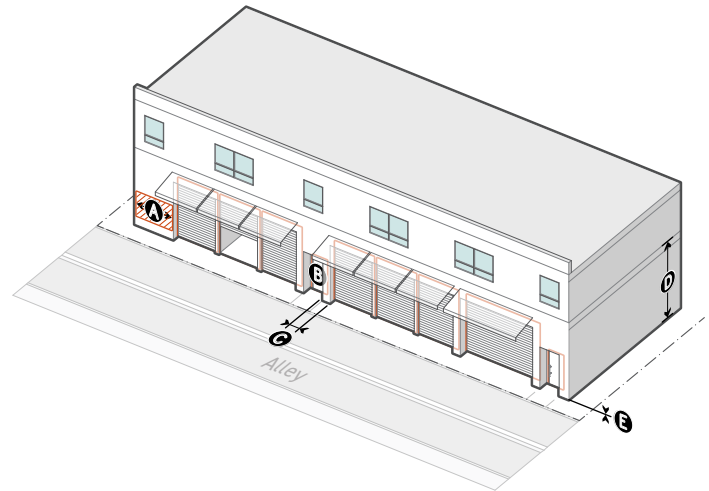
SEC. 3B.8.1. ALLEY MARKET (AL1)

A. Lot



	Special	Primary	Side
BUILD-TO	<i>Div. 3C.1.</i>		
Applicable stories (min)	5	5	5
A Build-to depth (max)	10'	5'	10'
B Build-to width (min)	90%	90%	70%
Pedestrian amenity allowance (max)	10%	20%	10%
PARKING	<i>Div. 3C.2.</i>		
C Setback (min)	15'	20'	5'
LANDSCAPING	<i>Div. 3C.3.</i>		
Planting area (min)	10%	20%	30%
Frontage yard fence & wall type allowed:	A1	A2	A2

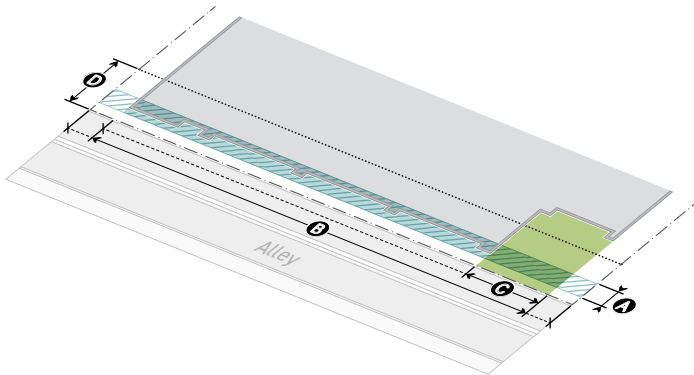
B. Facade



	Special	Primary	Side
TRANSPARENCY	<i>Div. 3C.4.</i>		
Ground story (min)	n/a	60%	40%
Upper stories (min)	n/a	20%	20%
A Active wall spacing (max)	30'	20'	35'
ENTRANCES	<i>Div. 3C.5.</i>		
B Street-facing entrance	Required	Required	Required
C Entrance spacing (max)	25'	25'	50'
Entry feature	Required	Required	Required
Options	<ul style="list-style-type: none"> • Shopfront bay • Market stall 		
GROUND STORY	<i>Div. 3C.6.</i>		
D Ground story height			
Residential (min)	16'	16'	n/a
Nonresidential (min)	16'	16'	16'
E Ground floor elevation (min/max)	-1/1'	-2/2'	-2/2'

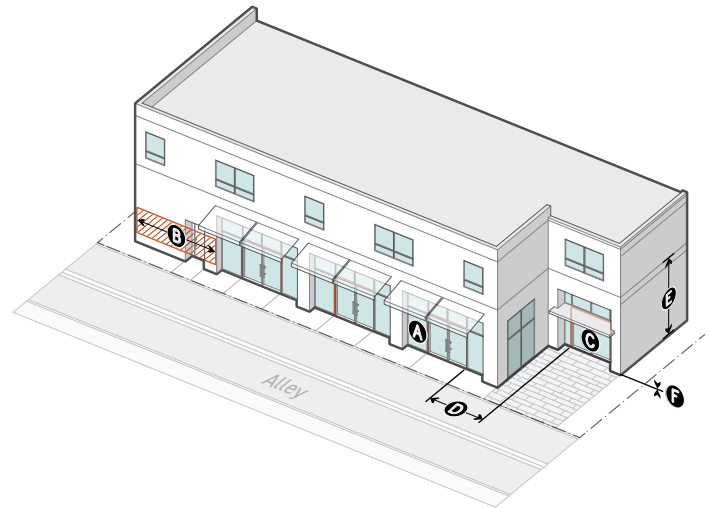
SEC. 3B.8.2. ALLEY SHOPFRONT (AL2)

A. Lot



	Special	Primary	Side
BUILD-TO	<i>Div. 3C.2.</i>		
Applicable stories (min)	5	5	5
A Build-to depth (max)	10'	5'	10'
B Build-to width (min)	70%	95%	70%
C Pedestrian amenity allowance (max)	15%	35%	10%
PARKING	<i>Div. 3C.2.</i>		
D Setback (min)	15'	20'	5'
LANDSCAPING	<i>Div. 3C.3.</i>		
Planting area (min)	10%	20%	30%
Frontage yard fence & wall type allowed:	A1	A2	A2

B. Facade



	Special	Primary	Side
TRANSPARENCY	<i>Div. 3C.4.</i>		
A Ground story (min)	60%	60%	40%
Upper stories (min)	n/a	30%	30%
B Active wall spacing (max)	30'	20'	30'
ENTRANCES	<i>Div. 3C.5.</i>		
C Street-facing entrance	Required	Required	Required
D Entrance spacing (max)	25'	50'	75'
Entry feature	Required	n/a	n/a
Options	• Storefront bay		
GROUND STORY	<i>Div. 3C.6.</i>		
E Ground story height			
Residential (min)	16'	16'	16'
Nonresidential (min)	16'	16'	16'
F Ground floor elevation (min/max)	-1/1'	-2/2'	-2/2'

DIV. 3B.9. **CHARACTER FRONTAGES**

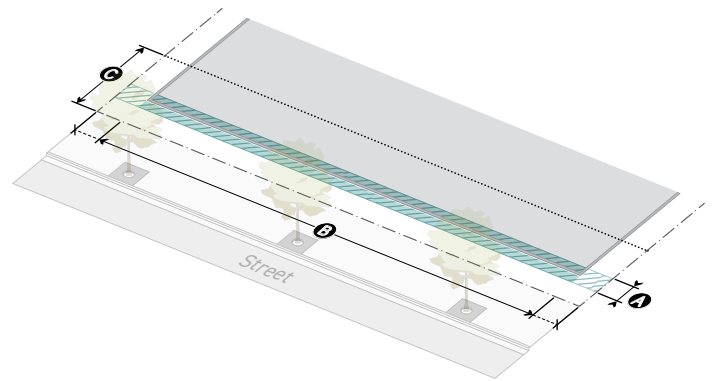
Character Frontages provide standards for facade articulation, entry features, window design, siding materials, and roof form, in order to reinforce the prevailing architectural characteristics of the city's historically and culturally significant neighborhoods and districts.

SEC. 3B.9.1. HISTORIC CORE (CHC1)

A. Intent

The Historic Core Character Frontage provides standards intended to reinforce the prevailing architectural characteristics of Downtown’s Historic Core. With an architectural character established in the late 19th and early 20th centuries, key architectural characteristics of the Historic Core include grand entrances adorned with pillars and archways, highly decorative facades that clearly articulate the base, middle, and top layers of a building, deeply recessed windows, and flat roofs with prominent cornices. Buildings in the Historic Core adhere to a well-defined street wall with high ground floor activation. The Historic Core Character Frontage ensures new development contributes to the established architectural character of Downtown’s Historic Core.

B. Lot



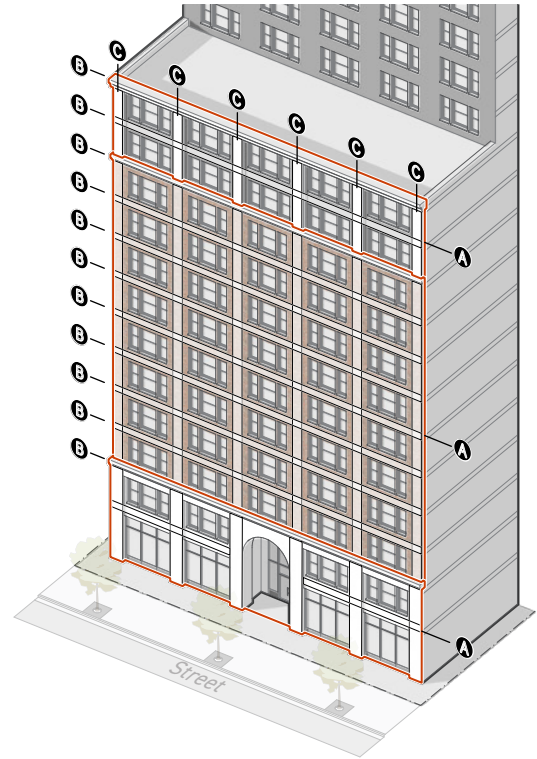
	Primary	Side
BUILD-TO	<i>Div. 3D.1.</i>	
Applicable stories (min)	12	12
A Build-to depth (max)	5'	10'
B Build-to width (min)	90%	70%
Pedestrian amenity allowance (max)	15%	10%
PARKING	<i>Div. 3D.2.</i>	
C Frontage setback (min)	20'	5'
LANDSCAPING	<i>Div. 3D.3.</i>	
Planting area (min)	0%	0%
Frontage yard fence & wall type allowed:	A2	A2

C. Stories



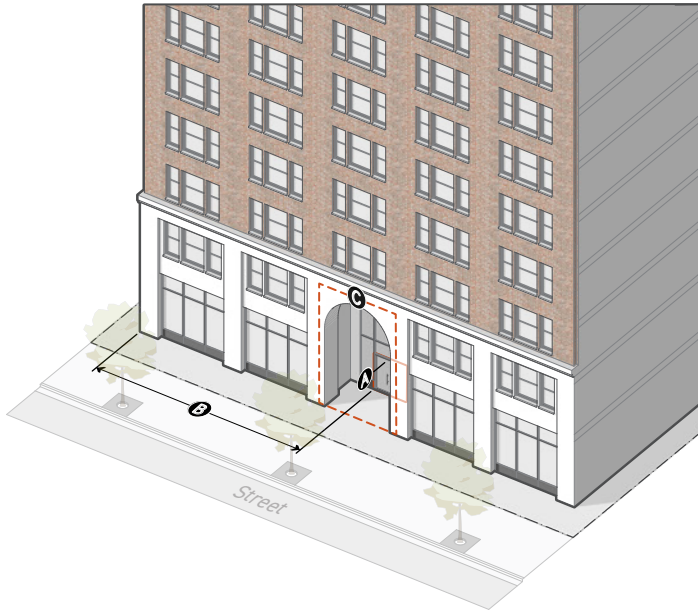
	Primary	Side
GROUND FLOOR ELEVATION	<i>Div. 3D.4.</i>	
A Ground floor elevation (min/max)	-2'2'	-2'2'
STORY HEIGHT	<i>Div. 3D.5.</i>	
B Ground story height (min)	16'	16'

D. Facade



	Primary	Side
ARTICULATION	<i>Div. 3D.6.</i>	
A Base-middle-top	Required	Required
B Horizontal bands	Required	Required
Options	<ul style="list-style-type: none"> • Projecting band • Material band 	
C Vertical bands	Required	Required
Spacing (min/max)	15'/25'	15'/25'
FEATURES	<i>Div. 3D.7.</i>	
Prohibited Features	<ul style="list-style-type: none"> • Balconies 	

E. Doors



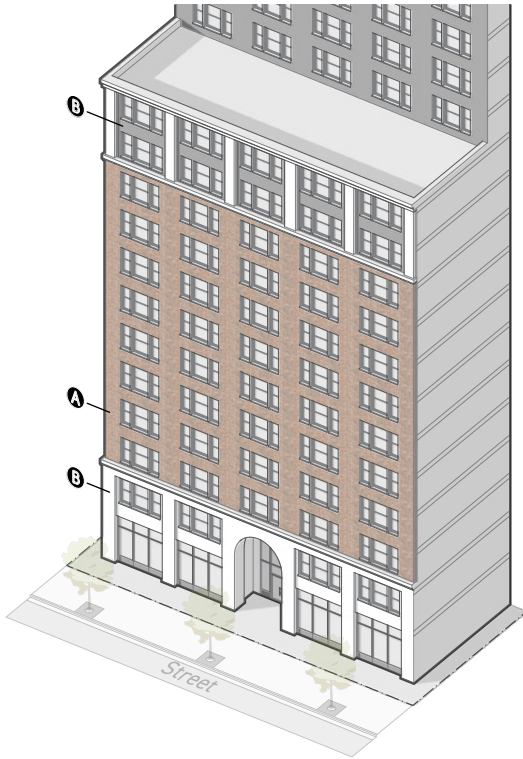
	Primary	Side
ENTRANCES	<i>Div. 3D.8.</i>	
A Street-facing entrance	Required	Required
B Entrance spacing (max)	50'	50'
Entry feature	Required	Required
Options	<ul style="list-style-type: none"> • Recessed entry • At-grade entry • Storefront bay 	
C Focal entry feature	1	0

F. Windows



	Primary	Side
TRANSPARENCY	<i>Div. 3D.9.</i>	
A Ground story (min/max)	50%/70%	50%/70%
Active wall spacing (max)	20'	20'
Window recession (min)	12"	12"
Bulkhead	Required	Required
Symmetrical lite pattern	Required	Required
Horizontal sliding windows	Prohibited	Prohibited
Vinyl windows	Prohibited	Prohibited
B Upper stories (min/max)	30%/60%	30%/60%
Window recession (min)	6"	6"
Symmetrical lite pattern	Required	Required
Sill	Required	Required
Horizontal sliding windows	Prohibited	Prohibited
Vinyl windows	Prohibited	Prohibited

G. Cladding



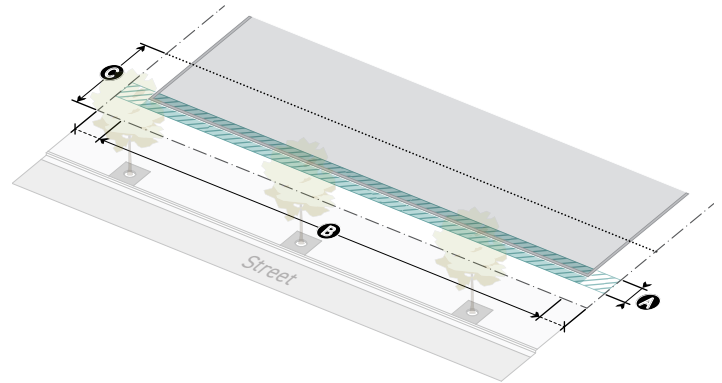
EXTERIOR MATERIALS		<i>Div. 3D.10.</i>
A Principal materials (min)		70%
Options		<ul style="list-style-type: none"> • Brick • Solid stone • Concrete • Metal • Glazed tile
B Accessory materials (max)		30%
Options		<ul style="list-style-type: none"> • Brick • Solid stone • Concrete • Metal • Wood • Glazed tile
Number of accessory materials (max)		2

SEC. 3B.9.2. DAYLIGHT FACTORY (CDF1)

A. Intent

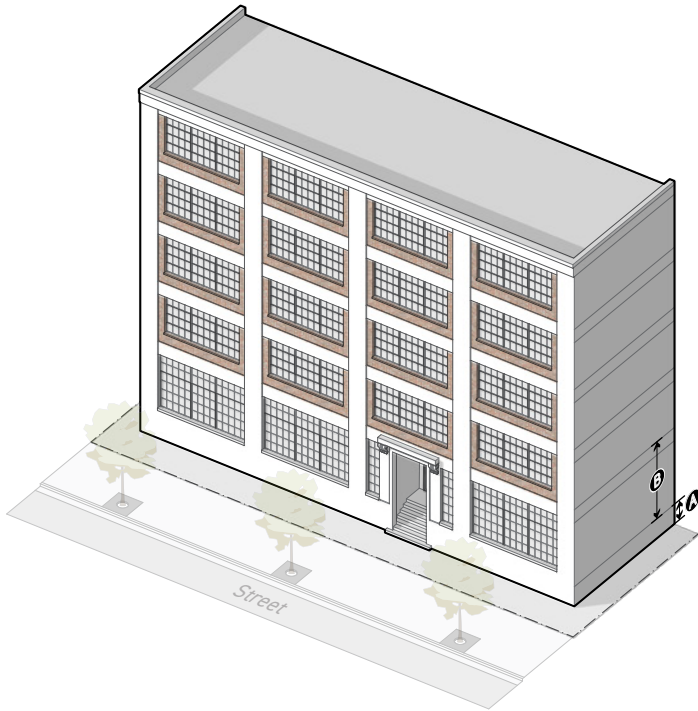
The Daylight Factory Character Frontage provides standards intended to reinforce the prevailing architectural characteristics of the industrial districts established in the early 20th century. Warehouse and factory buildings in these industrial districts are characterized by large, symmetrical windows that extend nearly a full story in height, high ceilings on each story, brick and masonry facade materials, and flat roofs with parapets. Facades are articulated to establish uniformity through horizontal repetition. The Daylight Factory Character Frontage ensures new development contributes to the established architectural character of the city's early 20th century industrial districts.

B. Lot



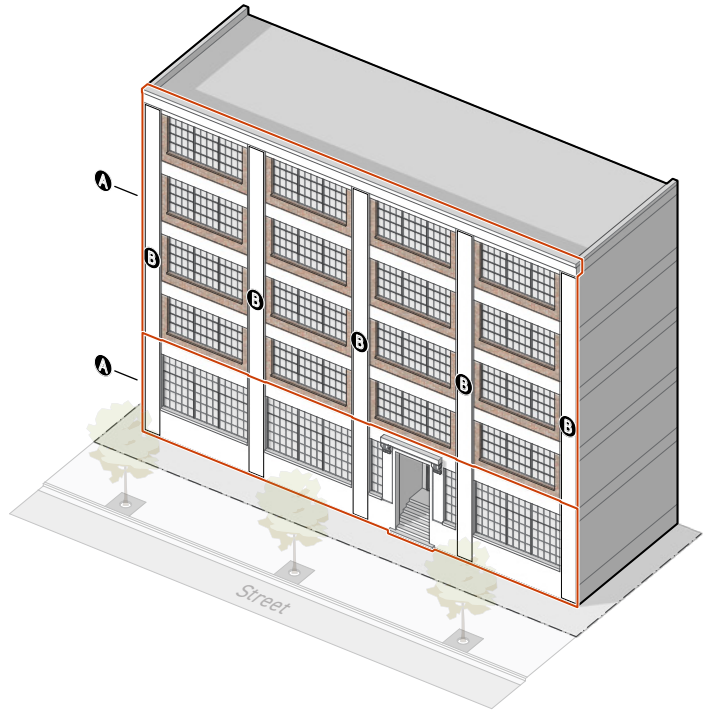
	Primary	Side
BUILD-TO	<i>Div. 3D.1.</i>	
Applicable stories (min)	5	5
A Build-to depth (max)	5'	10'
B Build-to width (min)	90%	70%
Pedestrian amenity allowance (max)	30%	30%
PARKING	<i>Div. 3D.2.</i>	
C Frontage setback (min)	20'	5'
LANDSCAPING	<i>Div. 3D.3.</i>	
Planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

C. Stories



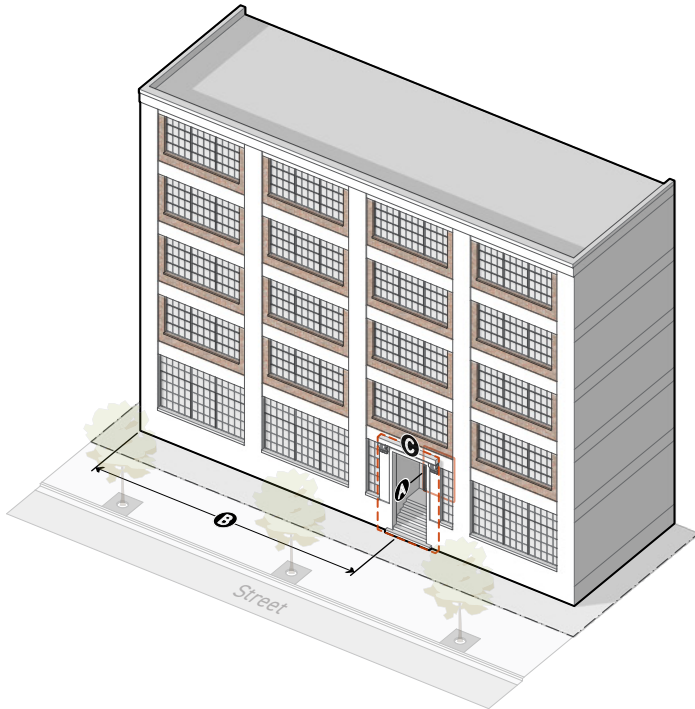
	Primary	Side
GROUND FLOOR ELEVATION	<i>Div. 3D.4.</i>	
A Ground floor elevation (min/max)	-2'5'	-2'5'
STORY HEIGHT	<i>Div. 3D.5.</i>	
B Ground story height (min)	22'	22'

D. Facade



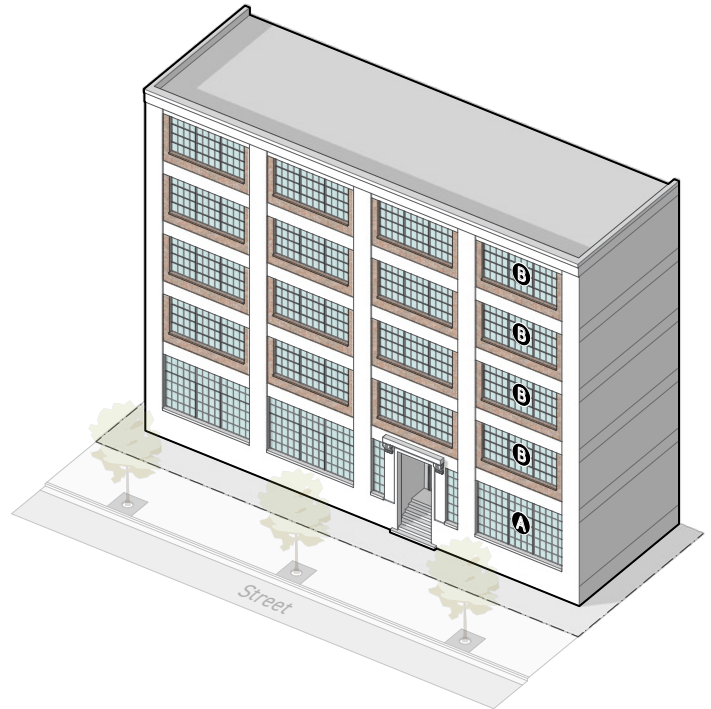
	Primary	Side
ARTICULATION	<i>Div. 3D.6.</i>	
A Base-top	Required	Required
B Vertical bands	Required	Required
Spacing (min/max)	20'/30'	20'/30'
FEATURES	<i>Div. 3D.7.</i>	
Prohibited Features	n/a	n/a

E. Doors



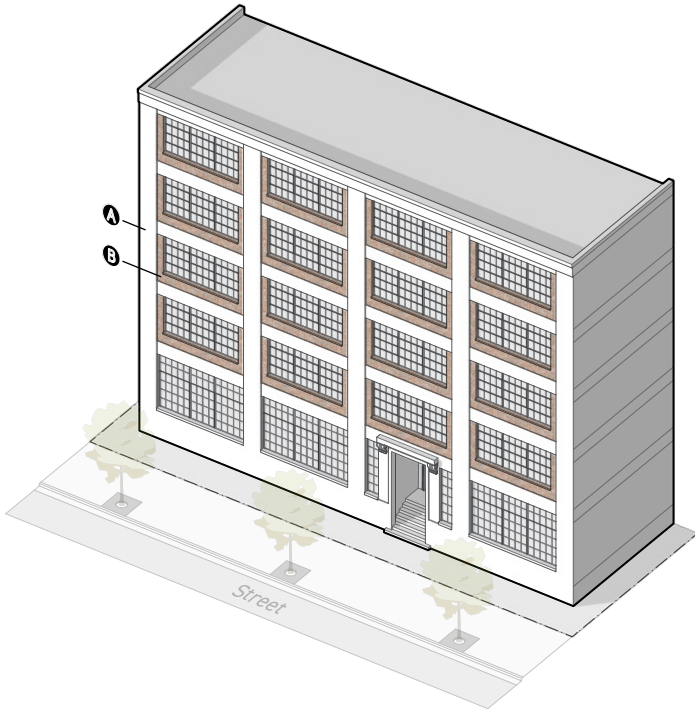
	Primary	Side
ENTRANCES	<i>Div. 3D.8.</i>	
A Street-facing entrance	Required	Required
B Entrance spacing (max)	100'	100'
Entry feature	Required	Required
Options	<ul style="list-style-type: none"> • Recessed entry • At-grade entry • Storefront bay 	
C Focal entry feature	1	1

F. Windows



	Primary	Side
TRANSPARENCY	<i>Div. 3D.9.</i>	
A Ground story (min/max)	50%/80%	50%/80%
Active wall spacing (max)	20'	30'
Window recession (min)	9"	9"
Horizontal sliding windows	Prohibited	Prohibited
Vinyl windows	Prohibited	Prohibited
B Upper stories (min/max)	40%/70%	30%/70%
Window recession (min)	6"	6"
Sill	Required	Required
Horizontal sliding windows	Prohibited	Prohibited
Vinyl windows	Prohibited	Prohibited

G. Cladding



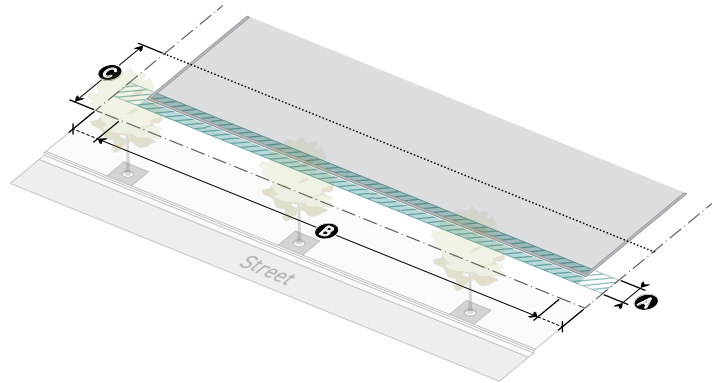
EXTERIOR MATERIALS		Div. 3D.10.
A Principal materials (min)		70%
Options		<ul style="list-style-type: none"> • Brick • Solid stone • Concrete • Metal • Wood
B Accessory materials (max)		30%
Options		<ul style="list-style-type: none"> • Brick • Solid stone • Concrete • Metal • Wood
Number of accessory materials (max)		3

SEC. 3B.9.3. **DAYLIGHT FACTORY / RIVER (CDR1)**

A. Intent

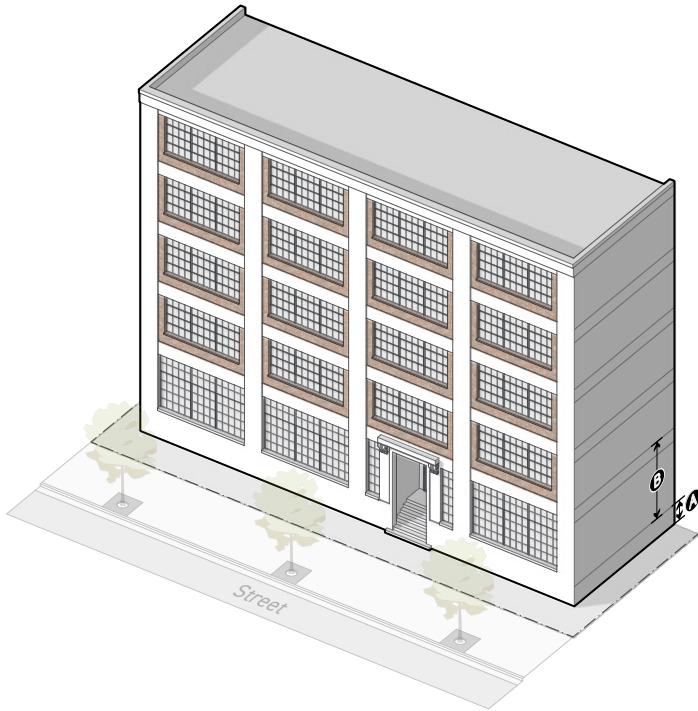
The Daylight Factory / River Character Frontage provides standards intended to support the activation of the Los Angeles River as a public amenity while reinforcing the prevailing architectural characteristics of the industrial districts established in the early 20th century along the River. Warehouse and factory buildings in these riverside industrial districts are characterized by large, symmetrical windows that extend nearly a full story in height, high ceilings on each story, brick and masonry facade materials, and flat roofs with parapets. Facades are articulated to establish uniformity through horizontal repetition. The Daylight Factory Character Frontage ensures new development contributes to the established architectural character of the city’s early 20th century riverside industrial districts, while providing a strong and active presence along the Los Angeles River.

B. Lot



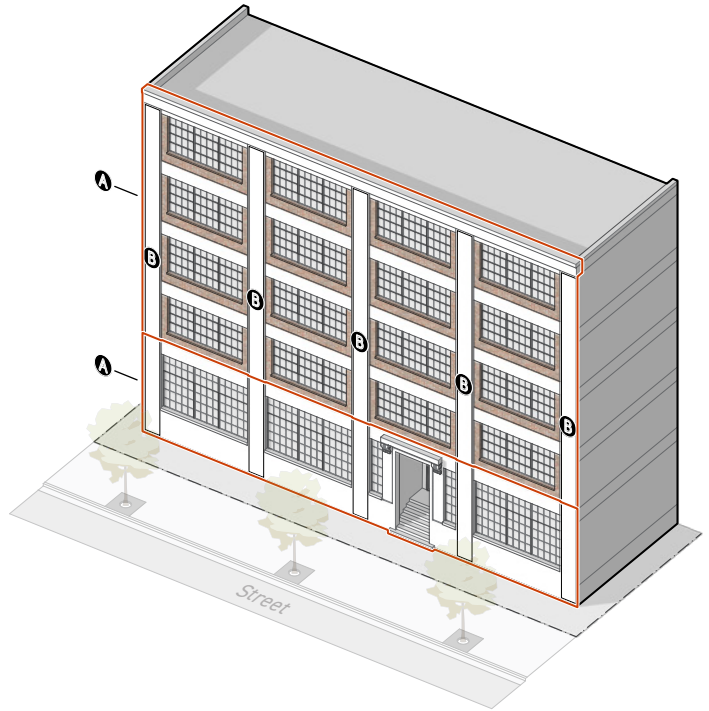
	Primary	Side	River
BUILD-TO	<i>Div. 3D.1.</i>		
Applicable stories (min)	5	5	5
A Build-to depth (max)	5'	10'	20'
B Build-to width (min)	90%	70%	70%
Pedestrian amenity allowance (max)	30%	30%	40%
PARKING	<i>Div. 3D.2.</i>		
C Frontage setback (min)	20'	5'	20'
LANDSCAPING	<i>Div. 3D.3.</i>		
Planting area (min)	5%	5%	75%
Frontage yard fence & wall type allowed:	A2	A2	A3

C. Stories



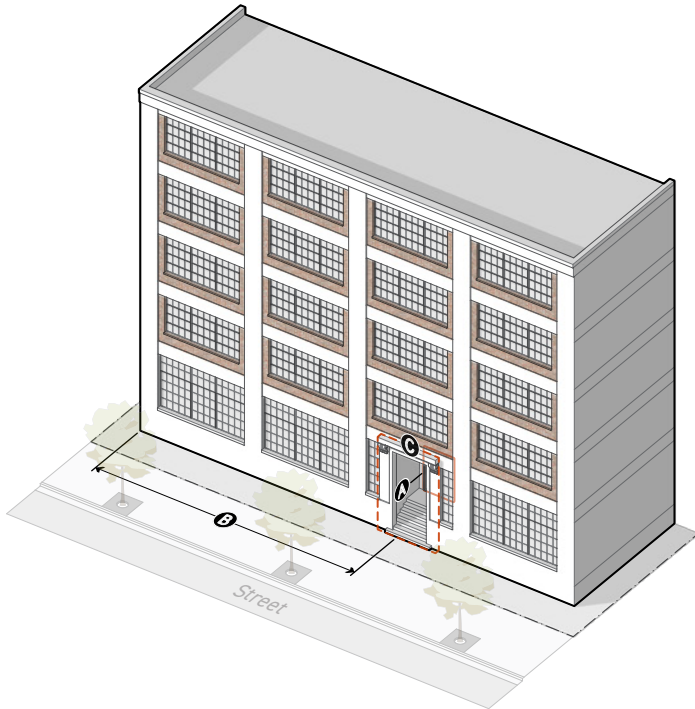
	Primary	Side	River
GROUND FLOOR ELEVATION	<i>Div. 3D.4.</i>		
A Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'
STORY HEIGHT	<i>Div. 3D.5.</i>		
B Ground story height (min)	16'	16'	16'

D. Facade



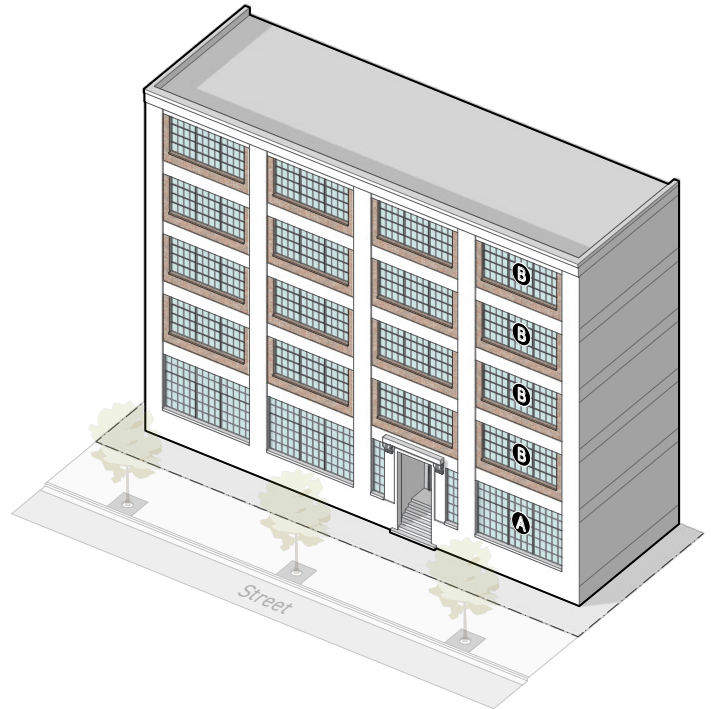
	Primary	Side	River
ARTICULATION	<i>Div. 3D.6.</i>		
A Base-top	Required	Required	Required
B Vertical bands	Required	Required	Required
Spacing (min/max)	20'/30'	20'/30'	20'/30'
FEATURES	<i>Div. 3D.7.</i>		
Prohibited Features	n/a	n/a	n/a

E. Doors



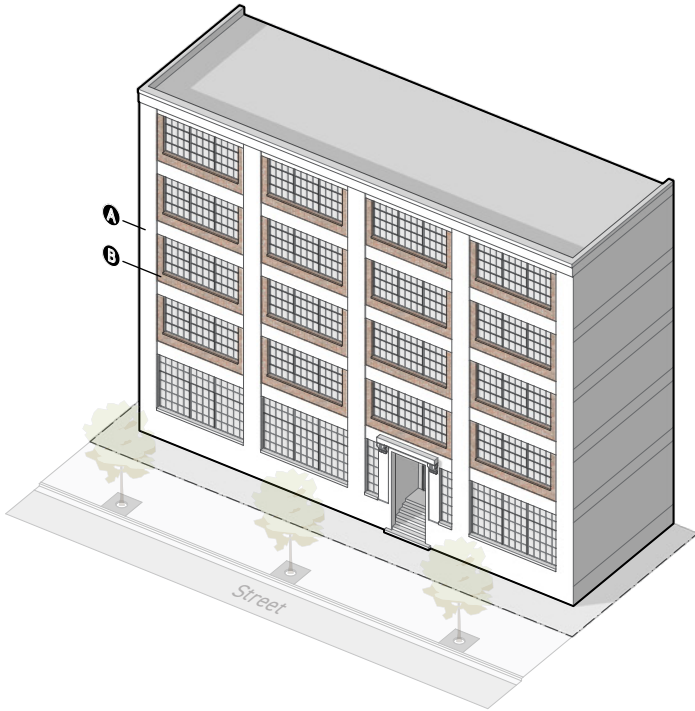
	Primary	Side	River
ENTRANCES	<i>Div. 3D.8.</i>		
A Street-facing entrance	Required	Required	Required
B Entrance spacing (max)	100'	100'	100'
Entry feature	Required	Required	n/a
Options	<ul style="list-style-type: none"> • Recessed entry • At-grade entry • Storefront bay 		
C Focal entry feature	1	1	n/a

F. Windows



	Primary	Side	River
TRANSPARENCY	<i>Div. 3D.9.</i>		
A Ground story (min/max)	50%/80%	50%/80%	30%/80%
Active wall spacing (max)	20'	30'	30'
Window recession (min)	9"	9"	9"
Horizontal sliding windows	Prohibited	Prohibited	Prohibited
Vinyl windows	Prohibited	Prohibited	Prohibited
B Upper stories (min/max)	40%/70%	30%/70%	30%/70%
Window recession (min)	6"	6"	6"
Sill	Required	Required	Required
Horizontal sliding windows	Prohibited	Prohibited	Prohibited
Vinyl windows	Prohibited	Prohibited	Prohibited

G. Cladding



EXTERIOR MATERIALS		Div. 3D.10.
A Principal materials (min)		70%
Options		<ul style="list-style-type: none"> • Brick • Solid stone • Concrete • Metal • Wood
B Accessory materials (max)		30%
Options		<ul style="list-style-type: none"> • Brick • Solid stone • Concrete • Metal • Wood
Number of accessory materials (max)		3

PART 3C. GENERAL FRONTAGE RULES

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DIV. 3C.1. **BUILD-TO**

SEC. 3C.1.1. **APPLICABLE STORIES**

The number of stories that are required to meet build-to standards.

A. **Intent**

To ensure that multi-story buildings locate both ground floor and a contextually appropriate number of upper stories along the street.

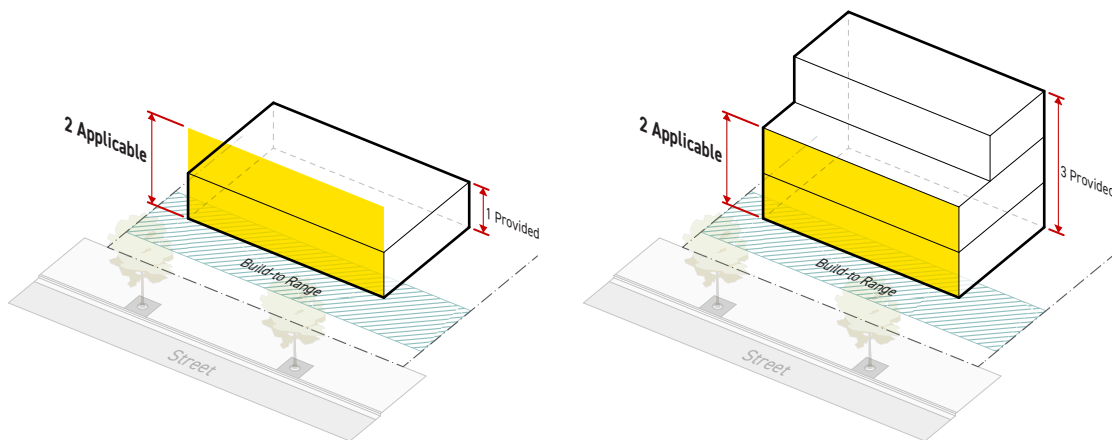
B. **Applicability**

Build-to applicable stories standards apply to:

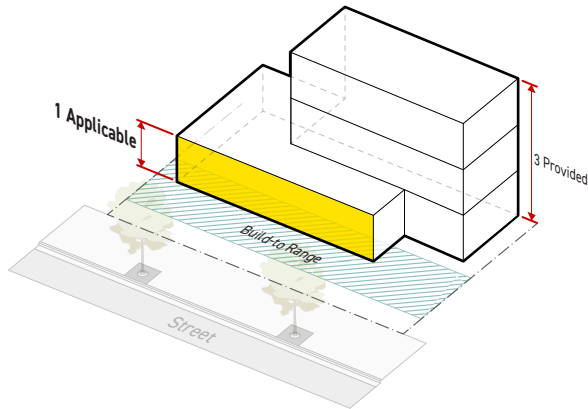
1. All portions of buildings and structures required to satisfy a minimum build-to width requirement.
2. All structures on a lot with floor area located above the ground story.

C. **Standards**

1. Where minimum applicable stories are required, build-to standards apply to the ground story and any additional story provided on a lot, up to and including the minimum build-to applicable stories.



2. When no build-to height applicability is specified, build-to standards apply only to the ground story of a building.



D. Measurement

For measuring height in stories, see *Div. 14A.1. (General Rules)*.

E. Relief

1. A reduction in number of applicable stories of 1 story may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A reduction in number of applicable stories may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.1.2. BUILD-TO DEPTH

Build-to depth is the depth of the build-to zone. The build-to zone is the area on a lot starting behind the minimum frontage lot line building setback and continuing inward for the maximum build-to depth for the full width of the lot. A building is required to occupy the build-to zone for the required minimum build-to width.

A. Intent

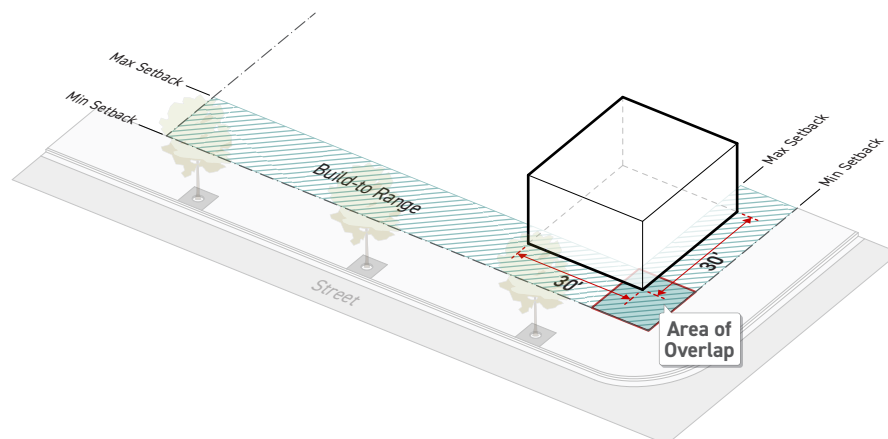
To regulate the placement of buildings along the public realm such that buildings frame the public realm with a consistent street wall.

B. Applicability

Build-to depth standards apply to all portions of buildings and structures required to satisfy a minimum build-to width and applicable stories standards.

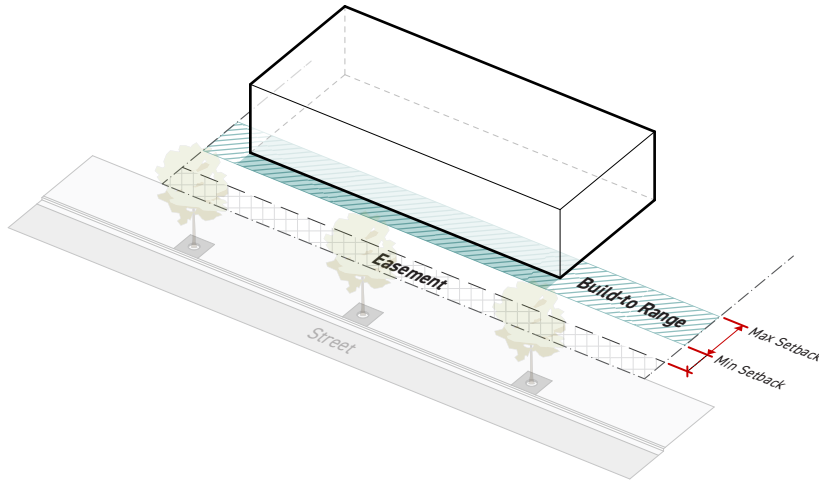
C. Standards

1. The build-to zone shall be no deeper than the maximum build-to depth specified by the applicable Frontage District in *Part 3B. (Frontage District)*.
2. Buildings shall occupy the build-to zone for at least the minimum required build-to width.
3. Once the minimum build-to width standard has been satisfied, buildings and structures may occupy the area behind the build-to zone.
4. On a corner lot where intersecting frontage lot lines have build-to requirements, a building shall occupy the portion of the lot area where the build-to zones of the two intersecting frontage lot lines overlap, as described below:
 - a. The building shall occupy the build-to zones for both frontage lot lines for a minimum of 30 feet from the corner. Distance is measured away from the corner, starting at the edge of the building occupying the area of overlap, parallel to the frontage lot line.
 - b. This standard does not apply when a pedestrian amenity space occupies some portion of the area of overlap and is being used as a pedestrian amenity allowance. See *Sec. 3C.2.4. (Pedestrian Amenity Allowance)*.



D. Measurement

1. The build-to depth is measured perpendicular to the frontage lot line starting from the minimum frontage lot line setback and continuing inward away from the frontage lot line.
2. Where a lot includes an easement that abuts the frontage lot line and the easement is deeper than the minimum frontage lot line setback, the applicant may choose to measure the required build-to depth from the interior edge of the easement rather than the lot line, in which case the applicant shall show the easement on any site plan.

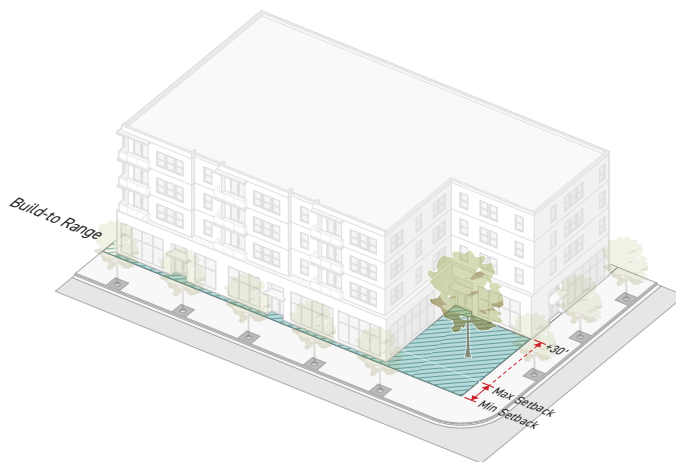


E. Exceptions

See Sec 3C.1.4. (Pedestrian Amenity Allowance).

F. Relief

1. To preserve existing trees, the Zoning Administrator may grant relief from the maximum build-to depth, increasing the build-to depth a maximum of 30 feet for the minimum width necessary to protect the tree, pursuant to *Section 13B.5.2. (Adjustment)*.



2. An increase in build-to depth of 20% may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
3. A deviation from maximum build-to depth may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.1.3. **BUILD-TO WIDTH**

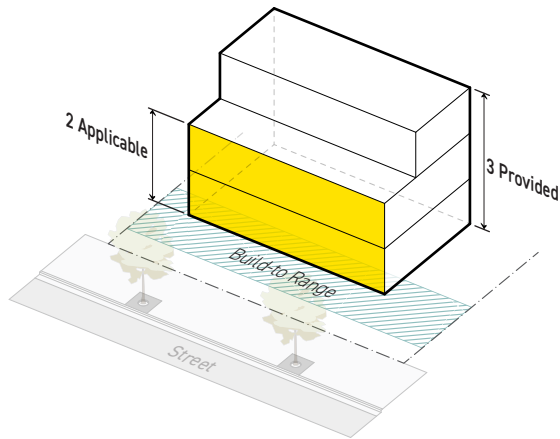
The minimum cumulative building width that shall occupy the build-to zone, relative to the width of the lot at the frontage lot line.

A. **Intent**

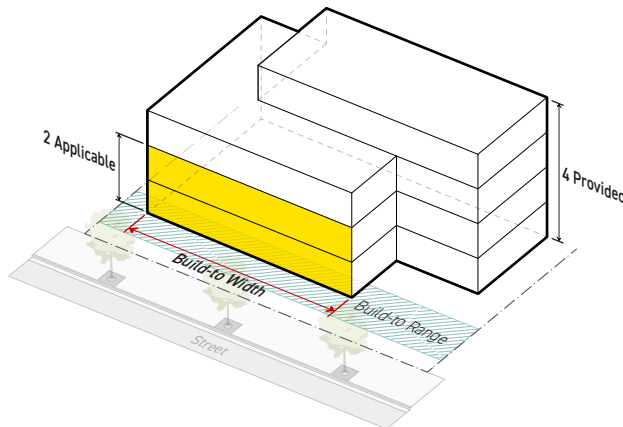
To ensure that buildings enclose the public realm with a legible and consistent street wall, spatially defining an outdoor room and promoting a strong visual and physical connection between uses inside buildings and the public realm.

B. **Applicability**

1. Build-to width standards apply to the following:
 - a. Where a minimum height is required in the applicable Form District, build-to width applies to all stories located above-grade up to the minimum height standard.



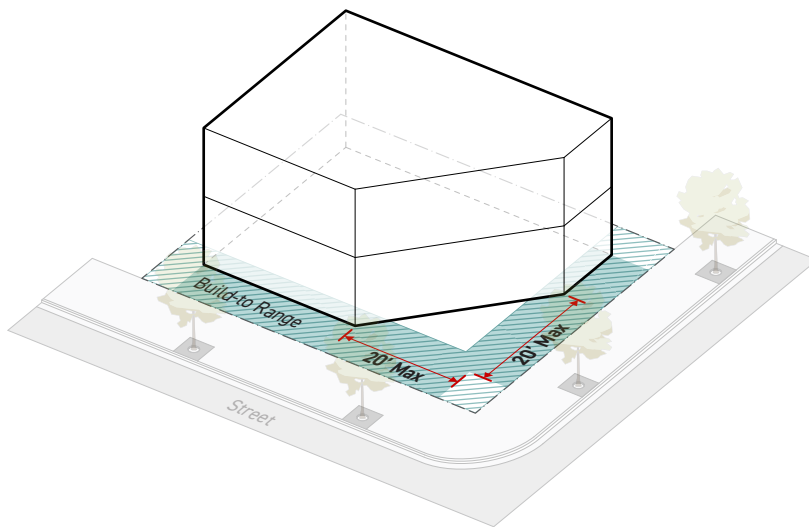
- b. Where an applicable stories standard exists, build-to width applies to all stories located above-grade up to the applicable stories.



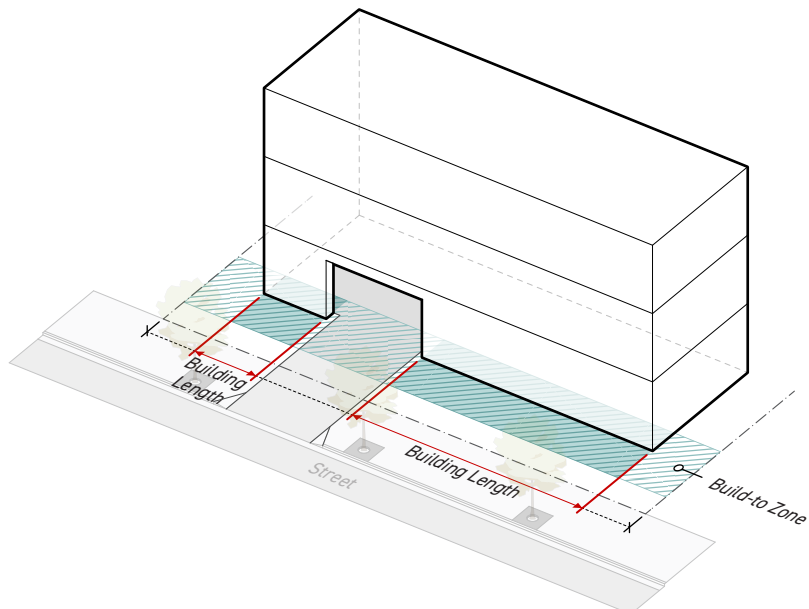
- c. Where both an applicable stories standard and a minimum height are specified, build-to width applies to whichever standard requires the greatest number of stories located in the build-to zone.
- d. Where no applicable stories standard is specified in the applicable Frontage District and no minimum height standard is required in the applicable Form District, build-to width applies only to the ground story.

C. Standards

1. A chamfered corner no more than 20 feet in width located on the ground story of a building and extending outside of the build-to zone qualifies as building width in the build-to zone. Chamfered corner width is measured parallel to the frontage lot line.

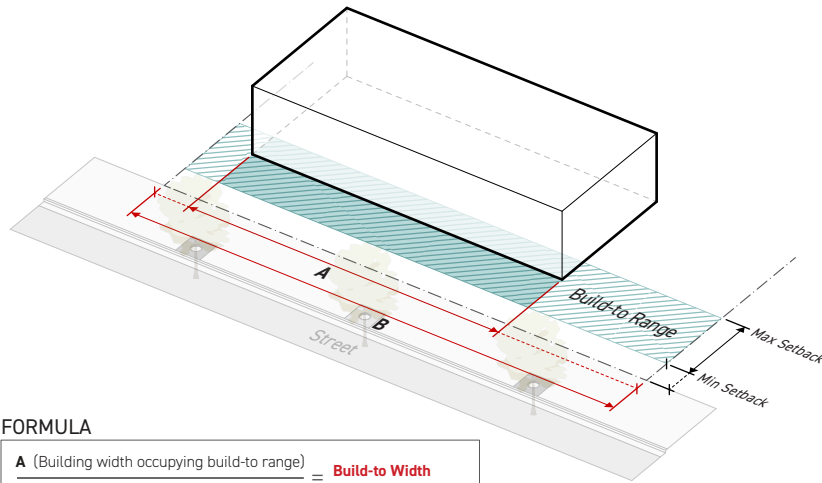


2. Portions of building width providing motor vehicle access to a motor vehicle use area through the ground story of a building do not qualify as building width in the build-to zone.



D. Measurement

The build-to width is a percentage measured as the sum of all applicable building widths occupying the build-to zone divided by the total lot width.



FORMULA

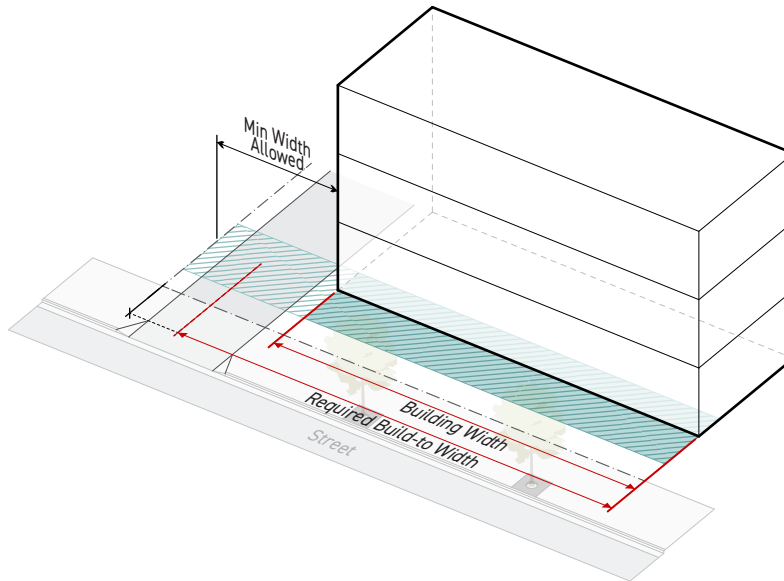
$$\frac{\text{A (Building width occupying build-to range)}}{\text{B (Total Lot Width)}} = \text{Build-to Width}$$

1. Building width is measured parallel to the frontage lot line. For measuring building width on a complex lot, see Sec. 14A.1.15. (Parallel or Perpendicular to Street).
2. Lot width is measured along the frontage lot line. For measuring width of a complex lot, see Sec. 14A.1.15. (Parallel or Perpendicular to Street).

E. Exceptions

1. Where allowed by the applicable Frontage District, pedestrian amenity spaces may substitute for a portion of the required build-to width according to Sec. 3C.1.4. (Pedestrian Amenity Allowance).

2. Where vehicle access is permitted to be taken through the frontage lot line based on the vehicle access package in *Sec. 4C.2.1. (Vehicle Access Package)* specified by the applicable Development Standards District and providing access prevents a building from achieving the required build-to width, a reduced build-to width may be allowed, provided the following:
 - a. The exempted portion of the build-to width is no wider than the minimum required drive aisle width plus an additional 4-feet of building width for clearance. See *Div. 4C.1. (Access)*.
 - b. The building conforms to the applicable build-to width standard to the greatest extent possible.



F. Relief

1. A reduced minimum build-to width of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A reduced minimum build-to width may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.1.4. **PEDESTRIAN AMENITY ALLOWANCE**

The width of pedestrian amenity space in the build-to zone that is allowed to count toward the build-to width requirement.

A. **Intent**

To promote the creation of active, human-scale outdoor spaces as an extension of the sidewalk, providing, visual interest and vitality to the amenity space as well as the public realm. The pedestrian amenity allowance provides flexibility to building and site design while maintaining standards essential for ensuring all projects contribute to defining a consistent and legible street wall.

B. **Applicability**

Pedestrian amenity build-to modification standards apply to the following:

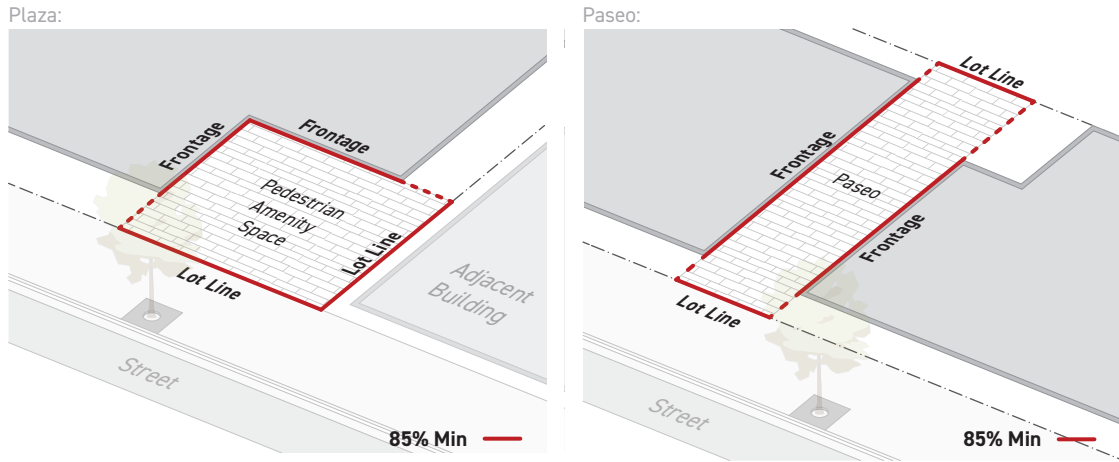
1. Portions of buildings or structures required to meet the build-to width standard in Sec. 3C.1.3. (*Build-To Width*), including upper stories where applicable;
2. Pedestrian amenity space facing facades in Sec. 14.1.14 (*Pedestrian Amenity Space Facing Facades*); and
3. Portions of the lot between front building facade and the frontage lot line for the width of the pedestrian amenity allowance provided.

C. **Standards**

Where allowed, pedestrian amenity spaces may substitute for the required build-to width for the maximum percentage of the lot width allowed by the applicable Frontage District provided they meet the following standards:

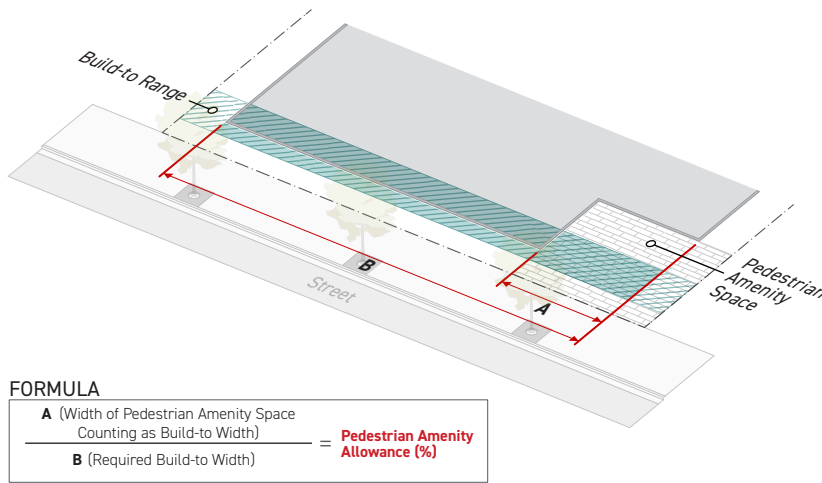
1. Meets the standards of Sec. 2C.3.3.C. (*Pedestrian Amenity Space*).
2. Pedestrian amenity spaces may be wider than the maximum allowed pedestrian amenity allowance, however, any part of the pedestrian amenity space width that exceeds the allowed pedestrian amenity allowance does not count toward the required building width in the build-to zone.

3. A minimum of 85% of the pedestrian amenity space perimeter shall abut either a lot line or building facades meeting the applicable Frontage District standards.



D. Measurement

Pedestrian amenity allowance is measured as the cumulative width of pedestrian amenity spaces occupying the build-to zone provided as a substitute for required building width in the build-to zone, divided by the required build-to width.



1. Pedestrian amenity space width is measured parallel to the frontage lot line. For measuring width of a complex pedestrian amenity space, see Sec. 14A.1.15. (Parallel or Perpendicular to Street).
2. For measuring the required build-to width, see Sec. 3C.2.3. (Build-To Width).

E. Relief

1. A deviation from any pedestrian amenity allowance dimensional standard of 10% or less may be requested in accordance with Sec. 13B.5.2. (Adjustments).
2. A reduced minimum build-to width may be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

DIV. 3C.2. **PARKING**

SEC. 3C.2.1. **FRONTAGE SETBACK**

An area on a lot where motor vehicle use areas are prohibited, including primary street parking setbacks, side street parking setbacks and special lot line parking setbacks.

A. **Intent**

To minimize the impact of motor vehicle dominated areas on the public realm and to promote a comfortable, safe, engaging and attractive streetscape with active uses and landscaping along the public realm.

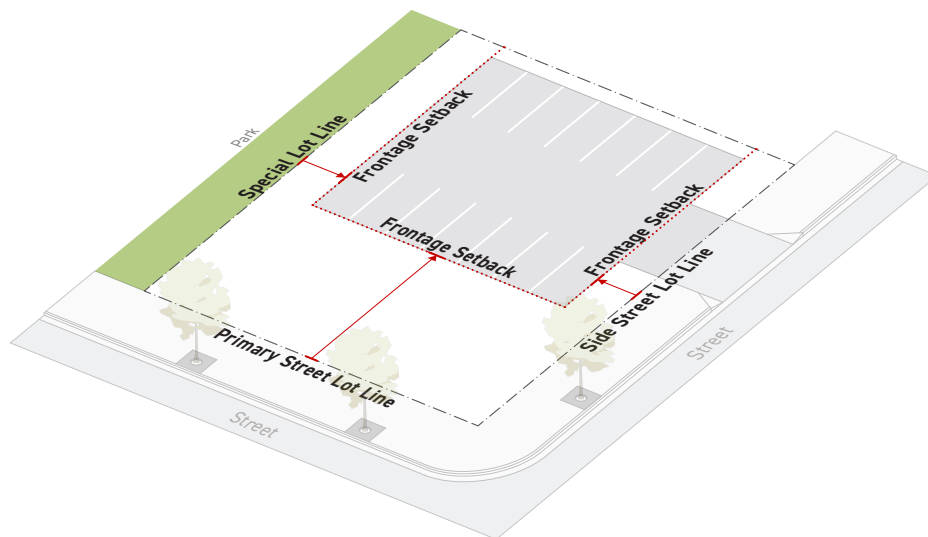
B. **Applicability**

Frontage setback requirements apply to the ground story portions of structures and portions of lots designed or designated for motor vehicle uses; including but not limited to parking structures, parking stalls, drive lanes, loading, vehicular circulation areas, and drive-thru facilities.

C. **Standards**

All applicable areas designated for motor vehicle use shall be located at or behind the required parking setback unless specifically stated as an exception below.

D. **Measurement**



All frontage setbacks are measured perpendicular to the frontage lot line.

1. A primary street frontage setback is measured from the primary street lot line.
2. A side street frontage setback is measured from the side street lot line.
3. An alley frontage setback is measured from the alley lot line associated with a dual frontage.

4. A special frontage setback is measured from the lot line associated with a special lot line in a Dual Frontage or Character Frontage. Special lot lines include but are not limited to "River", "Park" and "Alley."

E. **Exceptions**

A driveway providing access through a frontage setback may be allowed provided the following:

1. Motor vehicle access to the lot is required by DOT to be taken from the primary or side street.
2. The driveway is no wider than the minimum required width. See *Div. 4C.1. (Access)*.

F. **Relief**

1. A reduction in required frontage setback of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A reduction in required frontage setback may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3C.3. **LANDSCAPING**

SEC. 3C.3.1. **PLANTING AREA**

The area on a lot designated and designed for plants.

A. **Intent**

To support a comfortable, attractive and contextually appropriate streetscape along the public realm, while promoting infiltration, slowing stormwater runoff and offsetting urban heat island effect.

B. **Applicability**

1. Planting area standards apply to frontage yards see *Sec. 14.1.1.21. (Yard Designation)*.
2. Where there is less than 3 feet between the building and the frontage lot line, planting area standards are not applicable.

C. **Standards**

1. Each Frontage yard shall provide a cumulative area of no less than the planting area required by *Part 3B. (Frontage District)*.
2. All required planting area shall meet *Sec. 4C.6.4.C.2. (Planting Area)*.

D. **Measurement**

1. Planting area is measured as a percentage calculated as the cumulative planting area located in a frontage yard or the abutting parkway divided by the total frontage yard area.
2. For frontage yard designation see *Sec. 14A.1.21. (Yard Designation)*.

E. **Relief**

1. Planting area standards may be met through alternative compliance in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. A reduction in required planting area of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
3. A reduction in required planting area may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.3.2. **FRONTAGE YARD FENCE & WALL TYPE**

Fences, walls and hedges allowed in a frontage yard.

A. **Intent**

To provide visual interest along the public realm and ensure compatibility with the surrounding context by restricting the barriers between the public realm and the interior of a building.

B. **Applicability**

Allowed frontage yard fence and wall type standards apply to structures and hedges located in a frontage yard.

C. **Standards**

1. Allowed frontage yard fence and wall types are hierarchical. Where a frontage yard fence and wall type with a higher number designator is allowed, all frontage yard fence and wall types having a lower number designator are also allowed.
2. No frontage yard fence and wall type with a greater number designator than the maximum allowed frontage yard fence and wall type may be located in the frontage yard.
3. For frontage yard fence and wall type standards specific to each frontage yard fence and wall type see *Sec. 4C.7.1.C.2. (Fence and Wall Types)*.

D. **Measurement**

1. For the measurement of fences and walls in the frontage yard, see *Sec. 4C.7.1.D. (Measurement)*.
2. For the designation of the frontage yard, see *Sec. 14.1.1.21. (Yard Designation)*.

E. **Exceptions**

Where required by the California Department of Alcohol and Beverage Control, a barrier of up to 45 inches in height is allowed regardless of the allowed frontage yard fence and wall type listed in a Frontage District.

F. **Relief**

1. A deviation from any allowed frontage yard fence and wall type dimensional standard of 15% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A deviation from any allowed frontage yard fence and wall type standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3C.4. **TRANSPARENCY**

SEC. 3C.4.1. **TRANSPARENT AREA**

The amount of transparent area on a building facade.

A. **Intent**

To provide visual interest along the public realm by encouraging visual connections between the public realm and the interior of a building.

B. **Applicability**

1. Transparency standards apply to all portions of a building or structure where frontage standards apply. See Sec. 3A.1.2.B. (*Applicable Components of Lots, Buildings, and Structures*).
2. Parking structure facades are not applicable except where required to be wrapped by the applicable Development Standards District.

C. **Standards**

1. Each applicable facade shall provide no less than the minimum transparency listed in a Frontage District.
2. Window and door openings meeting the following requirements count toward transparent area:
 - a. Interior walls, furniture and other interior visual obstructions shall not be located within 5 feet of any facade area counting toward transparent area. Distance from transparent area is measured perpendicular to the exterior face of the transparent area. Visual obstructions may be located five feet or greater from facade area counting toward transparent area.



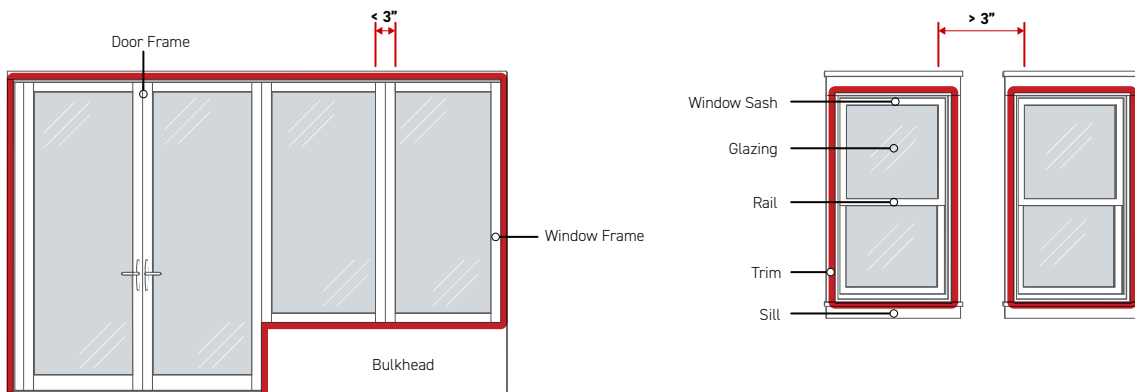
- b. The following visual obstructions may be located less than 5 feet from facade area counting toward transparent area:
 - i. Windows obscured by interior security gates and window displays may count toward transparent area provided a maximum of 25% of window area is visually obstructed for any individual window counting toward transparent area. For measuring visual obstruction, see *Sec 14.1.14. (Opacity)*.



- ii. Transparent area covered by window signs may count toward transparent area provided they are permitted by Development Standard District.
 - iii. Areas of transparency may be made temporarily opaque by window treatments such as operable sunscreen devices within the conditioned space during peak hours when the sun hits the applicable facade.
- c. To be considered transparent, window and door glazing shall meet the following requirements:

TRANSPARENT AREA STANDARDS		
	Visible Light Transmittance	External Reflectance
Ground story	More than 60%	Less than 20%
Upper stories	More than 30%	Less than 40%

- d. In addition to glazing, muntins, mullions, window sashes, window frames and door frames no more than 3 inches wide may be considered transparent area when integral to a window or door assembly with glazing meeting the requirements above.



D. Measurement

1. Ground Story

- a. Ground story transparency is measured as a percentage, calculated as the sum of all ground story facade area meeting the standards for transparent area divided by the total ground story facade area.
- b. For the purpose of calculating ground story transparency, ground story facade area is measured in the following ways:
 - i. Ground story facade area is measured as the above-grade facade area between 0 and 12 feet above the top of the finished floor of the ground story.

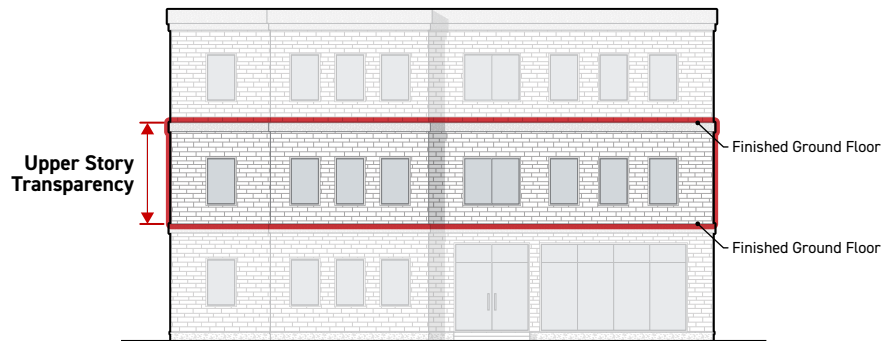


- ii. If the ground story height is less than 12 feet, the ground story facade area is measured as the total above-grade portion of a facade between the top of the finished floor of the ground story and the top of the finished floor above. When there is no story above, ground story height is measured to the top of the wall plate.
- iii. No portion of a ground story located below finished grade is included in ground story facade area.



2. Upper Stories

- a. Each upper story facade shall meet the required transparency standard independently.
- b. Upper story transparency is measured as a percentage, calculated as the sum of all facade area meeting the standards for transparency divided by the total applicable facade area.
- c. For the purpose of calculating upper story transparency, upper story facade area is measured the portion of a facade area between from the top of the finished floor for that story to the top of the finished floor above. When there is no story above, it is measured to the top of the wall plate.



E. Relief

1. A deviation from required transparency of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. A deviation from required transparency standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.4.2. **ACTIVE WALL SPACING**

The maximum ground story facade and foundation wall width between any windows or door openings.

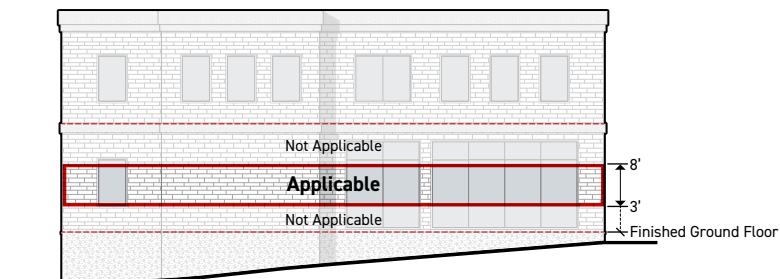
A. **Intent**

To provide visual interest along the public realm by limiting the area without visual or physical connections between the public realm and the interior of a building.

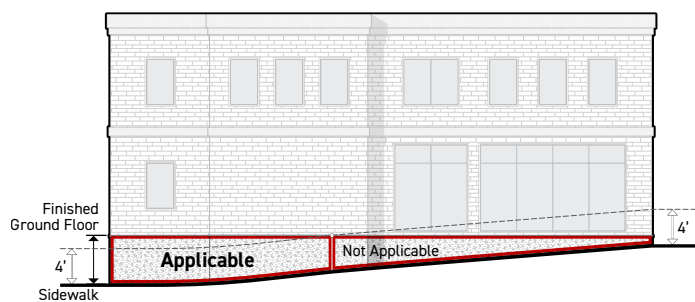
B. **Applicability**

Active wall spacing standards apply to the following portions of a building or structure:

1. Portions of ground story facades that meet all of the following conditions:
 - a. Are required to meet frontage standards. See *Sec. 3A.1.2.B. (Applicable Components of Lots, Buildings, and Structures)*.
 - b. Portions located between 3 feet and 8 feet from the finished ground floor elevation measured vertically.



2. All portions of foundation walls that are required to meet frontage standards in *Sec. 3A.1.2.B. (Applicable Components of Lots, Buildings, and Structures)* and are exposed 4 feet in height or greater above sidewalk grade are applicable. If foundation walls are set back more than 10 feet from a sidewalk, exposed height is measured from the lowest elevation of finished grade within 5 feet, measured from and perpendicular to the foundation wall.



3. Active wall spacing standards do not apply to upper story facades.
4. Active wall spacing standards do not apply to parking structure facades except for wrapped parking structures.

C. Standards

1. Active Wall Spacing on Ground Story Facade

Window and door openings meeting *Sec. 3C.4.1. (Transparent Area)* on ground story facades shall be separated a distance no greater than the maximum active wall spacing unless an inactive ground story wall treatment is applied. See *Sec. 3C.4.2.E.2. (Ground Story Inactive Wall Treatment Options)*.

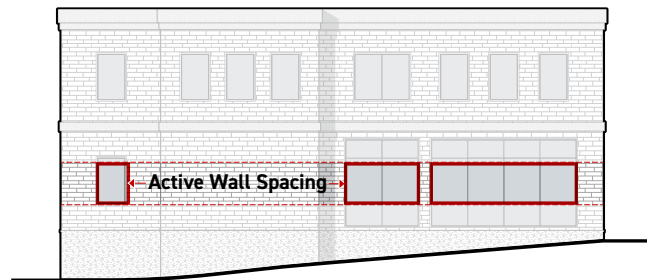
2. Active Wall Spacing on Foundation Wall

Applicable portions of foundation walls shall be no wider than the maximum active wall spacing unless treated with an inactive foundation wall treatment. See *Sec. 3C.4.2.E.3. (Ground Story Inactive Wall Treatment Options)*.

D. Measurement

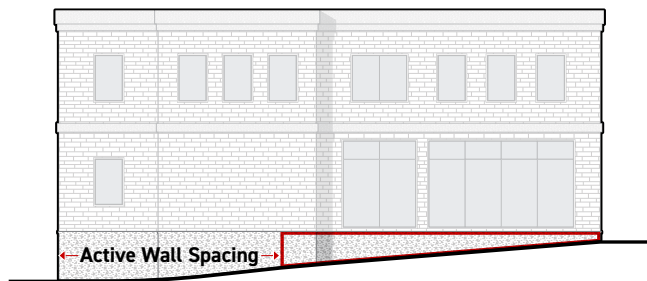
1. Active Wall Spacing on Ground Story Facade

Active wall spacing is measured horizontally and parallel to the frontage lot line from edge of transparent area to edge of transparent area and edge of transparent area to edge of ground floor facade.



2. Active Wall Spacing on Foundation Wall

Active wall spacing is measured horizontally for any individual width of applicable foundation wall that does not include transparent area. See *Sec. 3C.5.1. (General)*.



E. Exceptions

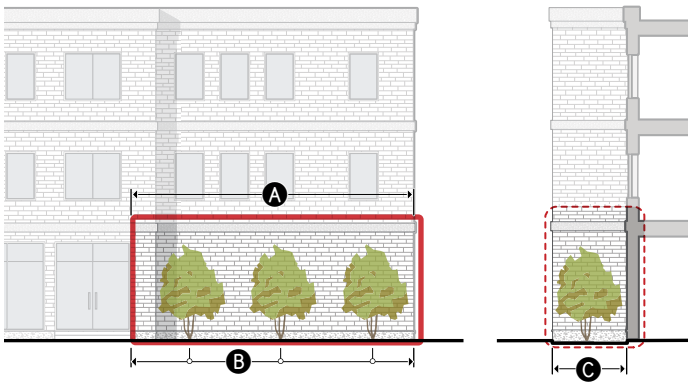
1. General

- a. Ground story facades that exceed the maximum allowed active wall spacing may apply one or more ground story inactive wall treatment options to the facade area between active walls and increase the active wall spacing by 50%. See *Sec.3C.4.2.E.2. (Ground Story Inactive Wall Treatment Options)*.
- b. Facades designed with foundation walls that exceed the maximum allowed active wall spacing may apply one or more inactive foundation wall treatments to the facade area between active foundation walls and double the allowed active wall spacing. See *Sec.3C.4.2.E.3. (Foundation Inactive Wall Treatment Options)*.
- c. All required plants shall meet the requirements in the following tables and also comply with *Div. 4C.6. (Plants)*.

2. Ground Story Inactive Wall Treatment Options

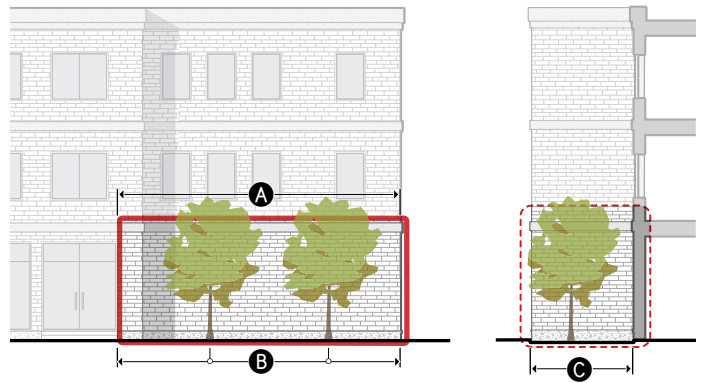
a. Small Trees

Small trees planted between the inactive wall and the public realm.



b. Large Trees

Large trees planted between the inactive wall and the public realm.



DIMENSIONAL STANDARDS

Ⓐ Treatment width (min portion of inactive wall)	100%
Tree type	Small species
Ⓑ Planting frequency (min avg.)	5 per 100'
Ⓒ Planting area depth (min)	7'

*See Div. 4C.6. (Plants) for additional standards

DIMENSIONAL STANDARDS

Ⓐ Treatment width (min portion of inactive wall)	100%
Tree type	Large species
Ⓑ Planting frequency (min avg.)	3 per 100'
Ⓒ Planting area depth (min)	15'

*See Div. 4C.6. (Plants) for additional standards

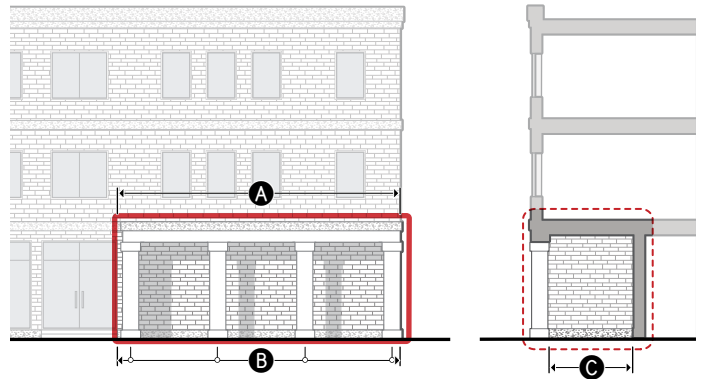
c. Living Wall

A permanently fixed assembly located between the inactive wall and the public realm that supports plants, their growing medium and irrigation.



d. Colonnade

A sequence of columns located between the inactive wall and the public realm, providing an exterior occupiable space along the inactive wall.



DIMENSIONAL STANDARDS

A Treatment area (min % of ground story facade with inactive walls)	75%
Planting area depth (min)	n/a

*See Div. 4C.6. (Plants) for additional standards

DIMENSIONAL STANDARDS

A Treatment width (min portion of inactive wall)	100%
B Column frequency (min avg.)	1 per 20'
C Clear depth (min)	6'
Enclosure (max)	60%

3. Foundation Inactive Wall Treatment Options

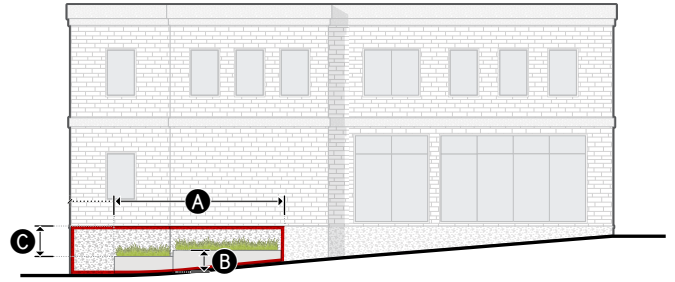
a. Foundation Planting

Large shrubs planted along the inactive foundation wall.



b. Planter

Permanent structure containing plants and their growing medium.



DIMENSIONAL STANDARDS

A Treatment width (min portion of inactive wall)	75%
Plant type	Screening Plant
Planting frequency (min avg.)	3 per 10'
Planting area depth (min)	3'

*See Div. 4C.6. (Plants) for additional standards

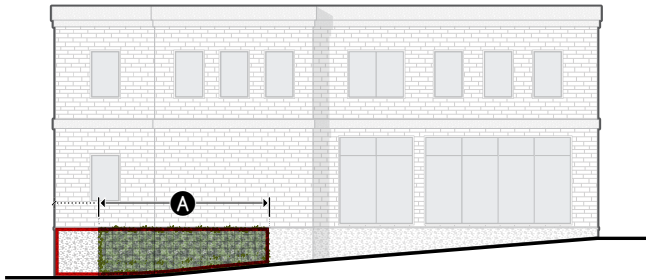
DIMENSIONAL STANDARDS

A Treatment width (min)	75%
Plant coverage (min)	75%
Planting area depth (min)	2.5'
B Height above sidewalk (max)	4'
C Foundation wall reveal (max)	2'

*See Div. 4C.6. (Plants) for additional standards

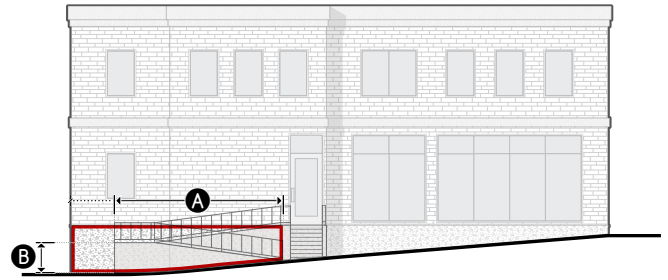
c. Green wall

A structure permanently attached to the inactive foundation wall supporting climbing plants.



d. Pedestrian Access

Stairs or ramps providing pedestrian access to a street-facing entrance.



DIMENSIONAL STANDARDS	
A Treatment area (min)	75%
Planting area depth (min)	1.5'

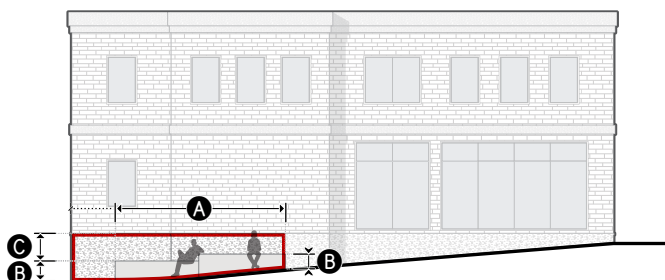
*See Div. 4C.6. (Plants) for additional standards

DIMENSIONAL STANDARDS	
A Treatment width (min)	75%
B Height above sidewalk (max)	4'
Additional access standards	See Div. 4C.1.

*See Div. 4C.1. (Access) for additional standards

e. Seating

A permanent structure designed and intended for public seating.



DIMENSIONAL STANDARDS	
A Treatment width (min)	75%
B Height above sidewalk (min/max)	1.5'/3'
C Foundation wall reveal (max)	3'
Seat depth (min)	2'

4. **Inactive Wall Treatment Measurement**

a. **Treatment width**

Minimum treatment width is measured as a percentage, calculated as the cumulative width of inactive wall treatments applied to an inactive wall divided by the total width of the inactive wall.

b. **Treatment Area**

Minimum treatment area is measured as a percentage, calculated as the cumulative area of inactive wall treatments applied to an inactive wall divided by the total area of the inactive wall.

c. **Tree type**

Tree type is measured as small species or large species according to *Sec. 4C.6.4.C.3.a.i. (Tree Types)*.

d. **Plant type**

Plant type is measured as screening plants, groundcover and turf plants, hedges, living walls or climbing plants according to *Sec. 4C.6.4. (Plant Design & Installation)*.

e. **Plant Coverage**

Minimum plant coverage is measured according to *Sec. 4C.6.4.D.2. (Plant Coverage)*.

f. **Planting Frequency**

Planting frequency is measured as a ratio of the minimum number of plants required over a specified width of treated inactive wall. A minimum of one plant of the required plant type shall be provided regardless of the width of inactive wall treatment.

g. **Column Frequency**

Minimum column frequency is measured as a ratio of the minimum number of columns required over a specified width of treated inactive wall treatment. A minimum of two columns shall be provided regardless of the inactive wall treatment width.

h. **Planting Area Depth**

Minimum planting area depth is measured as the horizontal dimension of growing medium at the narrowest point, measured perpendicular to the applicable street lot line. The planting area shall be open to the sky for at least the required planting area depth.

i. **Clear Depth**

Minimum clear depth is measured as the horizontal dimension of the occupiable portion of an architectural element at the narrowest point.

j. Height Above Sidewalk

- i. Height above sidewalk is measured vertically from adjacent sidewalk grade to the topmost point of the inactive wall treatment along the entire treated portion of an inactive foundation wall.
- ii. For foundation walls located more than 10 feet from a sidewalk, maximum height above sidewalk is measured from the lowest elevation of finished grade within 5 feet, measured from and perpendicular to the foundation wall, to the topmost point of the inactive wall treatment along the entire treated portion of an inactive foundation wall.

k. Foundation Wall Reveal

Foundation wall reveal is measured vertically from the top of an inactive wall treatment to the finished ground floor elevation along the entire treated portion of an inactive foundation wall.

l. Seat Depth

Minimum seat depth is measured as the narrowest horizontal dimension of the area designed for public seating.

m. Enclosure

Maximum enclosure is measured according to *Sec. 14.1.4. (Enclosure)*.

F. Relief

1. Deviation from inactive wall treatment standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. An increase in allowed active wall spacing of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
3. An increase in allowed active wall spacing and inactive wall treatment standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3C.5. **ENTRANCES**

SEC. 3C.5.1. **STREET-FACING ENTRANCE**

A door providing access and from the public realm to the interior of a building.

A. **Intent**

To provide visual interest along the public realm, orient buildings to the public realm and promote greater use and activation of the public sidewalk by limiting the width of frontage without physical connections between the public realm and the interior of a building.

B. **Applicability**

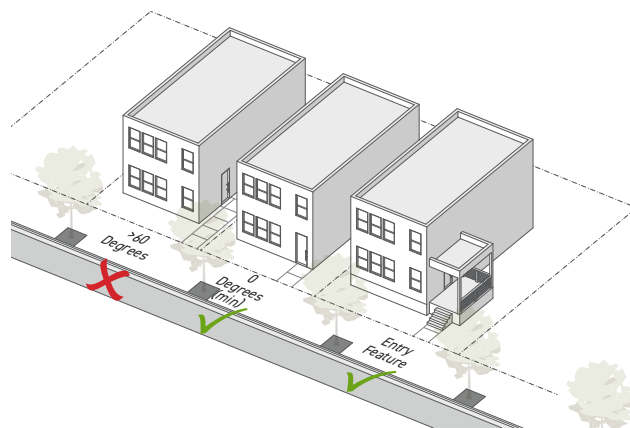
Street-facing entrance standards apply to all portions of buildings and structures where frontage standards apply. See *Sec. 3A.1.2.B. (Applicable Components of Lots, Buildings, and Structures)*.

C. **Standards**

1. **General**

To qualify as a street-facing entrance, building entrances shall meet the following standards:

- a. Located on the ground story facade.
- b. Provide both ingress and egress pedestrian access to the ground story of the building.
- c. Remain operable at all times. Access may be controlled and limited to residents, or tenants.
- d. Shall not provide access directly to motor vehicle use areas, utility areas or fire stairs.
- e. Angled between 0 to 60 degrees, measured parallel to the frontage lot line.



- f. On a corner lot, an entrance located adjacent to the street intersection and angled between 30 to 60 degrees, measured parallel to each street lot lines, may be used to meet the requirement for a street-facing entrance along both street frontages.



- g. Non-required entrances are allowed in addition to required entrances.

2. Entrance Spacing

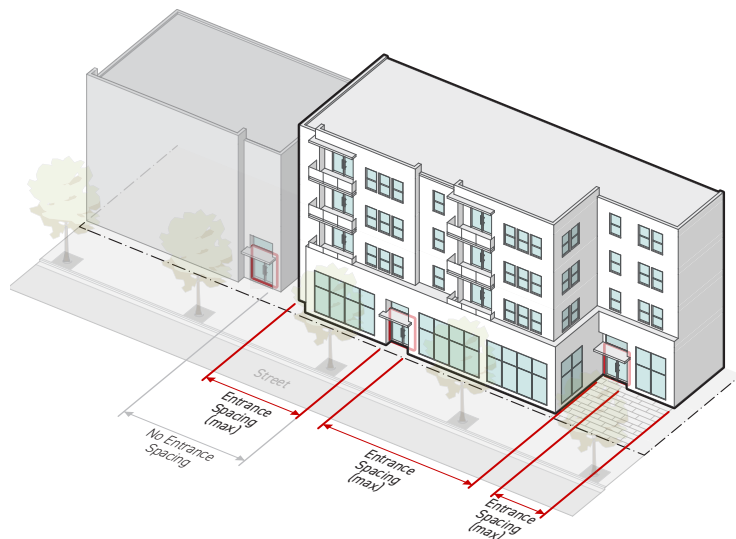
The distance between required street-facing entrances.

a. Measurement

Maximum entrance spacing is the greatest horizontal distance from edge of door to edge of door and edge of door to edge of building, measured parallel to the frontage lot line.

b. Standards

- i. Street-facing entrances shall not be separated by a distance greater than the maximum allowed entrance spacing.
- ii. The maximum entrance spacing requirements shall be met for each building, but are not applicable to adjacent or abutting buildings.



D. **Measurement**

Street-facing entrance is measured as provided or not provided based on the presence of entrances meeting *Sec.3C.5.1.C. (Standards)*.

E. **Exceptions**

Entrances that do not face a frontage lot line may count as a street-facing entrance provided they are directly accessed from a street-facing entry feature meeting the standards of *Sec. 3C.5.2. (Entry Feature)*.

F. **Relief**

1. Deviation from street facing entrance standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. An increase in entrance spacing of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
3. Deviation from street-facing entrance and entrance spacing standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.5.2. **ENTRY FEATURE**

Improved design standards applied to each entrance along the public realm.

A. **Intent**

To provide architectural embellishment of entrances to promote inconspicuous wayfinding in the public realm, provide greater shelter and comfort to users, promote visual interest along the public realm and highlight the connection between the public and private realm to improve walkability.

B. **Applicability**

Entry feature standards apply to all required street-facing entrances where entry features are required by Frontage District.

C. **Standards**

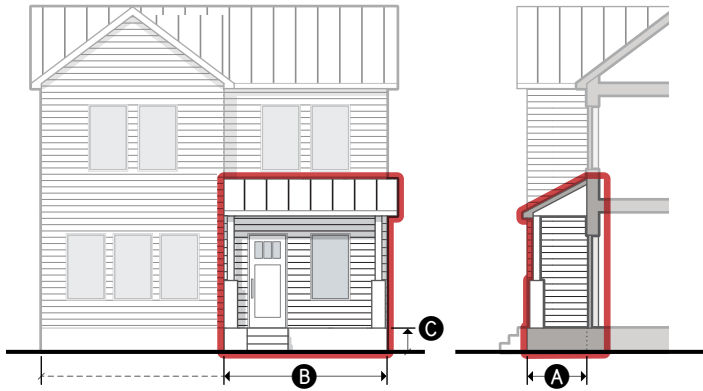
1. **General**

- a. Each required street-facing entrance shall include an entry feature meeting the standards for one of the entry features options allowed by Frontage District.
- b. Required entry features shall abut and provide direct access to a street-facing entrance.
- c. Required entry features shall be directly accessible from the public realm associated with the frontage lot line.
- d. For street setback encroachment regulations, see *Sec. 2C.2.2.E. (Exceptions)*.
- e. For encroachments into the public right-of-way, see *LAMC Ch. IX, Art. 1, Div. 32 (Encroachments into the Public Right-of-Way)*.

2. Entry Feature Options

a. Porch

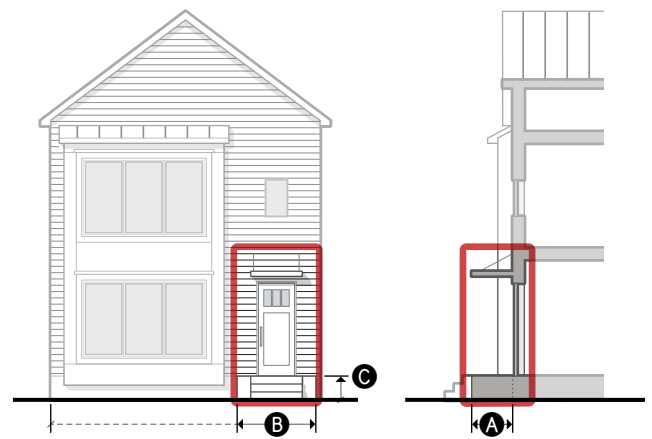
A wide, raised platform, projecting in front of a street-facing entrance, that is entirely covered but not enclosed.



DIMENSIONAL STANDARDS		Sec. 3.C.5.2.D
Ⓐ Depth (min)		4.5'
Ⓑ Width (min)		30%
	Covered entrance	n/a
	Covered area (min)	100%
Ⓓ Finished floor elevation (min/max)		2'/5'
	Transparency (min)	n/a
	Enclosure (max)	50%

b. Raised Entry

A raised platform accessed from an exterior staircase, providing covered access to a street-facing entrance.



DIMENSIONAL STANDARDS		Sec. 3.C.5.2.D
Ⓐ Depth (min)		3'
Ⓑ Width (min)		4'
	Covered entrance	Required
	Covered area (min)	n/a
Ⓓ Finished floor elevation (min/max)		2'/5'
	Transparency (min)	n/a
	Enclosure (max)	50%

c. Forecourt

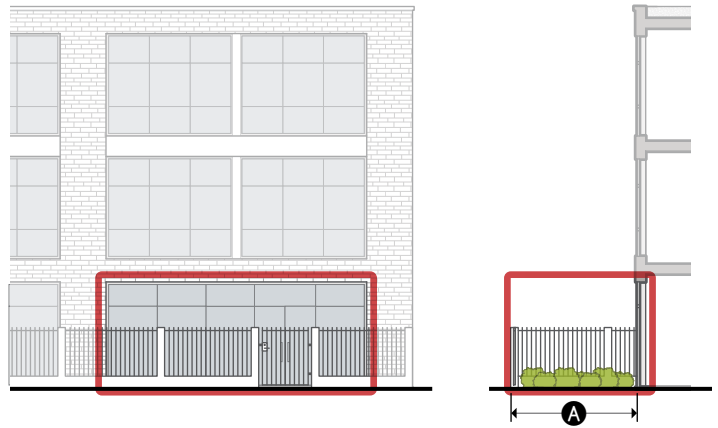
A yard screened with a short wall, fence or hedge that provides significant privacy for ground story tenants located near sidewalk grade.



DIMENSIONAL STANDARDS		Sec. 3.C.5.2.D
A	Depth (min)	8'
B	Width (min)	10'
	Covered entrance	Required
	Covered area (min)	n/a
C	Finished floor elevation (min/max)	-2'/5'
	Transparency (min)	n/a
	Fence or wall height (min/max)	2.5'/4'

d. River Yard

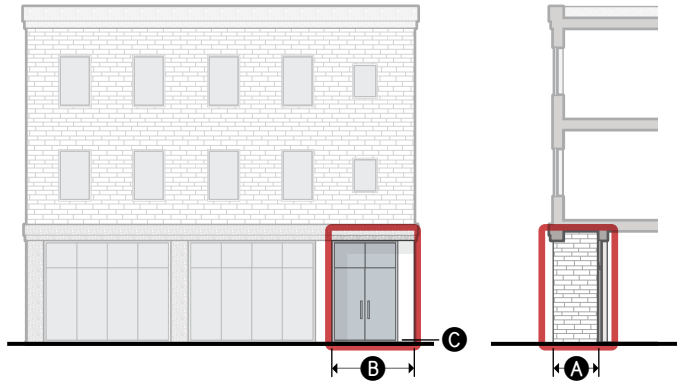
A yard located between a building and a river trail with direct pedestrian access from inside the building to the river trail.



DIMENSIONAL STANDARDS		Sec. 3.C.5.2.D
A	Depth (min)	15'
	Width (min)	15'
B	Covered entrance	Not required
	Covered area (min)	n/a
	Finished floor elevation (min/max)	n/a
	Transparency (min)	n/a
	Fence or wall height (max)	6'

e. Recessed Entry

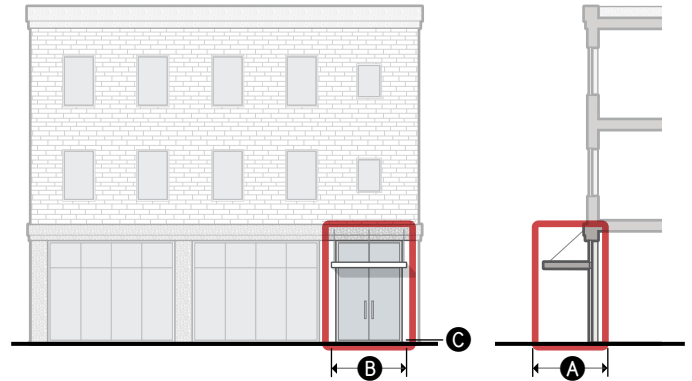
A space set behind the primary facade plane providing sheltered access to a street-facing entrance.



DIMENSIONAL STANDARDS		Sec. 3.C.5.2.D
A	Depth (min/max)	3'/15'
B	Width (min)	5'
	Covered entrance	Required
	Covered area (min)	100%
C	Finished floor elevation (min/max)	-2'/5'
	Transparency (min)	n/a
	Enclosure (max)	75%

f. Covered Entry

A space that provides sheltered access to an at-grade street-facing entrance with an overhead projecting structure.

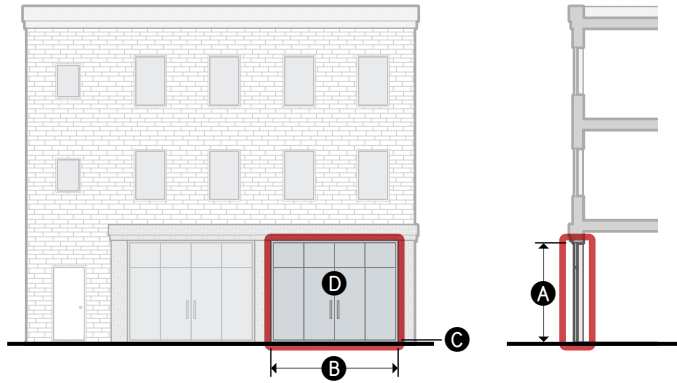


DIMENSIONAL STANDARDS		Sec. 3.C.5.2.D
	Depth (min)	n/a
	Width (min)	n/a
	Covered entrance	Required
	Covered area (min)	n/a
C	Finished floor elevation (min/max)	-2'/2'
	Transparency (min)	n/a
	Enclosure (max)	50%

*For encroachments into the public right-of-way, see LAMC Ch. IX, Art. 1, Div. 32 (Encroachments into the Public Right-of-Way).

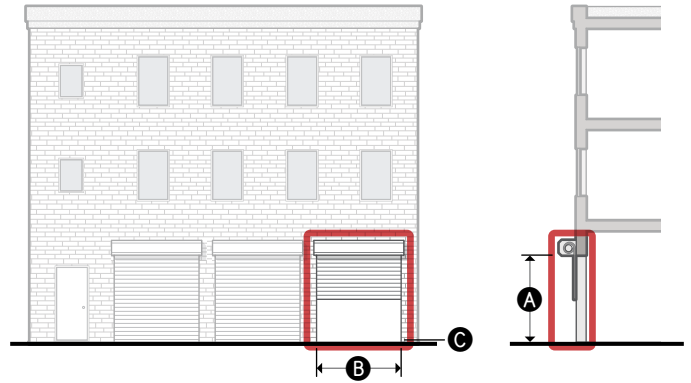
g. Storefront Bay

A facade area with a high level of contiguous transparency accentuating an at-grade street-facing entrance.



h. Market Stall

A facade area equipped with an overhead door or operable facade that is open to the public realm during hours of operation.



DIMENSIONAL STANDARDS	Sec. 3.C.5.2.D
A Height (min)	9'
B Width (min)	8'
Covered entrance	Not required
Covered area (min)	n/a
C Finished floor elevation (min/max)	-2'/2'
D Transparency (min)	90%
Fence or wall height (max)	0'

DIMENSIONAL STANDARDS	Sec. 3.C.5.2.D
A Height (min)	7'
B Width (min)	6'
Covered entrance	Not required
Covered area (min)	n/a
C Finished floor elevation (min/max)	-2'/5'
C Transparency (min)*	n/a
Fence or wall height (max)	0'

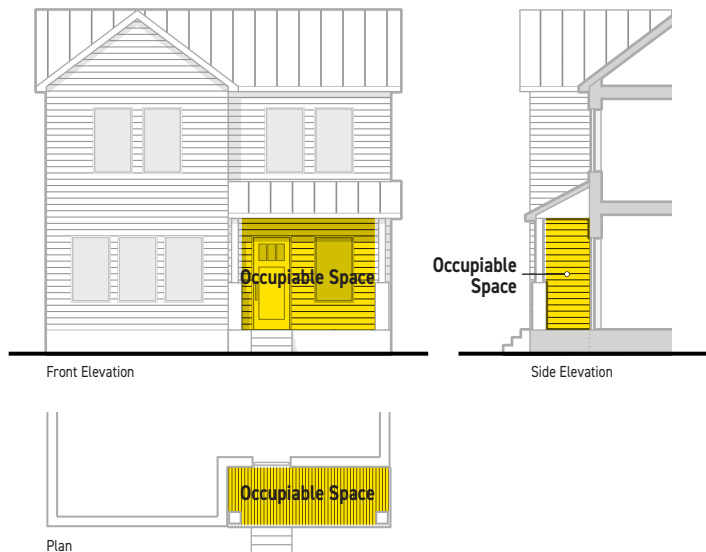
* A fence or wall a maximum of 42" in height is allowed only where required by the California Department of Alcohol and Beverage Control.

*A market stall does not count toward transparency unless it meets the standards for transparency area when shut.

D. Measurement

1. General

- a. Entry feature is measured as provided or not provided for each required street-facing entrance based on whether the design of a street-facing entrance meets the standards of an allowed entry feature for the applicable Frontage District.
- b. Entry feature standards are measured for the occupiable portion of an entry feature. Stairs and ramps used to access the entry feature are not considered occupiable space for the purpose of meeting entry feature standards.



2. Depth

Minimum depth is measured as the horizontal dimension at the narrowest point of an entry feature, measured perpendicular to the applicable street lot line.

3. Width

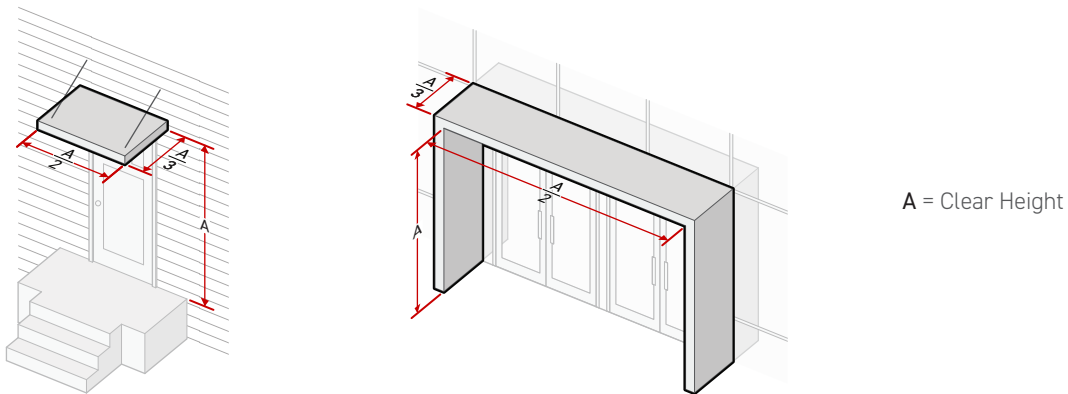
- a. When specified in feet, width is measured as the total width of an entry feature or portion of a facade meeting the applicable entry feature standards, measured parallel to the applicable street lot line.
- b. When specified as a percentage, width is measured as the total width of the entry feature divided by the total width of the building that the entry provides access to, measured parallel to the applicable street lot line. For measuring facade width, see Sec. 2C.6.2. (*Facade Width*).
- c. Where a minimum width and height are specified, the entry feature standards shall be met for a rectangular portion of a facade having a width no less than the minimum width and a height no less than the minimum height.

4. Height

- a. Height is measured vertically from the finished floor to the top of the facade area meeting the applicable entry feature standards.
- b. Where a minimum width and height are specified, the entry feature standards shall be met for a rectangular portion of a facade having a width no less than the minimum width and a height no less than the minimum height.

5. Covered Entrance

- a. When required as a part of an entry feature; a canopy, roof or other sheltering structure shall cover the exterior area immediately abutting the associated street-facing entrance.
- b. The minimum depth of the covered area shall be the clear height of the covered area divided by 3.
- c. The minimum width of the covered area shall be the clear height of the covered area divided by 2.



6. Covered Area

Covered area is measured as the portion of an entry feature area that is covered by a canopy, roof or other sheltering structure, divided by the total entry feature area. For the measurement of covered area, see *Sec. 14.1.1.1. (Covered Area (%))*.

7. Finished Floor Elevation

Finished floor elevation is measured from the average sidewalk grade along the adjacent sidewalk to the top of the finished floor surface or ground surface of the entry feature. Where no sidewalk exists within 10 feet of the entry feature, finished floor elevation is measured from the average finished grade within 5 feet of the entry feature, measured perpendicular to the entry feature area.

8. **Transparency**

Transparency is measured as a percentage calculated as ground story transparency only for the portion of ground story facade area abutting the entry feature. For the measurement of ground story transparency, see *Div. 3C.4.1.C.1. (Ground Story)*.

9. **Enclosure**

For the measurement of enclosure, see *Sec. 14.1.1.4. (Enclosure)*.

10. **Fence or Wall Height**

Fence or wall height is measured according to *Sec. 4C.7.1.D. (Measurement)*.

E. **Relief**

1. Deviation from entry feature option standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. A deviation from entry feature dimensional standard of 15% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
3. Deviation from any entry feature standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3C.6. **GROUND STORY**

SEC. 3C.6.1. **GROUND STORY HEIGHT**

The floor-to-floor height of the story of a building having its finished floor elevation nearest to the finished ground surface.

A. **Intent**

To promote active uses that are directly connected the public realm, and ensure high-quality ground-story spaces that are adaptable and appropriate to their context.

B. **Applicability**

Ground story height standards apply to all portions of the ground story of a structure located within the first 15 feet of a frontage applicable facade, measured inward and perpendicular to the facade.

C. **Standards**

All occupiable space located in applicable portions of the ground story shall have floor-to-floor height of no less than the ground story height minimum.

D. **Measurement**

1. Ground story height is measured vertically from the top of the finished ground floor to the top of the finished floor above.
2. Where no story exists above, ground story height is the shortest vertically distance from the top of the finished ground floor to the top of the ceiling or roof structure above.
3. For determining the ground story, see *Sec. 14.1.1.10. (Ground Story Determination)*.

E. **Relief**

1. A reduction in required ground story height of 1 foot or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. Deviation from ground story height standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.6.2. **GROUND FLOOR ELEVATION**

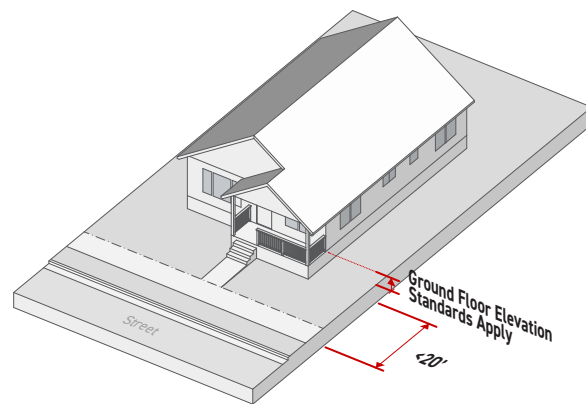
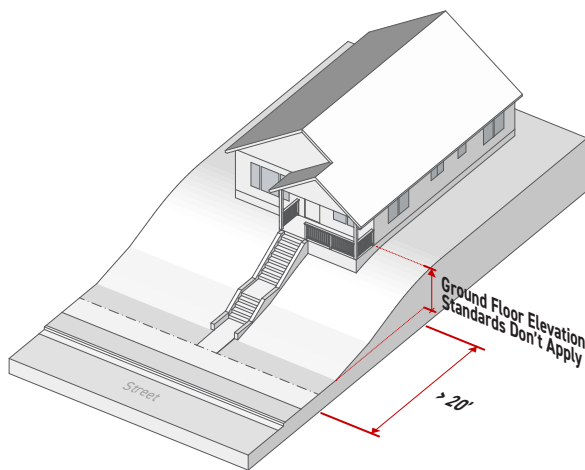
The finished floor height associated with the story of a building having its finished floor elevation nearest to the finished ground surface.

A. **Intent**

To promote active uses that are directly connected the public realm, and ensure high-quality ground-story spaces that are adaptable and appropriate to their context.

B. **Applicability**

1. For structures located less than 20 feet from the frontage lot line, all portions of the ground story located within the first 15 feet of a frontage applicable facade, measured inward and perpendicular to the frontage lot line, shall comply with ground floor elevation standards.
2. Ground floor elevation standards do not apply to structures located 20 feet or greater from the frontage lot line.



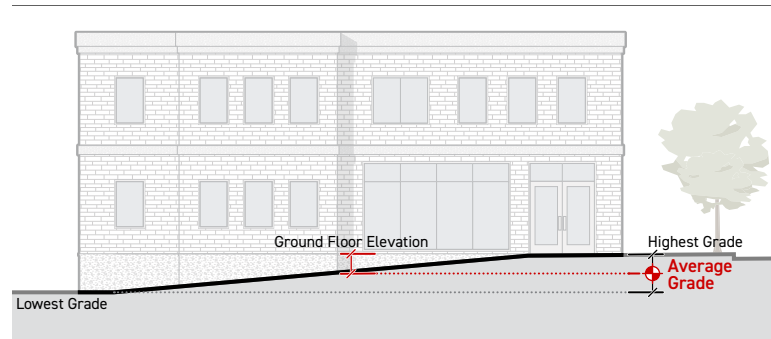
C. **Standards**

1. All occupiable space located in applicable portions of the ground floor shall be located at an elevation no higher than the maximum ground floor elevation.
2. All occupiable space located in applicable portions of the ground floor shall be located at an elevation no lower than the minimum ground floor elevation.

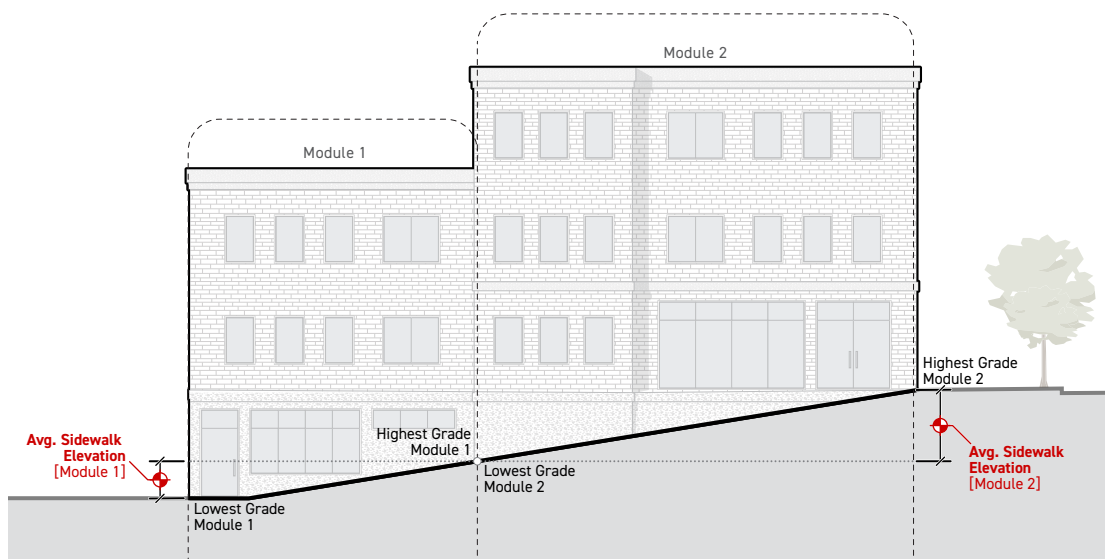
D. Measurement

Ground floor elevation is measured vertically from the average elevation along the sidewalk to the top of the finished ground floor.

1. Average elevation along the sidewalk is measured as the average of the highest and lowest sidewalk elevation for the portion of the sidewalk located in front of the building.



2. For sloped lots, average elevation along the sidewalk may be measured individually for each module and calculated as the average of the highest and lowest sidewalk elevation for the portion of the sidewalk located in front of the building module.



E. Relief

1. A deviation in minimum or maximum ground floor elevation of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. Deviation from ground story height standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

PART 3D. CHARACTER FRONTAGE RULES

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DIV. 3D.1. **BUILD-TO**

See Sec. 3C.1.

DIV. 3D.2. **PARKING**

See Sec. 3C.2.

DIV. 3D.3. **LANDSCAPING**

See Sec. 3C.3.

DIV. 3D.4. **GROUND FLOOR ELEVATION**

See Sec. 3C.6.2.

DIV. 3D.5. **STORY HEIGHT**

SEC. 3D.5.1. **GROUND STORY HEIGHT**

See Sec. 3C.6.1.

SEC. 3D.5.2. **UPPER STORY HEIGHT**

The floor-to-floor height of any story of a building located above the ground story.

A. **Intent**

To ensure upper story spaces and their associated facades are scaled and proportioned to contribute to the established architectural character of surrounding neighborhoods or districts.

B. **Applicability**

1. Upper story height standards apply to each story located above the ground story and all build-to applicable stories specified by the applicable Frontage District.
2. Only portions of upper stories located within the first 15 feet of a frontage applicable facade, measured inward and perpendicular to the facade, shall meet upper story height standards.

C. **Standards**

All occupiable space located in applicable portions of upper stories shall have floor-to-floor height of no less than the upper story height minimum.

D. **Measurement**

1. Upper story height is measured vertically from the top of the finished floor to the top of the finished floor above.
2. Where no story exists above, upper story height is the shortest vertical distance from the top of the finished floor to the top of the ceiling or roof structure above.

E. **Relief**

1. A reduction in required upper story height of 1 foot or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
2. Deviation from upper story height standards may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).

DIV. 3D.6. **ARTICULATION**

SEC. 3D.6.1. **BASE, MIDDLE & TOP**

The base, middle top articulation requirement is composed of three separate and coordinated articulating elements designed to visually break a building facade up into three separately legible layers.

A. **Intent**

To visually break a building facade up into three separately legible building layers.

B. **Applicability**

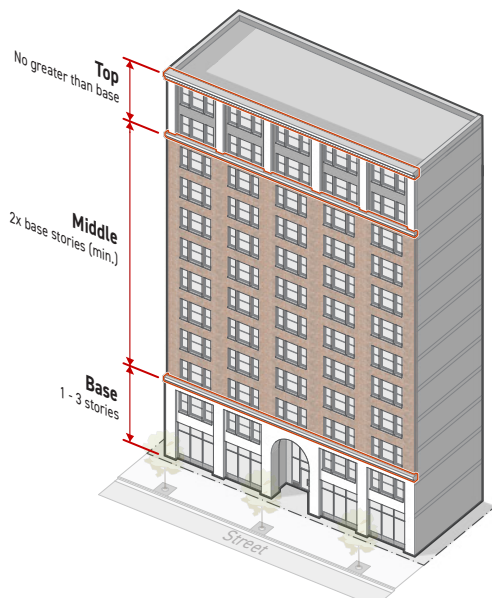
1. When required by Character Frontage District, base, middle and top articulation standards apply to frontage applicable facades located on all build-to applicable stories specified by the applicable Frontage District. See *Sec. 3A.1.2.B.2. (Frontage Applicable Facades)*
2. Where the applicable Character Frontage District requires base, middle and top articulation, and a proposed building is less than 5 stories, the building shall meet the standards of *Sec. 3D.6.2. (Base-Top Articulation)*.

C. **Standards**

1. **General**

One articulating element option shall be provided for each building layer in accordance with the building layer standards below. See *Sec. 3D.6.5. (Articulating Elements)*.

2. **Building Layers**



a. Base

- i. The base building layer shall include between 1 and 3 contiguous stories starting with the ground story and continuing upward.
- ii. At least one of the following articulating elements shall be applied along the top of the base layer, creating a transition between the base and middle layers:
 - a) *Sec. 3D.6.5.C.1. (Material Change);*
 - b) *Sec. 3D.6.5.C.2. (Belt Course);* or
 - c) *Sec. 3D.6.5.C.3. (Shopfront Cornice).*
- iii. The articulating element shall extend for the full width of the facade and be located no higher than the top of the uppermost story included in the layer.

b. Middle

- i. The middle building layer shall include at least twice as many contiguous stories than the base building layer, starting at the top of the base layer and continuing upward.
- ii. At least one of the following articulating elements shall be applied along the top of the middle layer, creating a transition between the middle and top layers:
 - a) *Sec. 3D.6.5.C.1. (Material Change);*or
 - b) *Sec. 3D.6.5.C.2. (Belt Course).*
- iii. The articulating element shall extend for the full width of the facade and be located no higher than the top of the uppermost story included in the layer.

c. Top

- i. The top building layer shall include at least 1 story and no more stories than the base building layer.
- ii. All stories located in the top building layer shall be contiguous and include all stories between the top of the middle layer and the top of the topmost story in a building.
- iii. A roofline cornice articulating element shall be applied to the top building layer. See *Sec. 3D.6.5.C.4 (Roofline Cornice).*
- iv. The roofline cornice shall extend for the full width of the facade and be located along the top of the topmost story included in the building layer.

D. Measurement

For measurement of stories see *Sec. 2C.4.3. (Height in Stories).*

E. **Exceptions**

Where the Form District requires a street stepback depth of 10 feet or greater, the top building layer may terminate at the topmost story below the street stepback. No articulating element is required above the top building layer.

F. **Relief**

1. A deviation from number of stories in building layers of 1 story may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. Deviation from any base, middle and top standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.6.2. **BASE-TOP**

The base-top articulation requirement is composed of two separate and coordinated articulating elements designed to visually break a building facade up into two separately legible layers.

A. **Intent**

To visually break a building facade up into two separately legible building layers.

B. **Applicability**

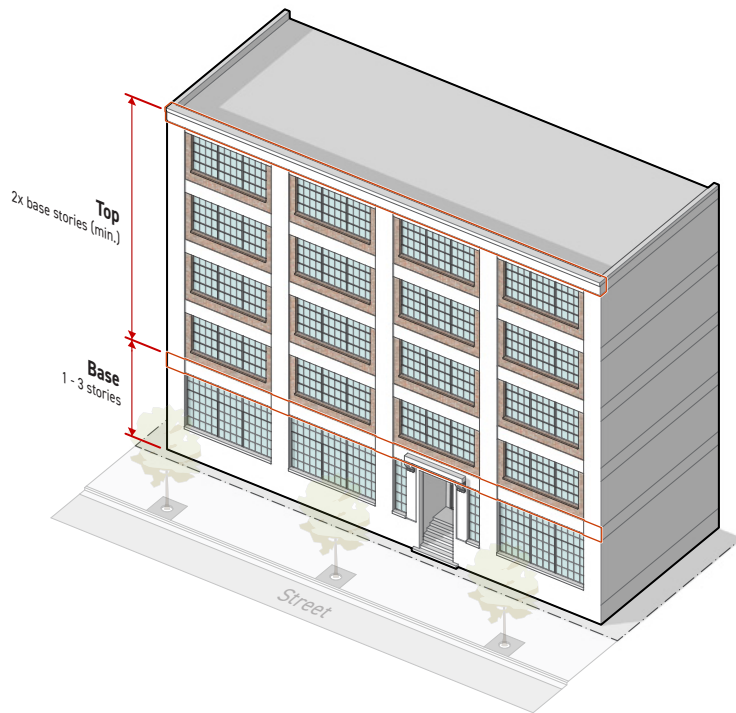
Base-top standards apply to all frontage applicable facades located on all build-to applicable stories specified by the applicable Frontage District. See *Sec. 3A.1.2.B.2. (Frontage Applicable Facades)*.

C. **Standards**

1. **General**

One articulating element option shall be provided for each building layer in accordance with the building layer standards below. See *Sec. 3D.6.5. (Articulating Elements)*.

2. Building Layers



a. Base

- i. The base building layer shall include between 1 and 3 contiguous stories starting with the ground story and continuing upward.
- ii. At least one of the following articulating elements shall be applied along the top of the base layer, creating a transition between the base and top layers:
 - a) *Sec. 3D.6.5.C.1. (Material Change);*
 - b) *Sec. 3D.6.5.C.2. (Belt Course);* or
 - c) *Sec. 3D.6.5.C.3. (Shopfront Cornice).*
- iii. The articulating element shall extend for the full width of the facade and be located no higher than the top of the uppermost story included in the layer.

b. Top

- i. The top building layer shall include at least twice as many stories as the base building layer and include all remaining above-grade stories not included in the base building layer.
- ii. A roofline cornice articulating element shall be applied to the top building layer. See *Sec. 3D.6.5.C.4. (Roofline Cornice).*
- iii. The roofline cornice shall extend for the full width of the facade and be located along the top of the topmost story included in the building layer.

D. **Measurement**

For measurement of stories see *Sec. 2C.4.3. (Height in Stories)*.

E. **Exceptions**

Where the Form District requires a street setback depth of 10 feet or greater, the top building layer may terminate at the topmost story below the street setback. No articulating element is required above the top building layer.

F. **Relief**

1. A deviation from number of stories in building layers of 1 story may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. Deviation from any base-top standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.6.3. **HORIZONTAL BANDS**

A continuous band of material running horizontally across a facade.

A. **Intent**

To separate and align windows on a building facade in a way that contributes to the established architectural character of surrounding neighborhoods or districts.

B. **Applicability**

Horizontal band standards apply to all frontage applicable facades located on all build-to-applicable stories specified by the applicable Frontage District. See *Sec. 3A.1.2.B.2. (Frontage Applicable Facades)*.

C. **Standards**

Horizontal bands shall meet the following standards:

1. Shall be no less than 8 inches and no greater than 72 inches in height,
2. Shall project no more than 12 inches from the immediately surrounding facade,
3. Shall extend uninterrupted for the full width of the facade, and
4. Shall be located at the top of all stories that do not have an articulating element applied. See *Sec. 3D.6.5. (Articulating Elements)*.

D. **Measurement**

1. Horizontal band height is measured vertically from the lowest point to the highest point of a horizontal band meeting the standards above.
2. Horizontal band projection is measured horizontally from and perpendicular to the immediately surrounding facade to the outermost point of a horizontal band meeting the standards above.

E. **Relief**

1. A deviation from horizontal band dimensional standards of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. Deviation from any horizontal band standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.6.4. **VERTICAL BANDS**

A continuous band of material running vertically up a facade.

A. **Intent**

To separate and align windows on a building facade in a way that contributes to the established architectural character of surrounding neighborhoods or districts.

B. **Applicability**

Vertical band standards apply to all frontage applicable facades located on all build-to applicable stories specified by the applicable Frontage District. See *Sec. 3A.1.2.B.2. (Frontage Applicable Facades)*.

C. **Standards**

Vertical bands shall meet the following standards:

1. Shall be no less than 8 inches and no greater than 36 inches in width,
2. Shall project no more than 36 inches from the immediately surrounding facade,
3. Shall extend the full height of the facade, only interrupted by horizontal bands or articulating elements. See *Sec. 3D.6.5. (Articulating Elements)*.

D. **Spacing**

1. Vertical bands shall be applied across the full width of a facade separated by no more than the maximum spacing and no less than the minimum spacing listed in Frontage District.
2. Vertical bands shall also be located at each corner of a building facade.

E. **Measurement**

1. Vertical band width is measured parallel to the applicable facade and horizontally from one end of a vertical band meeting the standards above to the opposite end.
2. Vertical band projection is measured horizontally from the immediately surrounding facade to the outermost point of a vertical band meeting the standards above.
3. Vertical band spacing is measured horizontally and perpendicular to the applicable building facade from edge of vertical band to edge of vertical band.

F. **Relief**

1. A deviation from vertical band dimensional standards of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. Deviation from any vertical band standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.6.5. **ARTICULATING ELEMENTS**

Permanent architectural details used to embellish a facade design in order to accentuate an articulation technique or facade composition.

A. **Intent**

To provide visual interest to the public realm and break a building facade up with visually separate building layers in a way that contributes to the established architectural character of surrounding neighborhoods or districts.

B. **Applicability**

Articulating element standards apply to any architectural element used to meet an articulation standard required by Character Frontage District.

C. **Articulating Element Options**

1. **Material Change**

a. **Standards**

- i. The principal exterior material applied to the building layer shall be different from the principal siding treatment applied to the abutting building layers.
- ii. The principal exterior material shall be limited to those allowed by Frontage District.
- iii. One of the following architectural details must be provided between building layers applying the material change articulating element:
 - a) A *belt course* located at the transition from one principal exterior material to the next. See *Sec. 3D.6.5.C.2 (Roofline Cornice)*; or
 - b) The building layer applying a material change articulating element shall be recessed or project from the abutting building layers at least 6 inches.

b. **Measurement**

- i. For the purpose of measuring material change, principal exterior materials are considered different if they are entirely different materials, products having the same base material where the unit size or finish surface texture is visibly contrasting.
- ii. Recessed building layers are measured horizontally from and perpendicular to the immediately surrounding facade to the outermost point of the recessed building layer facade.
- iii. Projecting building layers are measured horizontally and perpendicular from the immediately surrounding facade to the innermost point of the projecting building layer facade.

2. **Belt Course**

A horizontal course projecting beyond the face of the surrounding building facade often shaped to mark a division in the facade wall.

a. **Standards**

A belt course shall meet the following standards:

- i. Extend the full building width uninterrupted except by bisecting vertical bands.
- ii. Have a consistent profile across the width of the building,
- iii. Project a minimum of 2 inches from the immediately surrounding facade for some portion of the top 2 inches and the bottom 2 inches of the belt course profile,
- iv. Have a height of no less than 12 inches if located on the first story. An additional 2 inches in height are required for each story that the belt course is located about the first story. The greatest required minimum height is 48 inches.

b. **Measurement**

- i. Belt course height is measured vertically from the lowest point to the highest point of the belt course profile meeting the standards above.
- ii. Projection is measured perpendicularly from the immediately surrounding facade to the outermost point of a belt course meeting the standards above.

3. **Shopfront Cornice**

A continuous molded projection located above a series of display windows on the ground story facade.

a. **Standards**

A shopfront cornice shall meet the following standards:

- i. Extend uninterrupted for the full building width.
- ii. Project a minimum of 4 inches from the immediately surrounding facade for some portion of the top 4 inches and the bottom 4 inches of the cornice profile,
- iii. Have a height of no less than 12 inches.

b. **Measurement**

- i. Shopfront cornice height is measured vertically from the lowest point to the highest point of the cornice profile meeting the standards above.
- ii. Projection is measured perpendicularly from the immediately surrounding facade horizontally to the outermost point of a shopfront cornice meeting the standards above.

4. **Roofline Cornice**

A continuous molded projection that crowns a wall, often as part of a parapet.

a. **Standards**

A roofline cornice shall meet the following standards:

- i. Extend uninterrupted for the full building width.
- ii. Project a minimum of 4-inches from the immediately surrounding facade for some portion of the top 4 inches of the cornice profile if located on the first, second or third stories. An additional 2 inches of projection are required for each story the roofline cornice is located above the third story. The greatest required minimum projection is 36 inches.
- iii. Have a height of no less than 12 inches if located on the first, second or third story. An additional 2 inches in height are required for each story the roofline cornice is located above the third story. The greatest required minimum height is 48 inches.

b. **Measurement**

- i. Roofline cornice height is measured vertically from the lowest point to the highest point of the cornice profile meeting the standards above.
- ii. Projection is measured perpendicularly from the immediately surrounding facade horizontally to the outermost point of a roofline cornice meeting the standards above.

D. **Measurement**

Articulating elements are measured as provided or not provided based on whether the applicable building layer facade applies an articulating element meeting the standards above.

E. **Relief**

1. A deviation from articulating elements dimensional standards of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. Deviation from any articulating elements standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3D.7. **FEATURES**

SEC. 3D.7.1. **PROHIBITED FEATURES**

A. **Intent**

To ensure facades are built in a way that contributes to the established architectural character of surrounding neighborhoods or districts by limiting the use of architectural features that are inappropriate to the historic or desired context.

B. **Applicability**

Prohibited features standards apply to frontage applicable facades located on all build-to applicable stories specified by the applicable Frontage District. See *Sec. 3A.1.2.B.2. (Frontage Applicable Facades)*. Above the build-to applicable stories, prohibited features listed in an applicable Character Frontage are allowed.

C. **Standards**

1. Where a Frontage District lists a feature as "prohibited", no applicable facade located on a build-to applicable story specified by the applicable Frontage District may include any variety of listed feature.
2. Where a Frontage District lists a feature as "allowed" or does not list a feature at all, no prohibited features standards limiting the use of the listed feature.

D. **Balcony**

An exterior occupiable platform elevated above the ground enclosed by railings, parapet or other protective barrier.

1. **Standards**

Where a Frontage District lists balcony as "prohibited":

- a. No feature meeting the definition for balcony above may be included on an applicable facade.
- b. Roof terraces that meet the definition of balcony may be allowed provided they are uncovered and do not project beyond the story immediately below.

2. **Measurement**

Balconies are identified as present or absent based on whether an applicable facade includes a balcony as described above.

E. **Measurement**

Prohibited features are measured as present or absent based on whether a prohibited feature is identified on an applicable facade.

F. **Relief**

Deviation from any prohibited features standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3D.8. **ENTRANCES**

SEC. 3D.8.1. **STREET-FACING ENTRANCE**

See *Sec. 3C.5.1. (Street-Facing Entrance)*.

SEC. 3D.8.2. **ENTRY FEATURE**

See *Sec. 3C.5.2. (Entry Feature)*.

SEC. 3D.8.3. **FOCAL ENTRY FEATURE**

Improved design standards applied to the primary entrance along the public realm.

A. **Intent**

To establish a hierarchy of entrances on a building facade where a focal entry feature is the visually dominant entrance supported by secondary entrances designed with entry features.

B. **Applicability**

Where required by a Frontage District, Focal Entry standards apply to ground story, frontage lot line-facing facades.

C. **Standards**

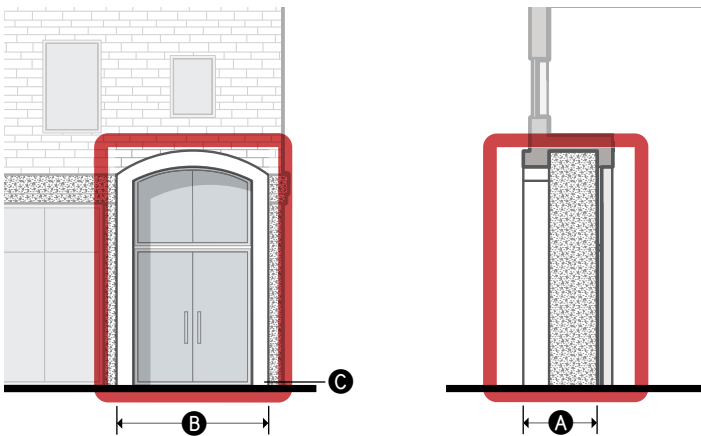
1. **General**

- a. No fewer focal entrances than required by Frontage District shall be provided for each provided building length.
- b. Each required focal entry feature shall meet the standards for one of the focal entry feature options. See *Sec. 4D.7.3.C.2. (Focal Entry Feature Options)*.
- c. Required focal entry features shall abut and provide direct access to a street-facing entrance.
- d. Required focal entry features shall be directly accessible from the public realm associated with the frontage lot line.
- e. For street setback encroachment regulations, see *Sec. 2C.2.2.E. (Exceptions)*.
- f. For encroachments into the public right-of-way, see *LAMC Ch. IX, Art. 1, Div. 32 (Encroachments into the Public Right-of-Way)*.

2. Focal Entry Feature Options

a. Archway

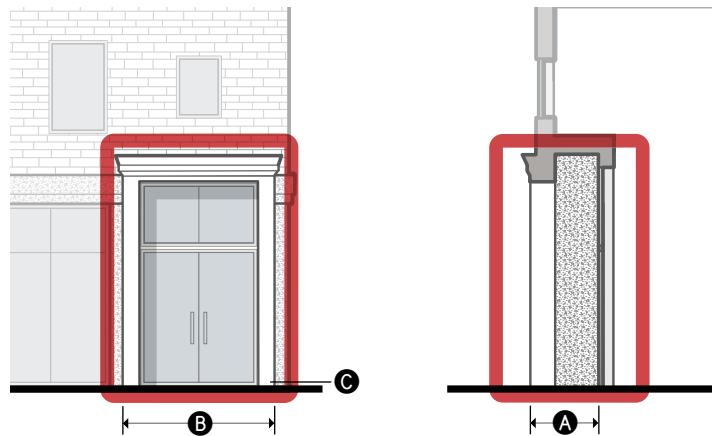
A curved symmetrical architectural detail spanning an opening to an exterior space set behind the primary facade plane providing sheltered access to a street-facing entrance.



DIMENSIONAL STANDARDS	
Ⓐ Depth (min)	3'
Ⓑ Width (min)	8'
Height (min)	9'
Covered entrance	Required
Covered area (min)	100%
Ⓒ Finished floor elevation (min/max)	-2'/5'
Transparency (min)	80%
Enclosure (max)	75%

b. Architrave

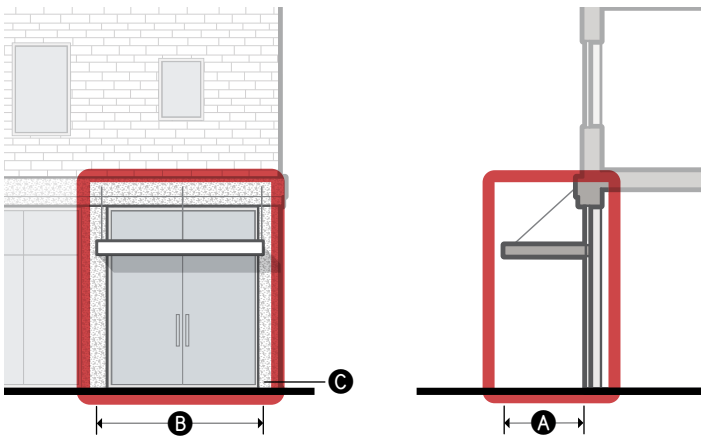
A decorative horizontal band above and connected to vertical bands framing an opening to an exterior space set behind the primary facade plane providing sheltered access to a street-facing entrance.



DIMENSIONAL STANDARDS	
Ⓐ Depth (min)	3'
Ⓑ Width (min)	8'
Height (min)	9'
Covered entrance	Required
Covered area (min)	100%
Ⓒ Finished floor elevation (min/max)	-2'/5'
Transparency (min)	80%
Enclosure (max)	75%

c. Canopy

A space that provides sheltered access to an at-grade street-facing entrance with an overhead projecting structure.



DIMENSIONAL STANDARDS

Depth (min)	4'
Width (min)	8'
Height (min)	9'
Covered entrance	Required
Covered area (min)	n/a
Ⓒ Finished floor elevation (min/max)	-2'/2'
Transparency (min)	n/a
Enclosure (max)	50%

*For encroachments into the public right-of-way, see LAMC Ch. IX, Art. 1, Div. 32 (Encroachments into the Public Right-of-Way).

D. **Measurement**

See Sec. 3C.5.2.D. (*Entry Feature Measurement*).

E. **Relief**

1. Deviation from focal entry feature option standards may be requested in accordance with Sec. 13B.5.1. (*Alternative Compliance*).
2. A deviation from focal entry feature dimensional standard of 15% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
3. Deviation from any entry feature standard may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).

DIV. 3D.9. **TRANSPARENCY**

SEC. 3D.9.1. **GROUND STORY**

A. **Intent**

To ensure projects are designed with ground story windows that contribute to the established architectural character of surrounding neighborhoods or district.

B. **Applicability**

1. Ground story transparency standards apply to frontage applicable facades located on the ground story and all windows located on the ground story facade. See *Sec. 3A.1.2.B.2. (Frontage Applicable Facades)*.
2. Parking structure facades are not applicable, except where required to be wrapped by the applicable Development Standards District.

C. **Standards**

1. **General**

a. **Standards**

- i. Applicable ground story facades shall provide no less than the minimum transparency listed in the applicable Character Frontage District.
- ii. Applicable ground story facades shall provide no more than the maximum transparency listed in the applicable Character Frontage District.
- iii. All transparent area shall meet the standards of *Sec. 3C.4.1.C. (Transparent Area Standards)*.

b. **Measurement**

See *Sec. 3C.4.1.D. (Measurement)*.

2. **Active Wall Spacing**

See *Sec. 3C.4.2. (Active Wall Spacing)*.

3. **Window Recession**

The depth that a window is set back from the surrounding facade.

a. **Standards**

All windows provided on applicable facades shall be recessed no less than the minimum depth specified in the Frontage District.

b. Measurement

Window recession depth is measured inward from the immediately surrounding facade surface, exclusive of trim or accessory projecting architectural details, to the outermost element of the window assembly.

4. Bulkhead

A wall located beneath a display window on the ground story facade that serves to elevate a window above the exterior finished grade and the interior finished floor surface.

a. Standards

- i. Where required by Frontage District, all ground story window openings located on applicable facades shall be elevated above the finished ground floor by no less than 18 inches and no more than 30 inches.
- ii. Ground story window openings located entirely above another ground story window may be located greater than 30 inches from the ground story finished floor provided that no portion of the opening extends beyond the width of the lower window opening.



b. Measurement

Bulkheads are measured as provided or not provided based on the compliance of all applicable windows with the standards above.

5. Symmetrical Lite Pattern

Window panes that are arranged or design so that the left-side of the window composition is a mirror image of the right-side of the window composition.

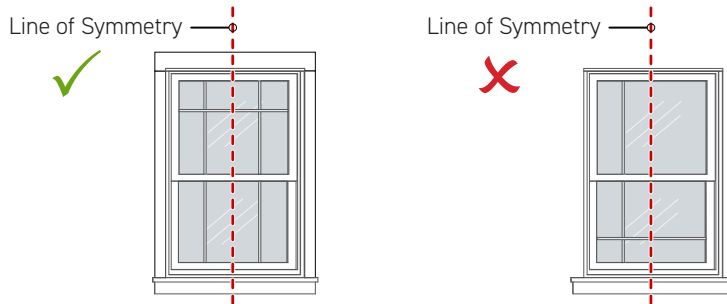
a. Standards

All windows provided on applicable facades shall meet the following standards:

- i. Divided-lite and simulated divided-lite windows shall have a composition of muntins or grills that display reflective symmetry.
- ii. Operable windows shall have sashes that are generally reflectively symmetrical.
- iii. Window assemblies sharing a window opening shall be composed in a way that reflective symmetry is displayed over entirety of the window opening.

b. **Measurement**

For the purpose of meeting symmetrical lite pattern standards, if a vertical line can be drawn through the window opening and the pattern and shape on both sides of the line appear approximately identical, the window or windows are considered in compliance with the symmetrical lite pattern standard.



6. **Horizontal Sliding Windows**

a. **Standards**

When prohibited by Frontage District, windows provided on applicable facades shall not include sashes that operate left to right or right to left.

b. **Measurement**

Horizontal sliding windows are measured as either present or absent.

7. **Vinyl Windows**

a. **Standards**

- i. When prohibited by a Frontage District, windows assemblies provided on applicable facades shall not contain frames, sashes, rails, styles, muntins, mullions, or grills with a vinyl exterior finish.
- ii. Other accessory window assembly components may be finished with vinyl products.

b. **Measurement**

Vinyl windows are measured as either present or absent.

D. **Relief**

- 1. A deviation from ground story transparency dimensional standard of 15% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
- 2. Deviation from any ground story transparency standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.9.2. **UPPER STORIES**

A. **Intent**

To ensure projects are designed with upper story windows that contribute to the established architectural character of surrounding neighborhoods or district.

B. **Applicability**

1. Upper story minimum transparency standards apply to frontage applicable facades located on upper stories. See *Sec. 3A.1.2.B.2. (Frontage Applicable Facades)*.
2. All other upper story transparency standards, including maximum transparency standards, apply to frontage applicable facades located on all build-to applicable stories specified by the applicable Frontage District excluding the ground story. See *Sec. 3A.1.2.B.2. (Frontage Applicable Facades)*.
3. Parking structure facades are not applicable except where required to be wrapped by the applicable Development Standards District.

C. **Standards**

1. **General**

a. **Standards**

- i. Applicable ground story facades shall provide no less than the minimum transparency listed in the applicable Character Frontage District.
- ii. Applicable ground story facades shall provide no more than the maximum transparency listed in the applicable Character Frontage District.
- iii. All transparent area shall meet the standards of *Sec. 3C.4.1.C. (Transparent Area Standards)*.

b. **Measurement**

See *Sec. 3C.4.1.D.2. (Transparent Area, Upper Story, Measurement)*.

2. **Window Recession**

See *Sec. 3D.8.1.E. (Window Recession, Ground Story Transparency)*.

3. **Symmetrical Lite Pattern**

See *Sec. 3D.8.1.G. (Symmetrical Lite Pattern, Ground Story Transparency)*.

4. **Sill**

The bottommost horizontal exterior surface of a window opening including a ledge or other architectural detail that projects from the surrounding building facade.

- Transparency -

a. **Standards**

- i. When required by Frontage District, all windows provided on applicable facades shall include a sill, ledge or comparable architectural detail located at the bottommost exterior surface of a window opening.
- ii. Required sills shall project a minimum of 1 inch beyond the immediately surrounding building facade.
- iii. Required sills shall have a width of no less than the window opening.

b. **Measurement**

Sills are measured as provided or not provided based on the compliance of all applicable windows with the standards above.

5. **Horizontal Sliding Windows**

See Sec. 3D.8.1.H. (*Horizontal Sliding Windows, Ground Story Transparency*).

6. **Vinyl Windows**

See Sec. 3D.8.1.I. (*Vinyl Windows, Ground Story Transparency*).

D. **Relief**

1. A deviation from upper story transparency dimensional standard of 15% or less may be requested in accordance with Sec. 13B.5.2. (*Adjustments*).
2. Deviation from any upper story transparency standard may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).

DIV. 3D.10. **EXTERIOR MATERIALS**

SEC. 3D.10.1. **PRINCIPAL MATERIALS**

The building product used as the exterior wall finish material for the great majority of the exterior building facade.

A. **Intent**

To visually unify the facade with a dominant material and ensure that building facades are finished with materials that contribute to the established architectural character of surrounding neighborhoods or districts.

B. **Applicability**

Frontage applicable facades located on all build-to applicable stories specified by the applicable Frontage District shall comply with principal material standards. See *Sec. 3A.1.2.B.2. (Frontage Applicable Facades)*.

C. **Standards**

1. **General**

Applicable facades shall be finished in one of the principal material options listed in Frontage District for a minimum of 70% of the total applicable facade area.

2. **Principal Material Options**

a. **Brick**

A rectangular unit made of hardened clay ranging from 1.5 to 8 inches in height and 3.5 to 16 inches in width, laid with mortar exposed between courses and brick units. Examples include solid brick construction, brick veneer and thin brick veneer. Other products required for installation that are visually subordinate to the brick are also allowed.

b. **Solid Stone**

Rock quarried and worked into a specific size and shape for use as a building material. Solid stone includes required mortar and other products required for installation that are visually subordinate to the stone product. Examples include solid stone construction, stone veneer and thin stone veneer. Solid stone excludes heavy aggregate concrete, terrazzo, engineered stone products and comparable materials.

c. **Concrete**

A cement based product either poured-in-place or pre-cast in a form or mold. Concrete includes engineered masonry products set in resin or cement. Other products required for installation that are visually subordinate to the concrete product are also allowed. Concrete Excludes fiber cement products.

d. **Metal**

Metal products design for architectural purposes. Examples include exposed structural steel, architectural metal panels and decorative metal products. Other products required for installation that are visually subordinate to the metal product are also allowed.

e. **Wood**

Tree-based products shaped into a particular shape and size for use as a building material. Examples include exterior plywood panels and solid wood products such as exposed structural lumber, panels, lap siding, vertical plank siding, horizontal plank siding and shingles. Other products required for installation that are visually subordinate to the wood product are also allowed. Wood excludes faux-wood products such as vinyl, aluminum and fiber cement products.

f. **Glazed Tile**

Ceramic tile having porcelain or natural clay body, glazed for surfacing walls, typically attached to an exterior wall with mortar and finished by filling joints between tiles with a cement or resin based grout product. Examples include small or large format tile and structural facing tile. Other products required for installation that are visually subordinate to the tile product are also allowed. Glazed tile excludes terracotta and other non-ceramic tile products.

D. **Measurement**

1. Principal material coverage is calculated for each building width separately.
2. Principal material coverage is a percentage calculated by dividing the facade area covered in the principal material product divided by the total applicable facade area minus the facade area composed of window and door openings.
3. The principal material is measured as compliant or non-compliant based on whether it meets the standards and definition of one of the principal material options allowed by Frontage District.

E. **Relief**

1. A deviation from the minimum principal material coverage standard of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. Deviation from any principal material standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.10.2. **ACCESSORY MATERIALS**

Building products used as an exterior wall finish material to accent or support the principal material.

A. **Intent**

To visually unify the facade with a consistent material palette and ensure that building facades are finished with materials that contribute to the established architectural character of surrounding neighborhoods or districts.

B. **Applicability**

All frontage applicable facades located on all build-to applicable stories specified by the applicable Frontage District shall comply with accessory material standards. See *Sec. 3A.1.2.B.2. (Frontage Applicable Facades)*.

C. **Standards**

1. **General**

- a. Applicable facades shall be finished in one or more of the accessory material options listed in Frontage District cumulatively covering no more than 30% of the total applicable facade area.
- b. All materials cumulatively covering more than 5% of the total applicable facade area are considered an accessory material.

2. **Accessory Material Options**

a. **Brick**

A rectangular unit made of hardened clay ranging from 1.5 to 8 inches in height and 3.5 to 16 inches in width, laid with mortar exposed between courses and brick units. Examples include solid brick construction, brick veneer and thin brick veneer. Other products required for installation that are visually subordinate to the brick are also allowed.

b. **Solid Stone**

Rock quarried and worked into a specific size and shape for use as a building material. Solid stone includes required mortar and other products required for installation that are visually subordinate to the stone product. Examples include solid stone construction, stone veneer and thin stone veneer. Solid stone excludes heavy aggregate concrete, terrazzo, engineered stone products and comparable materials.

c. **Concrete**

A cement based product either poured-in-place or pre-cast in a form or mold. Concrete includes engineered masonry products set in resin or cement. Other products required

for installation that are visually subordinate to the concrete product are also allowed. Concrete Excludes fiber cement products.

d. **Metal**

Metal products design for architectural purposes. Examples include exposed structural steel, architectural metal panels and decorative metal products. Other products required for installation that are visually subordinate to the metal product are also allowed.

e. **Wood**

Tree-based products shaped into a particular shape and size for use as a building material. Examples include exterior plywood panels and solid wood products such as exposed structural lumber, panels, lap siding, vertical plank siding, horizontal plank siding and shingles. Other products required for installation that are visually subordinate to the wood product are also allowed. Wood excludes faux-wood products such as vinyl, aluminum and fiber cement products.

f. **Glazed Tile**

Ceramic tile having porcelain or natural clay body, glazed for surfacing walls, typically attached to an exterior wall with mortar and finished by filling joints between tiles with a cement or resin based grout product. Examples include small or large format tile and structural facing tile. Other products required for installation that are visually subordinate to the tile product are also allowed. Glazed tile excludes terracotta and other non-ceramic tile products.

3. **Number of Accessory Materials**

No more finishing materials than the maximum number of accessory materials listed in a Frontage District may be provided with the exception of trim, sills and other architectural details cumulatively covering no more than 5% of the total applicable facade area.

D. **Measurement**

1. Accessory material coverage is calculated for each building width separately.
2. Accessory material coverage is a percentage calculated by dividing the facade area covered in the accessory material product divided by the total applicable facade area minus the facade area composed of window and door openings.
3. The accessory material is measured as compliant or non-compliant based on whether it meets the standards and definition of one of the accessory material options allowed by Frontage District.

E. **Relief**

1. A deviation from the minimum accessory material coverage standard of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. Deviation from any accessory material standard may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).

DIV. 3D.11. **ROOF DESIGN**

SEC. 3D.11.1. **ROOF FORM**

The shape of the external upper covering of a building, including the frame for supporting the roofing.

A. **Intent**

To ensure that building forms contribute to the established architectural character of surrounding neighborhoods or districts.

B. **Applicability**

Where specified by Frontage District, roof form standards apply to the primary roof forms of all frontage lot line facing buildings and structures on a lot.

C. **Standards**

1. **General**

All building and structure shall have a roof form listed as a roof form option in the applicable Frontage District.

2. **Roof Form Options**

a. **Flat**

A roof with a maximum pitch of 2:12 (2 inch of vertical rise for every 12 inches of horizontal span) or less. Flat roof forms include roofs with parapets up to 6 feet in height.

D. **Measurement**

1. Roof pitch is measured by calculating a roof's vertical rise in inches divided by a foot of its horizontal span and is represented as a ratio.
2. Roof form is measured as compliant or non-compliant based on whether it meets the standards and definition of one of the roof form options allowed by Frontage District.

E. **Exceptions**

Roof form standards do not apply to accessory roof forms.

F. **Relief**

1. A deviation from roof form dimensional standard of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. Deviation from any roof form standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.11.2. **ROOF MATERIALS**

A. **Intent**

To ensure that a building's roof finishing materials contribute to the established architectural character of surrounding neighborhoods or districts.

B. **Applicability**

Where specified by Frontage District, roof materials standards apply to the primary roof forms of all frontage lot line facing buildings and structures on a lot.

C. **Standards**

No prohibited roof materials listed by Frontage District shall be used to finish a roof.

D. **Measurement**

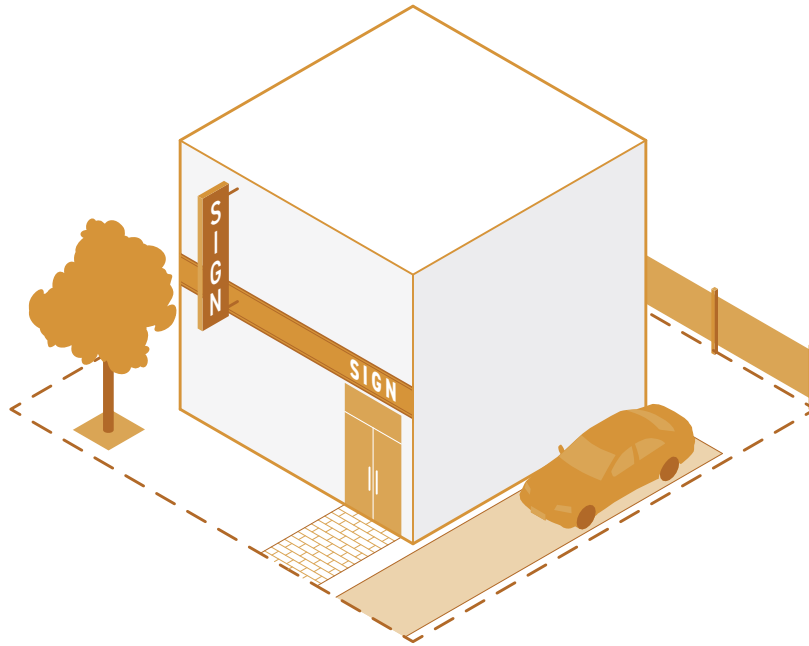
Roof materials are measured as compliant or non-compliant based on whether all applicable roofs meet the roof materials standards.

E. **Exceptions**

Roof material standards do not apply to accessory roof forms.

F. **Relief**

Deviation from roof materials standards may be requested as a variance in accordance with Sec. 13B.5.3. (*Variance*).



ARTICLE 4. **DEVELOPMENT STANDARDS**

[FORM - FRONTAGE - **STANDARDS**] [USE - DENSITY]

Part 4A. **Introduction**

Part 4B. **Development Standards Districts**

Part 4C. **Development Standards Rules**

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PART 4A. INTRODUCTION

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DIV. 4A.1. INTRODUCTION

SEC. 4A.1.1. PURPOSE

The purpose of this Article is to regulate site design, including location and characteristics of access, parking, landscape and other site features. Development Standards Districts consist of a combination of regulations that are appropriate to a variety of contexts ranging from auto-oriented to pedestrian-oriented.

SEC. 4A.1.2. DEVELOPMENT STANDARDS APPLICABILITY

A. Project Applicability

All projects filed after the effective date of this Chapter shall comply with the Development Standards Districts and Rules in this Article, as further specified below.

1. Project Activities

Development Standards Districts apply to project activities as shown in the table below:

DEVELOPMENT STANDARDS DISTRICT RULES		PROJECT ACTIVITIES											
		Subdivision	New Construction	Addition	Facade Alteration	Site Alteration	Relocation	Major Renovation	Minor Renovation	Change/Expansion of Use	Temporary Use	Ordinary Maintenance and Repair	Demolition
<i>Div. 4C.1.</i>	Pedestrian Access	○	●	●	●	●	●	●	○	○	○	○	●
<i>Div. 4C.2.</i>	Automobile Access	○	●	●	○	●	●	●	○	○	○	○	○
<i>Div. 4C.3.</i>	Bicycle Parking	○	●	●	○	●	●	●	○	○	○	○	○
<i>Div. 4C.4.</i>	Automobile Parking	○	●	●	○	●	●	○	○	●	○	○	●
<i>Div. 4C.5.</i>	Transportation Demand Management	○	●	●	●	●	●	○	○	○	○	○	○
<i>Div. 4C.6.</i>	Plants	●	●	●	●	●	●	○	○	○	○	○	○
<i>Div. 4C.7.</i>	Fences & Walls	●	●	●	○	●	●	●	○	●	○	○	○
<i>Div. 4C.8.</i>	Screening	○	●	●	●	●	●	○	○	○	○	○	○
<i>Div. 4C.9.</i>	Grading	●	●	●	○	●	●	○	○	○	○	○	●
<i>Div. 4C.10.</i>	Outdoor Lighting & Glare	○	●	●	●	●	●	○	○	○	○	○	○
<i>Div. 4C.11.</i>	Signs	○	●	●	●	○	●	●	○	●	○	○	○
<i>Div. 4C.12.</i>	Ridgeline Protection	●	●	●	○	●	●	○	○	○	○	○	○
<i>Div. 4C.13.</i>	Environmental Protection	●	●	●	●	●	●	○	○	○	○	○	●
<i>Div. 4C.13.</i>	Project Review	●	●	●	●	●	●	○	○	○	○	○	○

● = Rule generally applies to this project activity

○ = Rule is not applicable

- a. More than one project activity may apply to a project (for example, an addition may also include an expansion of use).
- b. Where a rule is listed as generally applicable in the table above, the project activity shall meet the Development Standards District rules within the Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 4C. (Development Standards Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a Division of the Development Standards District rules is listed as not applicable in the table above, the standards within the Division do not apply to the project activity.
- c. For more information about project activities see *Sec. 14.1.17. (Project Activities)*.

2. **Nonconformity**

For nonconforming lots, structures, and uses, no project activity may decrease conformance with any Development Standards District standard unless otherwise specified by *Division 12.5. (Development Standards)*. Consider the following examples:

- a. Extending a fence in a front yard: Where the existing fence in a front yard is taller than the height allowed by the fences and walls type specified by the applicable Frontage District, all new portions of fence built in the front yard have to meet the maximum fence and wall height standard, but no existing fence alteration is required.
- b. Converting parking stalls to outdoor dining: Where the proposed site alteration and change of use reduces the amount of parking below the number of parking stalls specified by the applicable Development Standards District, the conversion is not allowed.

B. **Applicable Components of Lots and Structures**

- 1. Development Standards Districts apply to all portions of a lot.
- 2. Development Standards Districts apply to all portions of structures on a lot.
- 3. Specific Development Standards District standards and rules may further limit which components of structures and lots are required to comply with the rules in *Part 4C. (Development Standards Rules)*.

SEC. 4A.1.3. **RELATIONSHIP TO ZONE**

A zone is comprised of the following districts:



The Development Standards District is a separate and independent component of each zone.

SEC. 4A.1.4. **HOW TO USE THIS ARTICLE**

A. **Identify the Development Standards District**

The third component in a zone string identifies the Development Standards District for a property.

B. **Development Standards District Regulations**

Development Standards District regulations are located in *Part 4B. (Development Standards Districts)*. Each Development Standards District page identifies the requirements specific to that Development Standards District.

C. **Interpreting Development Standards District Regulations**

Each standard or standards package on a Development Standards District page in *Part 4B. (Development Standards Districts)* provides a reference to *Part 4C. (Development Standards Rules)* where the standard or standards package is explained in detail. Additionally, *Part 4C. (Development Standards Rules)* includes general standards that apply across all Development Standards Districts.

Development Standards District Example:

Zone String

[LLM2-MU2-**5**] [RG1-FA]

See Rules that Apply in all Districts

Find Your Development Standards District

Part 4B (Development Standards Districts)

DIV. 4B.1. **DISTRICT 5**

SEC. 4B.1.1. **INTENT**

Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards increase porosity in long blocks and ensure easy access from the public-right-of-way to building entrances, facilitating pedestrian movement. Parking for automobiles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC.	Name of Standard	DARDS	Specification for Standard
	PEDESTRIAN ACCESS		Sec. 4C.1
	Pedestrian access package		Package 1
	Pedestrian passageway spacing		350'
	AUTOMOBILE ACCESS		Sec. 4C.2
	Automobile access package		Package 1
	Drive-through		Not Allowed
	AUTOMOBILE PARKING		Sec. 4C.4
	Required parking stalls		Package E
	Exempt change of use, commercial tenant size (max)		n/a
	Parking structure design		
		Primary St.	Side St.
	Parking Garage		
	Ground Story	Wrapped	Wrapped
	Upper Stories	Adaptable	Adaptable
	Integrated Parking		
	Ground Story	Wrapped	Wrapped
	Upper Stories	Wrapped	Adaptable
	SIGNS		Sec. 4C.11
	Sign package		2

See Part 4C (Development Standards Rules) for additional development standards that apply.

Link to Rules

Standard Does Not Apply

Frontage Lot Line

Learn More About Your Rules

Part 4C (Development Standards Rules)

DIV. 4C.4. **AUTOMOBILE PARKING**

SEC. 4C.4.1. **AUTOMOBILE PARKING STALLS**

A. Intent

To accommodate the arrival to a site by automobile at a level appropriate to the demand generated by a particular use within different mobility contexts without creating detrimental effects on surrounding properties or public right-of-way.

B. Applicability

Required automobile parking stall standards apply all uses on a lot.

C. Standards

1. General

- All uses subject to the parking requirements of this Division must provide the minimum number of automobile parking stalls for the applicable parking set - A, B, C, D or E. Part 4B, (Development Standard Districts) specifies the applicable parking set requirement for each Zone.
- When a site or lot is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking stall for one use may be included in the calculation of parking requirements for any other use, except as allowed in Sec. 4C.4.2.C.2, (Reduction for Shared Parking).
- For electric vehicle charging space requirements, see the Green Building Code (LAMC, Chapter 9, Article 9).

2. Required Automobile Parking Table

- When the Required Automobile Parking Table lists multiple parking stall requirement options, the greater number of required parking stalls is required.
- Uses are defined in Part 5D (Use Definitions).

SEC. 4A.1.5. **DEVELOPMENT STANDARDS DISTRICT NAMING CONVENTION**

All Development Standards District names are identified as a number. All Development Standards Districts are numbered in the order they fall within this Article.

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DIV. 4B.1. **DISTRICT 1**

[Reserved]

DIV. 4B.2. **DISTRICT 2**

[Reserved]

DIV. 4B.3. **DISTRICT 3**

[Reserved]

DIV. 4B.4. **DISTRICT 4**

[Reserved]

DIV. 4B.5. DISTRICT 5

SEC. 4B.5.1. INTENT

Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards increase porosity in long blocks and ensure easy access from the public-right-of-way to building entrances, facilitating pedestrian movement. Parking for automobiles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.5.2. STANDARDS

PEDESTRIAN ACCESS		Sec. 4C.1	
Pedestrian access package	Package 1		
Pedestrian passageway spacing (max)	350'		
AUTOMOBILE ACCESS		Sec. 4C.2	
Automobile access package	Package 1		
Drive-through	Not Allowed		
AUTOMOBILE PARKING		Sec. 4C.4	
Required parking stalls	Package A		
Exempt change of use, commercial tenant size (max)	n/a		
Parking structure design		Primary St.	Side St.
Parking Garage			
Ground Story	Wrapped	Wrapped	
Upper Stories	Adaptable	Adaptable	
Integrated Parking			
Ground Story	Wrapped	Wrapped	
Upper Stories	Wrapped	Adaptable	
SIGNS		Sec. 4C.11	
Sign package	2		
PROJECT REVIEW		Sec. 4C.14	
Project review threshold	2		

See Part 4C. (Development Standards Rules) for additional development standards that apply.

DIV. 4B.6. DISTRICT 6

SEC. 4B.6.1. INTENT

Development Standards District 6 enables the flexibility needed for a diversity of industries with changing demands. Standards for automobile access are permissive and parking minimums are not mandated.

SEC. 4B.6.2. STANDARDS

PEDESTRIAN ACCESS		Sec. 4C.1.	
Pedestrian access package	Package 4		
Pedestrian passageway spacing (max)	Not required		
AUTOMOBILE ACCESS		Sec. 4C.2.	
Automobile access package	Package 4		
Drive-through	Not Allowed		
AUTOMOBILE PARKING		Sec. 4C.4	
Required parking stalls	Package A		
Exempt change of use, commercial tenant size (max)	n/a		
Parking structure design		Primary St.	Side St.
Parking Garage			
Ground Story	Concealed	Concealed	
Upper Stories	Concealed	Concealed	
Integrated Parking			
Ground Story	Concealed	Concealed	
Upper Stories	Concealed	Concealed	
SIGNS		Sec. 4C.11	
Sign package	1		
PROJECT REVIEW		Sec. 4C.14	
Project review threshold	1		

See Part 4C. (Development Standards Rules) for additional development standards that apply to all Development Standards Districts.

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DIV. 4C.1. **PEDESTRIAN ACCESS**

SEC. 4C.1.1. **PEDESTRIAN ACCESS PACKAGES**

A. **Intent**

To promote walkability, improve pedestrian access from the public realm to the interior of buildings, ensure that required entrances are conveniently and effectively accessible to pedestrians, and activate the public realm with building access points and improve convenient pedestrian circulation through large sites to an extent and frequency appropriate to the context.

B. **Applicability**

Applicable pedestrian access standards are determined by the pedestrian access package assigned by the applicable Development Standards District.

1. **Site Access**

Site access standards apply to street-facing entrances required by the applicable Frontage District and all frontage yards.

2. **Through Access**

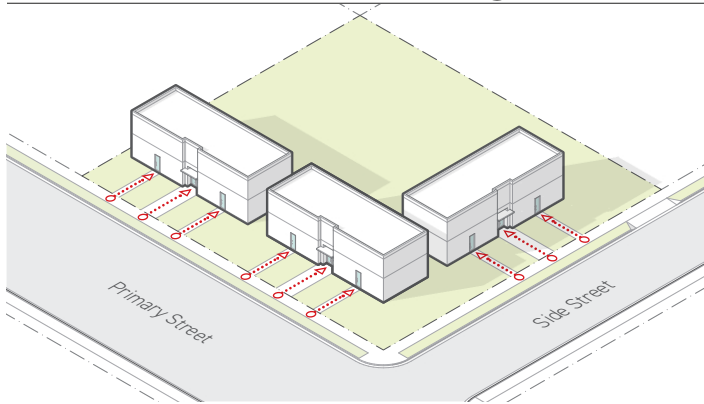
Through access standards apply only to lots that meet all of the following conditions:

- a. Lot area greater than 30,000 square feet, and
- b. Lot width equal to or greater than the pedestrian passageway spacing minimum required by the pedestrian access package assigned by the applicable Development Standards District.
- c. Lot is a through lot or abuts either a public right-of-way or a lot zoned with an Open Space Use District on at least two opposing lot lines.

C. **Standards**

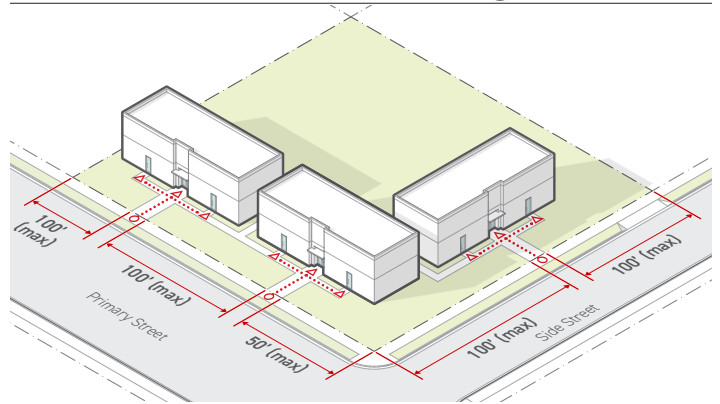
1. Pedestrian Access Packages

a. Pedestrian Access Package 1



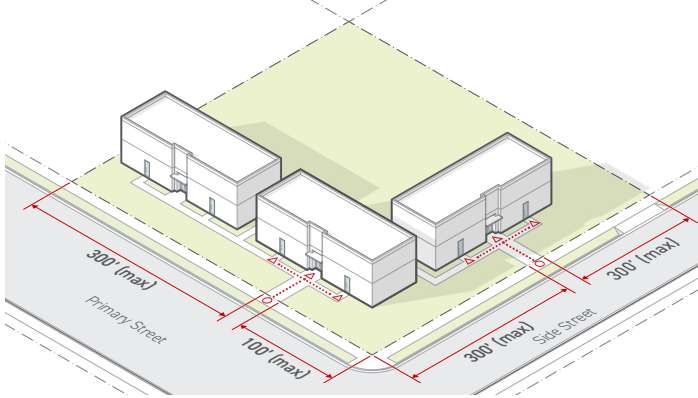
SITE ACCESS	
Pedestrian accessway type	Direct
Pedestrian accessway spacing (max)	n/a
Distance from intersection (max)	n/a
THROUGH ACCESS	
Pedestrian passageway	Required
Pedestrian passageway spacing (max)	350'

b. Pedestrian Access Package 2



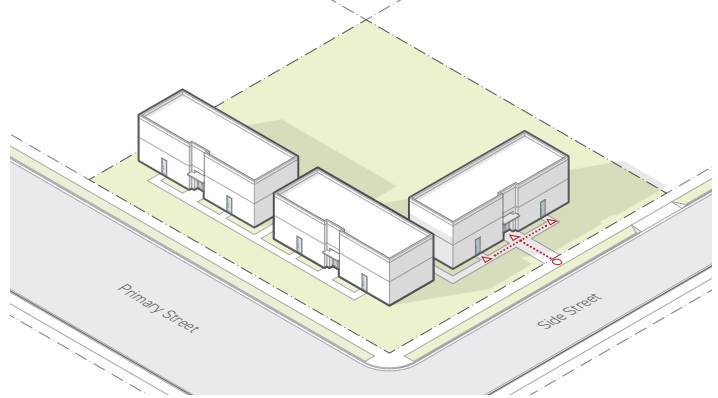
SITE ACCESS	
Pedestrian accessway type	Linked
Pedestrian accessway spacing (max)	100'
Distance from intersection (max)	
Primary street	50'
Side street	100'
THROUGH ACCESS	
Pedestrian passageway	Required
Pedestrian passageway spacing (max)	600'

c. Pedestrian Access Package 3



SITE ACCESS	
Pedestrian accessway type	Linked
Pedestrian accessway spacing (max)	300'
Distance from intersection (max)	
Primary street	100'
Side street	300'
THROUGH ACCESS	
Pedestrian passageway	Not required
Pedestrian passageway spacing (max)	n/a

d. Pedestrian Access Package 4



SITE ACCESS	
Pedestrian accessway type	Linked
Pedestrian accessway spacing (max)	1 per lot
Distance from intersection (max)	n/a
THROUGH ACCESS	
Pedestrian passageway	Not required
Pedestrian passageway spacing (max)	n/a

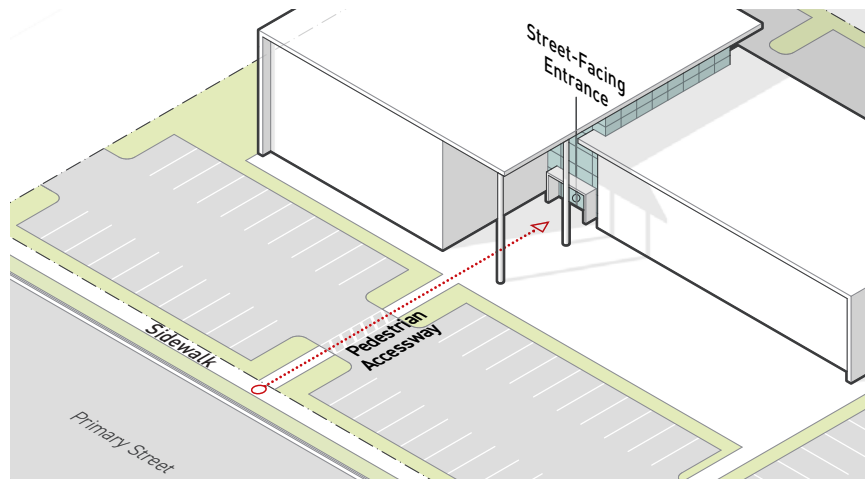
2. Site Access

a. Pedestrian Accessway Type

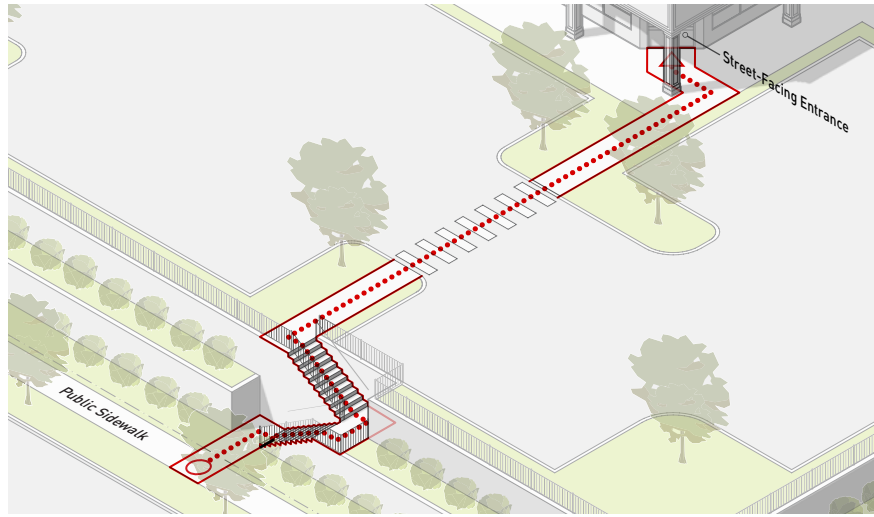
i. Linked

Where the applicable package in *Sec. 4C.1.1.C.1. (Pedestrian Access Package)* specifies linked as the pedestrian accessway type, all required pedestrian accessways shall meet the following standards:

- a) Shall be a minimum width of 4 feet.
- b) Shall connect the sidewalk, or other publicly accessible pedestrian facility along the applicable frontage lot line, to a street-facing entrance required by the applicable Frontage District within the frontage yard.
- c) Finished ground or floor surfaces shall be stable, firm and slip resistant in accordance with ADA floor and ground surface standards.
- d) Shall be physically separated from and uninterrupted by motor vehicle use areas except where required to cross a drive aisle. Drive aisle crossings shall be no wider than the minimum drive aisle width in *Sec. 4C.4.3.C.12. (Parking Bay Dimensions)*.



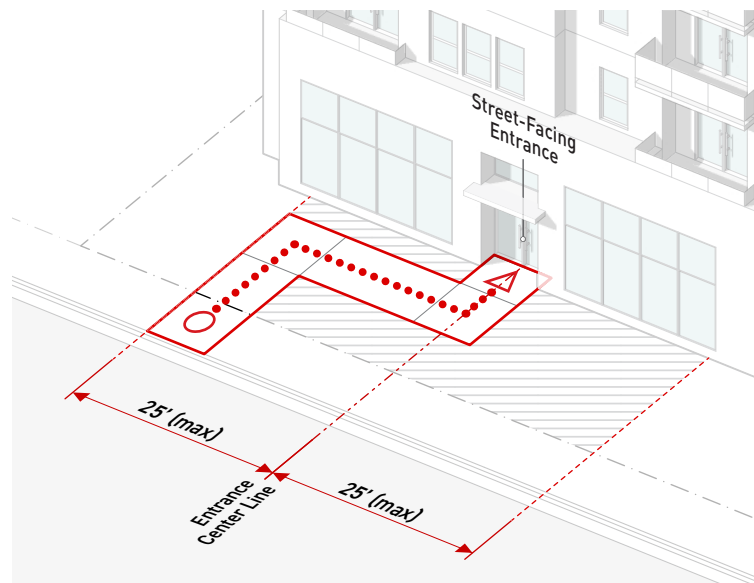
- e) Where a retaining wall, open drainage, or similar obstacle interrupts a required pedestrian accessway, the pedestrian accessway shall continue through the obstacle.



ii. **Direct**

Direct pedestrian accessways shall meet following standards:

- a) Comply with *Sec. 4C.1.2.C. (Linked Pedestrian Accessway Type)*.
- b) A minimum of one pedestrian accessway shall be provided to each street-facing entrance required by the zoned Frontage District.
- c) All portions of the accessway including the connection to the public sidewalk shall be within 25 feet of the center of the street-facing entrance, measured parallel to the frontage lot line.



b. Pedestrian Accessway Spacing

A pedestrian accessway shall not be separated from another pedestrian accessway or the end of a frontage lot line by a distance greater than the maximum allowed pedestrian accessway spacing standard in Sec. 4C.1.1.C.1. (*Pedestrian Access Package*).

c. Distance from Intersection

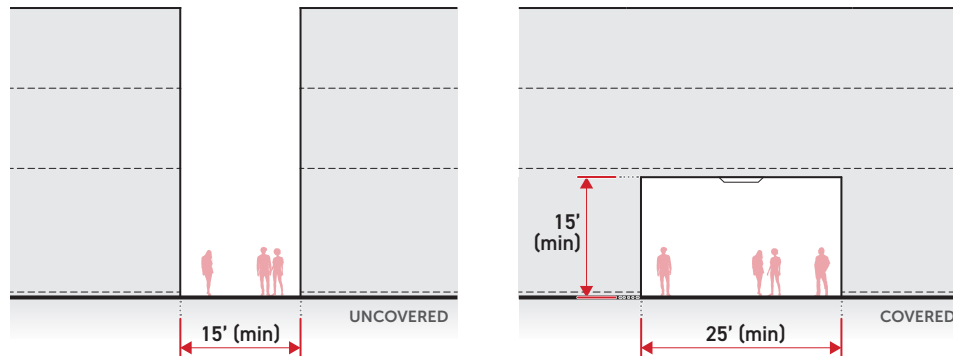
A pedestrian accessway shall not be separated from a street intersection by a distance greater than the maximum allowed distance from intersection standard in Sec. 4C.1.1.C.1. (*Pedestrian Access Package*).

3. Through Access

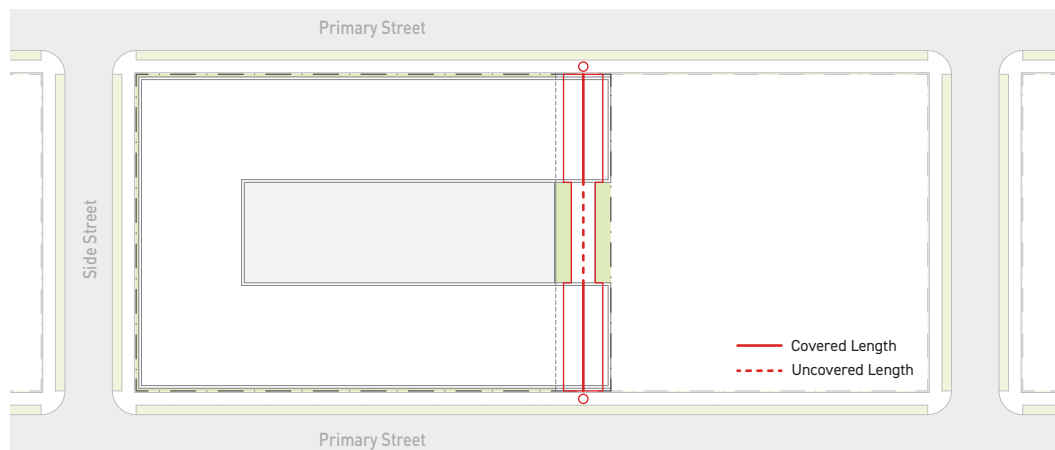
a. Pedestrian Passageway

When a pedestrian passageway is required by Sec. 4C.1.1.C.1. (*Pedestrian Access Package*), a pedestrian passageway shall provide a pathway meeting the following requirements:

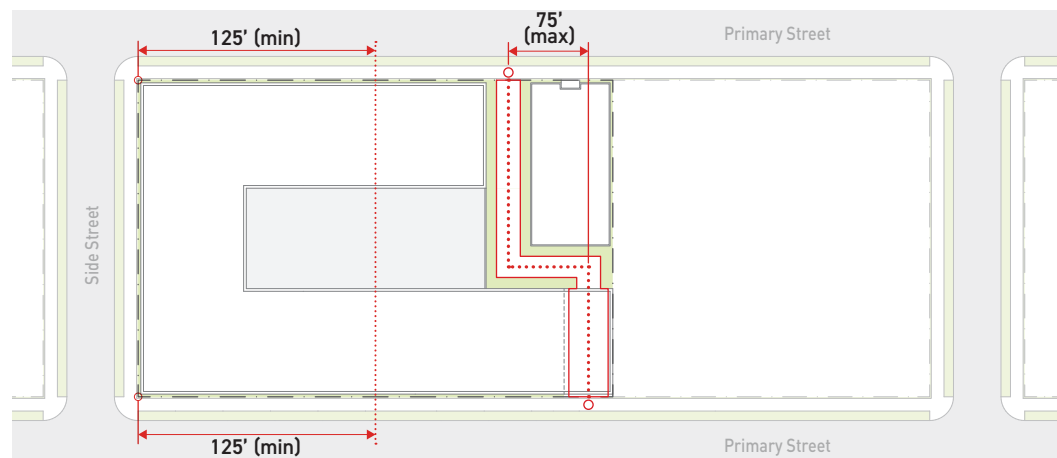
- i. Minimum width of 15 feet for uncovered portions and a minimum width of 25 feet for covered portions.
- ii. Minimum clear height of 15 feet, with the exception of required luminaires.



- iii. For pedestrian passageways having a clear height of less than 30 feet for any portion of its required width, a maximum of 125 linear feet of the total pathway may be covered for any portion of the required width, measured cumulatively.



- iv. For pedestrian passageway having a clear height of 30 feet or greater for all portions of its required width, a maximum of 350 linear feet of the total pathway may be covered for any portion of the required width, measured cumulatively.
- v. For pedestrian passageway having a clear height of 45 feet or greater for all portions of its required width, up to 100% of the pedestrian passageway may be covered.
- vi. Shall connect from the public sidewalk on the primary street through the lot to the either the public sidewalk or the lot zoned with an Open Space Use District adjacent to the opposing lot line.
- vii. The centerline of the pedestrian passageway shall be located within 75 feet of the sidewalk access point on the primary street, measured parallel to the primary street lot line.
- viii. Shall take access from the sidewalk along the primary street lot line a minimum of 125 feet from a street intersection.



- ix. The surface of the pathway shall be illuminated according to the following standards:
 - a) A minimum average horizontal illuminance of 0.75 footcandles.
 - b) A uniformity ratio of 3:1.
 - c) Luminaires shall be mounted no more than 15 feet above the finished pathway surface.
- x. Shall be made permanently available to the general public, at no cost, between sunrise and sunset daily, or during the operating hours of the building, whichever would result in a longer period of time. No gates or other like barriers may block any portion of a pedestrian passageway pathway during the required available hours.
- xi. Each facade facing the pedestrian passageway pathway shall meet the side street transparency and entrance standards of the applicable Frontage District. For the purposes of determining which facades shall be considered as facing the pedestrian

passageway, the pedestrian passageway shall be considered a pedestrian amenity space and measured in accordance with *Sec. 14.1.16 (Pedestrian Amenity-Facing Facade)*.

- xii. Pedestrian passageways may count toward the lot amenity space required by the applicable Form District for any portion of the passageway that meets the *Sec. 2C.3.1.C. (Amenity Space Standards)* or may count as pedestrian amenity spaces for any portion of the pedestrian passageway that meets *Sec. 2C.3.1.C. (Amenity Space Standards)*.

4. Pedestrian Passageway Spacing

- a. Pedestrian passageway pathways shall not be separated from another pedestrian passageway or the end of a primary street lot line by a distance greater than the maximum allowed pedestrian passageway spacing specified by the applicable Development Standards District.
- b. The maximum pedestrian passageway spacing requirement shall be met for each lot individually and is not applicable to adjacent or abutting lots.

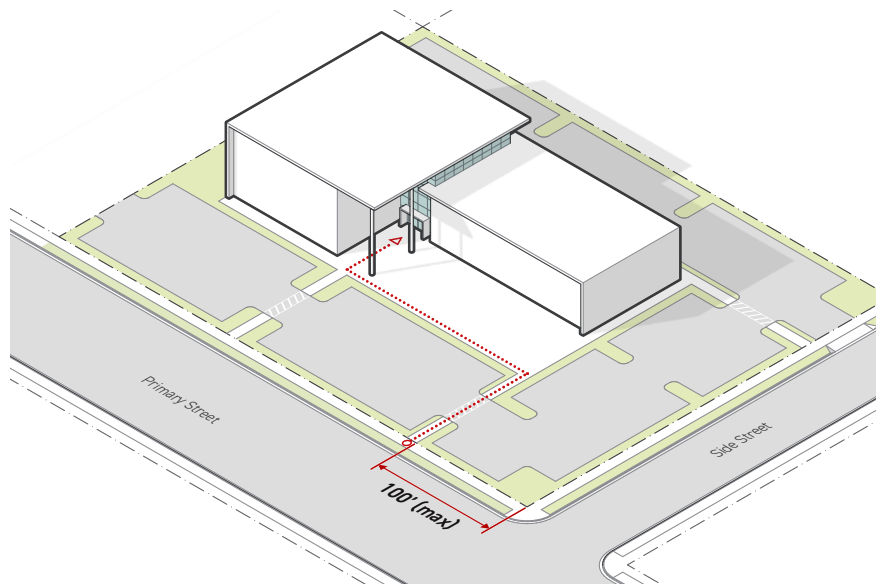
D. Measurement

1. General

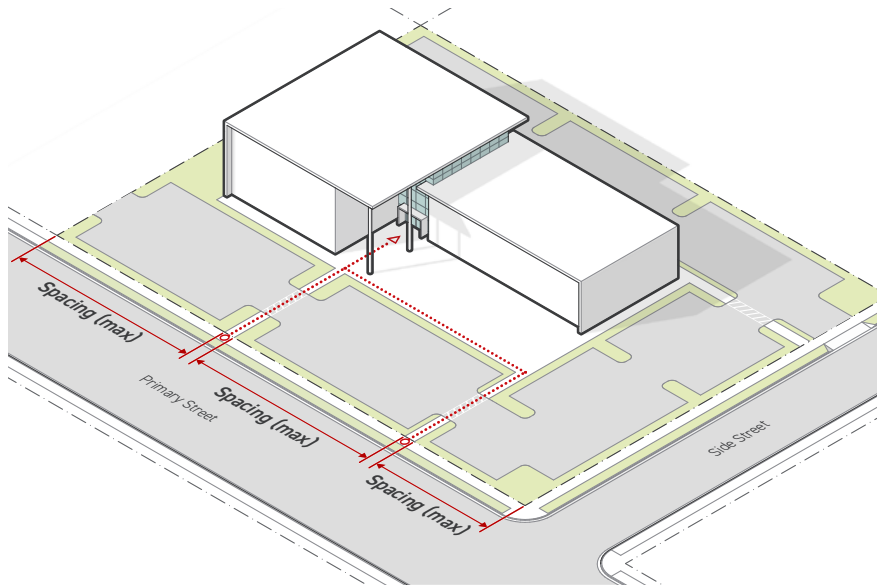
For frontage lot line, see *Sec. 14.1.12 (Lot Line Determination)*.

2. Pedestrian Accessways

- a. Pedestrian accessway spacing is measured as the horizontal distance between pedestrian accessways measured along the frontage lot line from end of lot line to edge of pedestrian accessway and from edge of pedestrian accessway to edge of pedestrian accessway.
- b. Pedestrian accessway distance from a street intersection is measured from the intersection of two street lot lines to the nearest edge of a pedestrian accessway measured along the applicable frontage lot line.

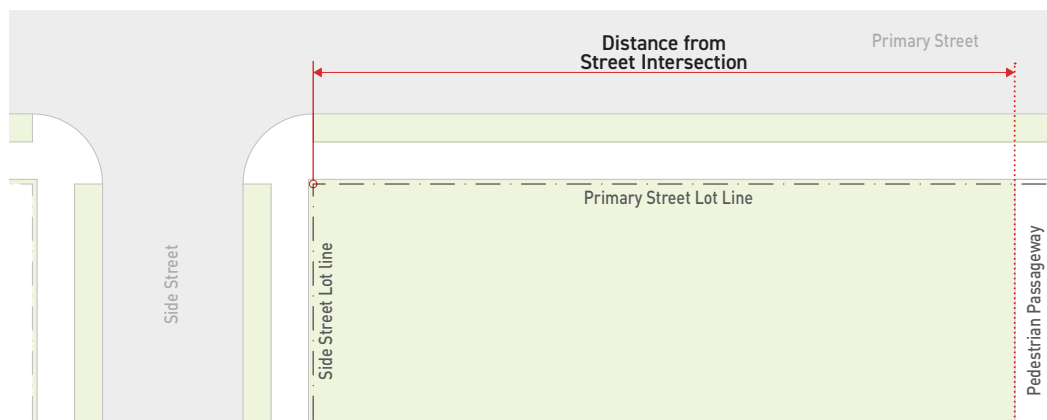


- c. Pedestrian accessway width is measured from one edge of the accessway perpendicularly to the opposite edge.



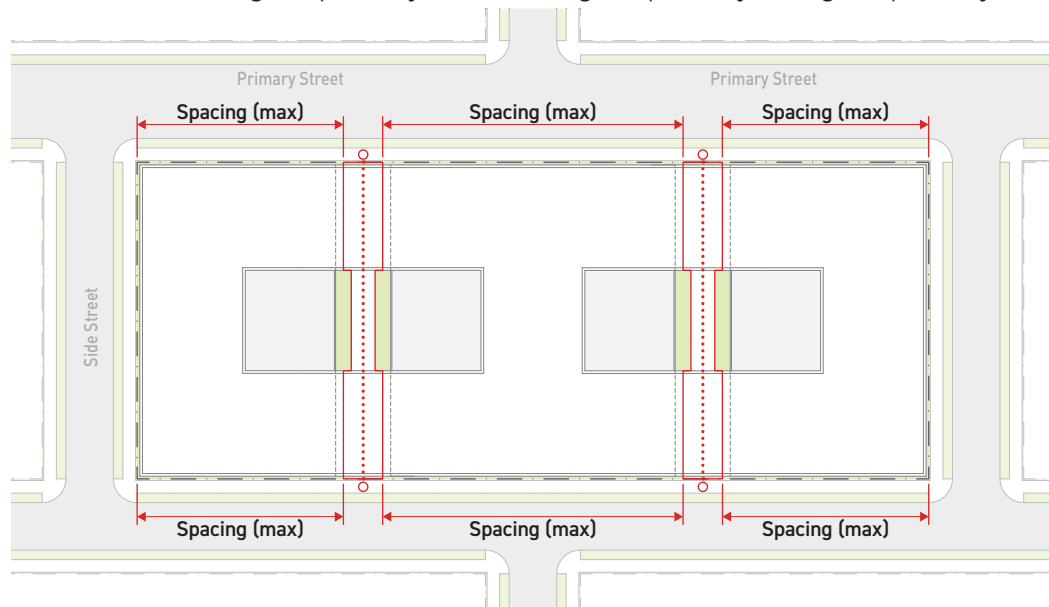
3. Pedestrian Passageways

- a. Pedestrian passageway pathway width is measured from one edge of the designated pathway perpendicularly to the opposite edge of the pathway.
- b. The cumulative linear feet of covered pedestrian passageway path is measured along the centerline of the minimum pedestrian passageway path width. Where any portion of the width of the minimum path is not open to the sky, the length of the centerline having covered area perpendicular to it counts as covered length. The total covered length is calculated as the sum of all portions of the centerline considered covered.
- c. Access distance from street intersection is measured from the point where two street lot lines intersect adjacent to a street corner to the nearest edge of a required pedestrian passageway pathway, measured along the primary street lot line.



- Pedestrian Access -

- d. Luminaire mounting height is measured from finished grade of the pathway immediately below the luminaire vertically to the underside of the lamp, bulb or light producing component.
- e. Pedestrian passageway spacing is measured as the horizontal distance between designated pedestrian passageway pathways measured at the primary street lot line from end of lot line to edge of pathway and from edge of pathway to edge of pathway.



E. Relief

1. A deviation from any pedestrian access standard may be requested in accordance with Sec. 13B.5.1. (*Alternative Compliance*).
2. A deviation from any pedestrian access dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (*Adjustment*).
3. A deviation from any pedestrian access standard may be allowed as a variance in accordance with Sec. 13B.5.3 (*Variance*).

SEC. 4C.1.2. **PEDESTRIAN BRIDGES & TUNNELS**

A. **Intent**

To limit the creation of new pedestrian bridges and tunnels that create an inhospitable environment for pedestrians at the street level, and to ensure that, in the event pedestrian bridges and tunnels are deemed necessary to the feasibility of a project, that they positively contribute to the public realm and general pedestrian safety.

B. **Applicability**

Pedestrian bridges and tunnels standards are applicable to all pedestrian bridges and pedestrian tunnels included in a proposed project.

C. **Standards**

1. **General**

The construction and operation of a pedestrian bridge or tunnel shall be authorized in accordance with *Sec. 13B.2.5. (Director Determination)*. In addition to the findings otherwise required by *Sec. 13B.2.5. (Director Determination)*, before granting approval, the Director shall find that the proposed pedestrian bridge or tunnels meets *Sec. 4C.1.4.C.2. (Performance Criteria)* and *Sec. 4C.1.4.C.3. (Justification Criteria)*. Additional conditions of approval may also be applied by the Director.

2. **Performance Criteria**

The proposed pedestrian bridge or tunnel meets all of the following performance criteria:

- a. The design of the pedestrian bridge or tunnel is visually compatible with buildings involved and the surrounding environment.
- b. The pedestrian bridge or tunnel does not have a detrimental effect on surrounding properties or public right-of-way.
- c. The pedestrian bridge or tunnel includes features that enhance the streetscape and pedestrian safety.
- d. The pedestrian bridge shall not include exterior signage.
- e. Existing sidewalk widths shall not be reduced.
- f. The pedestrian bridge or tunnel shall not detract from the intended use and activation of the public sidewalk.

3. **Justification Criteria**

The proposed pedestrian bridge or tunnel is justified by one or more of the following criteria:

- a. The pedestrian bridge or tunnel is essential to the viability to one of the following uses:
 - i. Civic
 - ii. School
 - iii. Hospital
 - iv. Convention Center
- b. The pedestrian bridge or tunnel is essential to the health and safety of occupants of the buildings it serves or the general public.
- c. The pedestrian bridge or tunnel is essential to overcome physical constraints, such as grade changes or public infrastructure.

4. **Additional Conditions of Approval**

Additional Conditions of Approval may be imposed by the Director to ensure pedestrian bridge or tunnel does not detract from the pedestrian experience or have detrimental effect on surrounding properties or public right-of-way.

DIV. 4C.2. **AUTOMOBILE ACCESS**

SEC. 4C.2.1. **AUTOMOBILE ACCESS PACKAGES**

A. **Intent**

To ensure vehicle access to sites is designed to support the safety of all users by minimizing conflicts with pedestrians, cyclists, transit vehicles, micro-mobility devices, and automobile traffic on the abutting public right-of-way, and to avoid detrimental effects on the surrounding public realm, while providing sufficient access to automobile parking and motor vehicle use areas.

B. **Applicability**

Automobile automobile access lane and automobile access location standards are applicable wherever a project provides automobile access from a public right-of-way. Applicable automobile access standards are in *Sec. 4C.2.1.C.1. (Automobile Access Packages)*, and are assigned by the applicable Development Standards District.

C. **Standards**

1. Automobile Access Packages

a. Automobile Access Package 1

	Single Lane	Double Lane
ACCESS LOCATION		
Boulevard or Avenue	Limited	Limited
Collector or Local	Limited	Limited
Alley	Permitted	Permitted
NUMBER OF ACCESS LANES		
Boulevard or Avenue		
0'-400' lot width	2	1
> 400' lot width	4	+1 / 400'
Collector or Local		
0'-120' lot width	1	0
120'-400' lot width	2	1
> 400' lot width	+1 / 200'	+1 / 400'
Alley	Unlimited	Unlimited
ACCESS DIRECTION		
Boulevard or Avenue	1-way only	2-way separated
Collector or Local	2-way shared	2-way shared
ACCESS LANE SEPARATION		
Boulevard or Avenue		
From intersection (min)	150'	150'
From bus stop (min)	100'	100'
Access lane spacing (min)	60'	120'
Collector or Local		
From intersection (min)	75'	75'
From bus stop (min)	75'	75'
Access lane spacing (min)	60'	120'
ACCESS LANE WIDTH		
Boulevard or Avenue (min/max)	10'/16'	18'/22'
Collector or Local (min/max)	8'/12'	18'/20'

See Sec. 4C.2.2. (Motor Vehicle Use Area Design) for additional standards that apply.

b. Automobile Access Package 2

	Single Lane	Double Lane
ACCESS LOCATION		
Boulevard or Avenue	Limited	Limited
Collector or Local	Limited	Limited
Alley	Permitted	Permitted
NUMBER OF ACCESS LANES		
Boulevard or Avenue		
0'-200' lot width	2	1
200'-400' lot width	4	2
> 400' lot width	+1 / 200'	+1 / 400'
Collector or Local		
0'-80' lot width	1	0
80'-200' lot width	2	1
200'-400' lot width	4	2
> 400' lot width	+1 / 200'	+1 / 400'
Alley	Unlimited	Unlimited
ACCESS DIRECTION		
Boulevard or Avenue	1-way only	2-way separated
Collector or Local	2-way shared	2-way shared
ACCESS LANE SEPARATION		
Boulevard or Avenue		
From intersection (min)	150'	150'
From bus stop (min)	100'	100'
Access lane spacing (min)	40'	120'
Collector or Local		
From intersection (min)	75'	75'
From bus stop (min)	75'	75'
Access lane spacing (min)	40'	120'
ACCESS LANE WIDTH		
Boulevard or Avenue (min/max)	10'/16'	18'/22'
Collector or Local (min/max)	8'/12'	18'/20'

See Sec. 4C.2.2. (Motor Vehicle Use Area Design) for additional standards that apply.

c. Automobile Access Package 3

	Single Lane	Double Lane
ACCESS LOCATION		
Boulevard or Avenue	Limited	Limited
Collector or Local	Limited	Limited
Alley	Permitted	Permitted
NUMBER OF ACCESS LANES		
Boulevard or Avenue		
0'-200' lot width	2	1
200'-400' lot width	4	2
> 400' lot width	+1 / 200'	+1 / 400'
Collector or Local		
0'-200' lot width	2	1
200'-400' lot width	4	2
> 400' lot width	+1 / 200'	+1 / 400'
Alley	Unlimited	Unlimited
ACCESS DIRECTION		
Boulevard or Avenue	1-way only	2-way separated
Collector or Local	2-way shared	2-way shared
ACCESS LANE SEPARATION		
Boulevard or Avenue		
From intersection (min)	150'	150'
From bus stop (min)	100'	100'
Access lane spacing (min)	20'	40'
Collector or Local		
From intersection (min)	75'	75'
From bus stop (min)	75'	75'
Access lane spacing (min)	20'	40'
ACCESS LANE WIDTH		
Boulevard or Avenue (min/max)	10'/16'	18'/30'
Collector or Local (min/max)	8'/16'	18'/30'

See Sec. 4C.2.2. (Motor Vehicle Use Area Design) for additional standards that apply.

2. General

a. General

All vehicle access lanes shall conform to *Sec. 4C.2.2. (Motor Vehicle Use Area Design)*.

b. Access Lane Depth

- i. Vehicle access lanes designated for ingress traffic shall have a depth no less than the minimum specified in the table below, based on the total number of parking stalls included within the parking facility the vehicle access lane serves.

ACCESS LANE DEPTH		
Total Parking Stalls	Access Lane Depth	
	Boulevard or Avenue	Collector or Local
1-10	20' min	0' min
11-100	20' min	20' min
101-300	40' min	40' min
> 300	60' min	60' min

- ii. Vehicle entry restriction devices, such as mechanical gates or ticket dispensers are prohibited within the automobile access lane for the minimum access lane depth.
- iii. Automobile parking stalls shall not be permitted along the automobile access lane for the minimum access lane depth.
- iv. Drive aisles shall not be permitted to intersect the automobile access lane within the minimum access lane depth.

3. Access Location

a. Limited

Where an automobile access package specifies Limited for a street designation, the following standards apply:

- i. Vehicle access is prohibited along primary street lot lines unless access from a side street lot line or an alley lot line is not available.
- ii. Vehicle access is prohibited along side street lot lines unless access from an alley lot line is not available, except when the alley lot line abuts an alley designated as a pedestrian walkway.
- iii. If the abutting alley right-of-way is designated a pedestrian walkway then access shall not be permitted along the alley lot line.

b. Permitted

Where an automobile access package specifies Permitted for a street designation, vehicle access is permitted along the applicable street lot line or alley lot line unless it is an alley lot line that abuts an alley designated as a pedestrian walkway.

4. Number of Access Lanes

The total number of vehicle access lanes along a street lot line shall be no greater than the number specified by the applicable package in *Sec. 4C.2.1.C.1. (Automobile Access Package)* based on the lot width measured along the street lot line abutting the street having the listed street designation.

5. Access Direction

- a.** Where a automobile access package lists 1-way only, the vehicle access lane shall be designated exclusively for either ingress or egress traffic.
- b.** Where a automobile access package lists 2-way separated, the vehicle access lane shall provide a lane exclusively for ingress traffic alongside a lane exclusively for egress traffic.
- c.** Where a automobile access package lists 2-way shared, the vehicle access lane may be designated and used for both ingress or egress traffic.

6. Access Lane Separation

a. From Intersection

Vehicle access lanes shall be separated from all street intersections by a distance no less than the minimum distance specified by the applicable package in *Sec. 4C.2.1.C.1. (Automobile Access Package)*.

b. From Bus Stop

Vehicle access lanes shall be separated from all bus stops by a distance no less than the minimum distance specified by the applicable package in *Sec. 4C.2.1.C.1. (Automobile Access Package)*, measured parallel to the applicable street lot line.

c. Access Lane Spacing

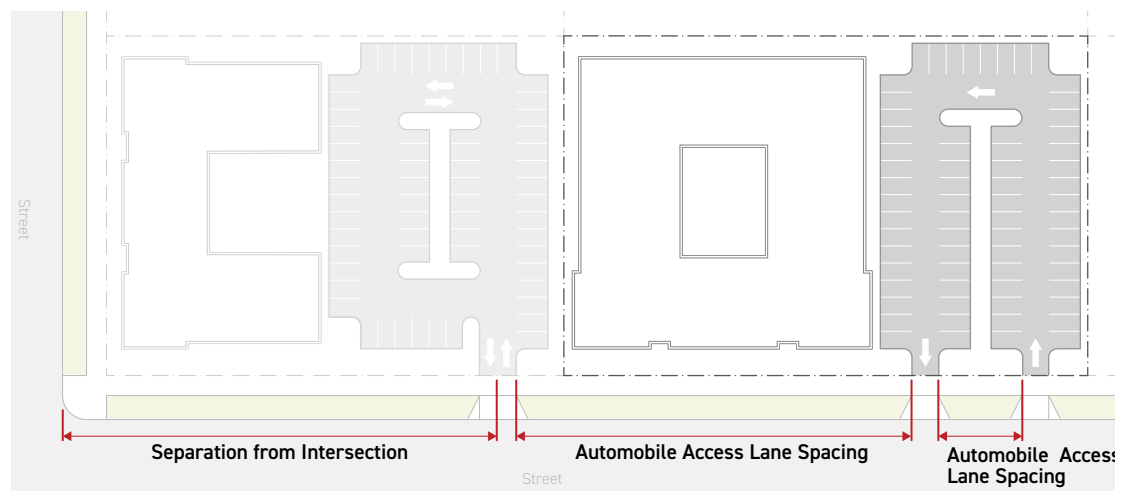
Vehicle access lanes located on the same street lot line shall be separated by a distance no less than the minimum distance specified by the applicable package in *Sec. 4C.2.1.C.1. (Automobile Access Package)*, measured parallel to the applicable street lot line.

7. Access Lane Width

Vehicle access lanes shall be no wider than the maximum and no narrower than the minimum width specified by the applicable package in *Sec. 4C.2.1.C.1. (Automobile Access Package)*.

D. Measurement

1. For determining primary and side street lot lines see *Sec. 14.1.12 (Lot Line Determination)*.
2. Street designation and pedestrian walkway designation is determined by the applicable community plan circulation map.
3. Automobile access lane quantity is calculated as the total number of vehicle access lanes providing access to a lot along an individual street lot line.
4. Automobile access lane separation from intersections is measured parallel to the street lot line that the automobile access lane takes access through, from the extension of the curb along the intersecting street to the centerline of the automobile access lane.
5. Automobile access lane separation from bus stops is measured parallel to the street lot line that the automobile access lane takes access through, from the edge of the bus stop to the centerline of the automobile access lane.
6. Automobile access lane spacing is measured along each street lot line from edge of automobile access lane to edge of automobile access lane. Automobile access lane spacing includes automobile access lane on other lots along the same block face.



7. Automobile access lane width is measured as the narrowest horizontal dimension from edge of automobile access lane to edge of automobile access lane excluding up to a 9 inches of curb on either side.
8. Access lane depth is measured from the applicable street lot line, into the lot and perpendicular to the access lane width, to the nearest parking stall, drive aisle or vehicle entry restriction device.

E. Relief

1. A deviation from any automobile access lane or access standard may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any automobile access lane spacing, width or depth dimensional standard of up to 10% may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.
3. A deviation from any automobile access lane or access standard may be allowed as a variance in accordance with *Sec. 13.7.3 (Variance)*.

SEC. 4C.2.2. **MOTOR VEHICLE USE AREA DESIGN**

A. **Intent**

To ensure motor vehicle use areas are designed in a manner that does not detract from the safety, comfort, or enjoyment of users of neighboring lots or the public realm.

B. **Applicability**

1. Motor vehicle use area design standards apply to all lots that contain a motor vehicle use area.
2. Parking lots and parking structures are excluded from motor vehicle use area design standards. For parking lots and parking structure design standards see Sec. 4C.4.3. (*Parking Area Design*).

C. **Standards**

1. **General**

a. **Screening**

- i. Where a motor vehicle use area faces a frontage lot line, common lot line or an alley lot line the entire length of the motor vehicle use area shall be screened.
 - a) A Type B2 or B3 frontage screen in Sec. 4C.8.1.C.3 is required along frontage lot lines where motor vehicle use areas face a frontage lot line.
 - b) A Type C1 transition screen in Sec. 4C.8.2.C.3.a is required along common lot lines and alley lot lines where motor vehicle use areas face a common or alley lot line.
- ii. Screens may only be located in a frontage yard where they comply with frontage yard fences and wall standards in the applicable Frontage District.

b. **Barriers**

Bumper guards, wheel stops, steel posts, curbs, or other permanent installations that prevent vehicles from parking or maneuvering outside of parking areas, vehicle access lanes and motor vehicle use areas.

c. **Surfacing**

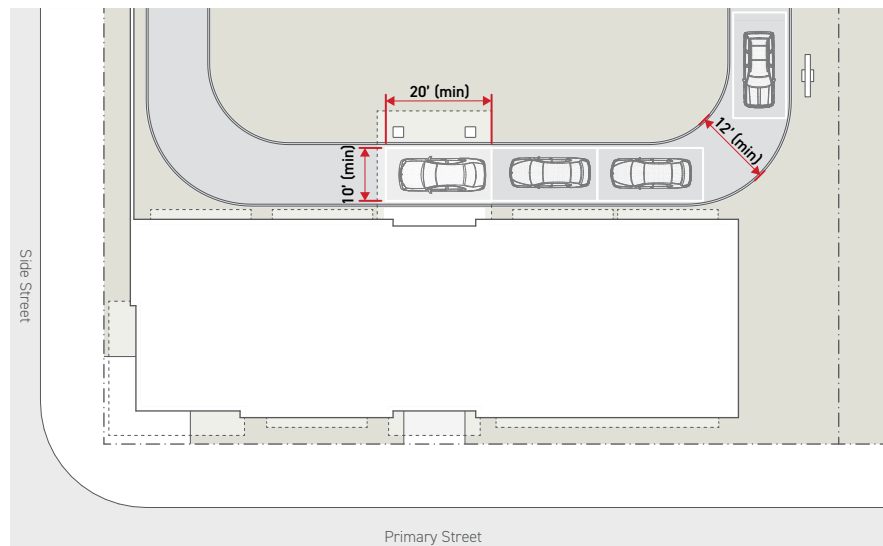
d. **Location**

- i. Motor vehicle use areas shall not be located in a frontage yard.
- ii. Motor vehicle use areas shall not be located in the area between a frontage lot line and the minimum parking frontage setback specified by the applicable Frontage District.

2. **Drive-Through Facilities**

- a. Where the applicable Development Standards District specifies that drive-through facilities are not allowed, no drive-through lane may be provided on-site.

- b. Where the applicable Development Standards District specifies that drive-through facilities are allowed, drive-through lanes may be provided on-site provided they meet the following standards:
 - i. Shall meet *Sec. 4C.2.2.C.1. (General)*.
 - ii. Shall not encroach on or interfere with the use of sidewalks, drive aisles, loading areas or parking areas.
 - iii. Each queuing space in a drive-through lane shall be a minimum of 20 feet in length and 10 feet in width along straight segments of the drive-through lane. Drive-through lanes shall be a minimum of 12 feet in width along curved segments.



- iv. All projects proposing drive-through lanes require additional review and approval by LADOT to ensure the site design does not cause detrimental impacts on traffic and circulation.
3. **Loading Areas**

- a. Shall meet *Sec. 4C.2.2.C.1. (General)*.
- b. If determined necessary by LADOT adequate space shall be made available on-site for the unloading and loading of goods, materials, items or stock for delivery and shipping, otherwise on-site loading space is not required.
- c. Loading and unloading activities are not permitted in non alley public streets, with the exception of loading areas designated by the City.
- d. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, queuing areas or parking areas.

D. **Measurement**

- 1. For lot line determination see *Sec. 14.1.12 (Lot Line Determination)*.

2. For frontage yard designation see *Sec. 14.1.20.G. (Frontage yard)*.
3. For parking frontage setback see *Sec. 3C.2.1. (Parking)*.
4. Drive-through queuing space length is measured parallel to the drive-through lane from one end to the opposite end of the queuing space.
5. Drive-through queuing space width is measured perpendicular to the queuing space length from one end to the opposite end of the queuing space.

E. Relief

1. A deviation from any motor vehicle use area design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
2. A deviation from any motor vehicle use area design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.3. **BICYCLE PARKING**

SEC. 4C.3.1. **BICYCLE PARKING SPACES**

A. **Intent**

To promote bicycling as an alternative to automobile transportation, ensure safe, secure, accessible, and convenient storage of bicycles for all users.

B. **Applicability**

1. Required bicycle parking spaces standards apply to all buildings, structures and all portions of a lot.
2. Projects undergoing a change of use are not required to provide additional bicycle parking. This includes adaptive reuse projects in accordance with *Sec. 9.4.5. (Downtown Adaptive Reuse Projects)* and *Sec. 9.4.6. (Downtown Adaptive Reuse Projects)*.

C. **Standards**

Bicycle parking spaces are required determined by use according to the following provisions:

1. **Residential**

a. **Dwelling Units**

For all residential buildings other than hotels and motels containing more than 3 dwelling units, long and short-term bicycle parking shall be provided according to the ratios specified for each marginal increment of dwelling units as specified in the table below. A minimum of 2 short-term bicycle parking spaces shall be provided in all cases.

REQUIRED BICYCLE PARKING		
	SHORT-TERM <i>(Sec. 4C.3.2.)</i>	LONG-TERM <i>(Sec. 4C.3.3.)</i>
RESIDENTIAL		
1st 25 dwelling units	1/10 du, (2 min)	1/du, (2 min)
26th-100th dwelling unit	1/15 du, (2 min)	1/1.5 du, (2 min)
101st-200th dwelling unit	1/20 du, (2 min)	1/2 du, (2 min)
201st + dwelling units	1/40 du, (2 min)	1/4 du, (2 min)

- i. Developments that include individually accessed private garages for each unit shall not be required to provide long-term bicycle parking.
- ii. For all senior living housing, including Alzheimer's and dementia care housing, assisted living, eldercare facility, senior independent living, and skilled nursing home, short-term bicycle parking shall be provided at a rate of 1 space per 10,000 square feet and long-term bicycle parking shall be provided at a rate of 1 space per 5,000 square feet. A minimum of 2 short-term and 2 long-term bicycle parking spaces shall be provided.

b. Guest Rooms

All apartment hotels containing more than 5 guest rooms shall provide both short- and long-term bicycle parking, respectively, at a rate of 1 per 10 guest rooms. A minimum of 2 short-term and 2 long-term bicycle parking spaces shall be provided.

c. Buildings with Dwelling Units and Guest Rooms

The total amount of bicycle parking for a building containing both dwelling units and guest rooms is calculated by adding the number of required bicycle parking spaces for dwelling units to the number of required bicycle parking spaces for guest rooms. Any combination that results in more than 5 combined dwelling units and guest rooms requires bicycle parking.

2. Public and Institutional, Commercial, and Industrial Uses

Short-term and long-term bicycle parking shall be provided as provided below.

- a.** For uses listed in the table below, a minimum of two short-term and two long-term bicycle parking spaces shall be provided.
- b.** After the first 100 bicycle parking spaces are provided, additional spaces may be provided at the minimum number required by the *California Green Building Standards Code Section 5.106.4*.

REQUIRED BICYCLE PARKING

	SHORT-TERM <i>(Sec. 4C.3.2.)</i>	LONG-TERM <i>(Sec. 4C.3.3.)</i>
PUBLIC & INSTITUTIONAL		
Public and Institutional Uses, except as Listed Below:	1/10,000 SF, (2 min)	1/5,000 SF, (2 min)
School, K-12	4/classroom, (2 min)	1/10 classrooms, (2 min)
School, Postsecondary	1/500 SF or 1/50 fixed seats whichever is greater, (2 min)	1/1,000 SF or 1/100 fixed seats whichever is greater, (2 min)
COMMERCIAL		
All Commercial Uses, Except as Listed Below:	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)
Eating & Drinking, except as listed below:	1/2,000 SF, (2 min)	1/2,000 SF, (2 min)
Entertainment Venue: All	1/350 SF or 1/50 fixed seats whichever is greater, (2 min)	1/700 SF or 1/100 fixed seats whichever is greater, (2 min)
Indoor Recreation, Commercial	1/2,000 SF, (2 min)	1/2,000 SF, (2 min)
Lodging (containing more than 5 Guest Rooms)	1/Guest Room, (2 min)	1/Guest Room, (2 min)
Office	1/10,000 SF, (2 min)	1/5,000 SF, (2 min)
Retail, except as listed below:	1/2,000 SF, (2 min)	1/2,000 SF, (2 min)
Furniture or Major Appliance	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)
LIGHT & HEAVY INDUSTRIAL		
All	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)

d. City Owned and Leased Buildings and Parking Lots

- i. In all buildings or parking lots used by the City of Los Angeles for government purposes, including government office buildings, both short-term and long-term bicycle parking shall be provided at a rate of 10% of the required parking available on the site. However, short- and long-term bicycle parking can be no less than 5 spaces each for the entire site.
- ii. Buildings and lots owned by the City of Los Angeles that are leased for private uses shall meet the bicycle parking required for commercial uses as detailed by the Table in *Sec. 4C.3.1.C.2. (Public and Institutional, Commercial, and Industrial Uses)*.

e. Parks

- i. For all short-term bicycle parking shall be provided at a rate of 10% of the required automobile parking with a minimum of five short-term bicycle parking spaces.
- ii. For all community centers, parks and open spaces, and school playgrounds where no automobile parking is provided, at least 5 short-term bicycle parking spaces shall be provided, except that in park space of less than 2 acres in which there are no recreational facilities requiring building permits, no short-term bicycle parking is required.
- iii. Long-term bicycle parking shall be provided as required in the *California Green Building Standards Code Section 5.106.4*.

f. Unmanned Facilities

No bicycle parking is required for unmanned facilities, such as stand-alone public restrooms in parks or unmanned cellular antenna facilities.

D. Measurement

1. Multiple Uses

Where there is a combination of uses on a lot, the number of bicycle parking spaces required is the sum of the requirements of the various uses. The exceptions provided in *Sec. 4C.4.1.E* for automobile parking also apply to bicycle parking.

2. Fractions

When the application of these regulations results in the requirement of a fractional bicycle space, any fraction up to and including one-half may be disregarded, and any fraction over one-half is construed as requiring one bicycle parking space.

E. Relief

- 1. A deviation from any required bicycle parking dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

- Bicycle Parking -

2. A deviation from any required bicycle parking standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.3.2. **SHORT-TERM BICYCLE PARKING DESIGN**

A. **Intent**

To promote bicycling as an alternative to automobile transportation, ensure safe, secure, accessible, and convenient storage of bicycles for visitors and other short-term users, improve bicyclist access from the public realm to the interior of buildings, and ensure entrances are conveniently and effectively accessible to bicyclists.

B. **Applicability**

Short-term bicycle parking design standards apply to all short-term bicycle parking spaces required by *Sec. 4C.3.1 (Required Bicycle Parking)*.

C. **Standards**

1. **General**

- a. Adequate lighting shall be provided to ensure safe access to bicycle parking facilities in accordance with *Sec. 4C.10.1 (Outdoor Lighting)*.
- b. No rules that unreasonably interfere with the ability of bicyclists to safely and conveniently access bicycle parking are allowed. Unreasonable rules include shorter operating hours for short-term bicycle parking than for any building or automobile parking, prohibitions on walking of bicycles in pedestrian areas that provide access to bicycle parking, and prohibitions on bicycles in elevators where elevators are used to provide access to bicycle parking. The provisions of this Section do not prohibit property owners from requiring bicycles to be walked in pedestrian-only areas.

2. **Bicycle Parking Space Design**

a. **General**

- i. Required short-term bicycle parking shall consist of bicycle racks that support the bicycle frame at two points. Racks that support only the wheel of the bicycle are not permissible.
- ii. Racks shall allow for the bicycle frame and at least 1 wheel to be locked to the racks.
- iii. The bicycle rack shall allow for the use of a cable as well as a U-shaped lock.
- iv. If bicycles can be locked to each side of the rack, each side can be counted toward a required space.
- v. Racks shall be securely anchored to a permanent surface.
- vi. If more than 20 short-term bicycle parking spaces are provided, at least 50% of the bicycle parking spaces shall be 100% covered by a roof or overhang.

- Bicycle Parking -

- vii. Bicycle share station docks counted toward the requirements for short-term bicycle parking spaces as permitted in *Sec. 4C.3.2.C.3.a.* shall conform to *Sec. 4C.3.2.C.6. (Bicycle Share Station).*

b. Horizontal Storage

- i. Short-term bicycle parking spaces shall be a minimum of 2 feet wide and 6 feet long.
- ii. Individual racks installed beside each other that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center.
- iii. Racks installed parallel to walls shall be a minimum of 30 inches from the wall, except that bicycle parking spaces providing a tray or channel for insertion of bicycle wheels may be placed a minimum of 20 inches from the wall.
- iv. Bicycle parking spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in adjoining spaces may be spaced a minimum of 16 inches on center.

c. Stacked Storage

- i. Short-term bicycle parking may be mounted so that bicycles are stored in a stacked, two-tier layout, provided such parking is an attended bicycle facility where facility staff parks the bicycles, or such racks provide mechanical assistance for lifting the bicycle. If stacked bicycle storage is provided as an attended bicycle service, the service must meet the standards outlined in *Sec. 4C.3.2.C.7. (Attended Bicycle Parking Service).*
- ii. Racks installed parallel to walls shall be a minimum of 14 inches from the wall if such spaces are on the upper level of a stacked, two-tier rack.

3. Siting Requirements

- a. Required short-term bicycle parking shall be provided in one of the following locations:
 - i. On the same lot as the use for which it is intended to serve.
 - ii. In a parking facility serving that use.
 - iii. Immediately in front of a lot within the public right-of-way in accordance with *Sec. 4C.3.2.C.4 (Bicycle Parking in the Public Right-of-Way).*
 - iv. In a city-funded bicycle corral in accordance with *Sec. 4C.3.2.C.5 (Bicycle Corrals).*
 - v. In a bicycle share station in accordance with *Sec. 4C.3.2.C.6 (Bicycle Share Stations).*
- b. Bicycle parking shall be located so as to allow bicyclists safe and convenient access to and from the site.
- c. Bicyclists shall not be required to rely on stairways or escalators for access or to share access with automobiles or other motor vehicles.

- d. Elevators providing access for bicyclists shall be sized to accommodate standard adult bicycle dimensions with both wheels on the floor (at least 6 feet by 2 feet).
- e. Short-term bicycle parking shall be located so as to provide safe and convenient access to visitors.
- f. For new construction, at least 50% of short-term bicycle parking shall be located outside buildings or parking structures; however, no more than 8 short-term bicycle parking spaces per 100 linear feet of street frontage are required to be outside.
- g. All short-term bicycle parking spaces located inside the building or parking structure shall be located on the ground story with a direct pedestrian accessway to a public street.
- h. For new construction, addition, site alteration or major renovation, short-term bicycle parking shall be located to maximize visibility from a pedestrian entrance.
- i. All short-term bicycle parking areas located within buildings or parking garages require signs meeting the following standards:
 - i. Permanently posted at each building entrance and each automobile access lane.
 - ii. Legible and reflectorized.
 - iii. Indicate the availability and location of bicycle parking within the site.
 - iv. All signs shall comply with *Div. 4C.12 (Signs)*.
- j. Short-term bicycle parking spaces may be located no farther than 100 feet of walking distance from a pedestrian entrance that provides access to uses that require the bicycle parking spaces.
- k. For buildings with more than one pedestrian entrance, short-term bicycle parking, with the exception of bicycle share stations, shall be distributed in approximately equal proportions among all pedestrian entrances. In buildings with 3 or more pedestrian entrances, no more than 50% of all short-term bicycle parking spaces shall be assigned to a single pedestrian entrance.

4. **Bicycle Parking in the Public Right-of-Way**

- a. Business operators or property owners may install their own racks within the public right-of-way unless a City owned rack already exists.
- b. Business operators or property owners are responsible for applying for a permit with the Bureau of Engineering to install short-term bicycle parking within the public right-of-way. A Bureau of Engineering permit may be issued only after the business operator or property owner receives issuance of plan approval or a permit by LADOT pursuant to *LAMC Section 85.04 (Bicycle Infrastructure Zones)*.

- Bicycle Parking -

- c. All bicycle parking provided in the public right-of-way shall meet the rules and regulations set out by the *Bureau of Engineering Standard Plan S-671*.
- d. Business operators or property owners who choose to install bicycle parking within the public right-of-way are responsible for maintaining the racks according to the standards set forth in a Covenant Maintenance Agreement with LADOT.

5. Bicycle Corrals

a. City-Funded Bicycle Corrals

Any site located within 500 feet of a City funded bicycle corral may count up to 4 bicycle parking spaces within the bicycle corral towards their required short-term bicycle parking spaces.

b. Bicycle Corral Parking Incentive Program

- i. Business operators or property owners may submit an application to LADOT to install and maintain their own bicycle corrals immediately in front of their property in the public right-of-way.
- ii. Businesses or property owners who do so may count all the bicycle parking within the bicycle corral toward their required number of short-term bicycle parking spaces. In such cases, short-term bicycle parking installed in such a manner cannot be counted towards the bicycle parking requirements of surrounding businesses.
- iii. Business operators or property owners shall pay the construction and maintenance costs of building said bicycle corrals.
- iv. Multiple businesses or property owners may submit an application to LADOT as a group and split the costs to construct and maintain the corral.
 - a) In such cases, a single business is responsible for assuming the maintenance responsibilities detailed in a Covenant Maintenance Agreement as outlined below.
 - b) The business responsible for maintaining the bicycle corral may count the full amount of bicycle parking in the corral towards its short-term bicycle parking requirements.
 - c) All other businesses may count up to half of the bicycle parking spaces in the corral towards their required short-term bicycle parking spaces so long as they provide a financial contribution.
- v. Business operators or property owners are responsible for applying for a permit with the Bureau of Engineering to install bicycle corrals within the public right-of-way.
- vi. Business operators or property owners who choose to install bicycle corrals within the public right-of-way are responsible for maintaining the racks according to the standards set forth in a Covenant Maintenance Agreement with LADOT.

- vii. If, for any reason, the responsibility for maintaining a bicycle corral is returned to the City of Los Angeles, it will be considered a City-funded bicycle corral.
- viii. If, for any reason, the City determines that a bicycle corral must be removed, business owners shall no longer be able to count the spaces removed toward their required bicycle parking. In such cases, said businesses shall be required to provide any bicycle parking spaces lost in the removal of the bicycle corral. Failure to comply may result in the revocation of a business's certificate of occupancy and a fine for code violation.

6. Bicycle Share Stations

- a. Bicycle share stations shall conform to *Sec. 4C.3.2.C.3. (Siting Requirements)*.
- b. Business operators or property owners may allow a bicycle share service provider to install one or more bicycle share stations on their property, provided that such bicycle share station is part of a bicycle share system approved by LADOT and complies with all location criteria established by LADOT for bicycle share stations.
- c. Any site within 500 feet of a bicycle share station may count up to 4 bicycle share docks toward the required number of short-term bicycle parking spaces for a building or buildings on the same lot. In all cases, the number of bicycle share docks counted toward the required number of short-term bicycle parking spaces cannot exceed 10% of the total number of short-term bicycle parking spaces required for the subject site.
- d. Where bicycle share docks are counted toward the required number of short-term bicycle parking spaces, residential and nonresidential uses may replace a percentage of the required automobile parking spaces with bicycle share docks in a manner consistent with the limitations and replacement ratio established in *Sec. 4C.4.2.C.3 (Reduction for Bicycle Parking)*.
- e. If, for any reason, bicycle share docks are removed, the associated land uses may no longer count the docks removed toward required bicycle parking and shall be required to replace the number of docks formerly counted toward required bicycle parking with an equivalent number of bicycle parking spaces.

7. Attended Bicycle Parking Service

- a. Pick-up and drop-off location shall either comply with *Sec. 4C.3.3.C.3. (Siting Requirements)* or be co-located with a valet automobile parking pick-up or drop-off location provided on the same site for the subject use.
- b. If some or all required short-term bicycle parking spaces are provided by means of an attended bicycle parking service, the service shall be available to building occupants at all times during the hours the building is in operation.

- Bicycle Parking -

- c. If, for any reason, an attended bicycle parking service is discontinued, the associated land uses may no longer count the attended bicycle parking service toward their required number of bicycle parking spaces and shall be required to provide a number of bicycle parking spaces equivalent to the number formerly provided by the attended bicycle parking service.

D. Measurement

[Reserved]

E. Relief

1. An alternative to any short-term bicycle parking design standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any short-term bicycle parking design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any short-term bicycle parking design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.3.3. **LONG-TERM BICYCLE PARKING DESIGN**

A. **Intent**

To promote bicycling as an alternative to automobile transportation, ensure safe, secure, accessible, and convenient storage of bicycles for tenants and other long-term users, improve bicyclist access from the public realm to the interior of buildings, and ensure entrances are conveniently and effectively accessible to bicyclists.

B. **Applicability**

Long-term bicycle parking design standards apply to all long-term bicycle parking spaces required by *Sec. 4C.3.1 (Required Bicycle Parking Spaces)*.

C. **Standards**

1. **General**

- a. Adequate lighting shall be provided to ensure safe access to bicycle parking facilities in accordance with *Sec. 4C.10.1 (Outdoor Lighting)*.
- b. No rules that unreasonably interfere with the ability of bicyclists to safely and conveniently access bicycle parking are allowed. Unreasonable rules include shorter operating hours for long-term bicycle parking than for any building or automobile parking, prohibitions on walking of bicycles in pedestrian areas that provide access to bicycle parking, and prohibitions on bicycles in elevators where elevators are used to provide access to bicycle parking. The provisions of this Section do not prohibit property owners from requiring bicycles to be walked in pedestrian-only areas.

2. **Bicycle Parking Space Design**

a. **General**

- i. Long-term bicycle parking shall be secured from the general public and protected from inclement weather. All long-term bicycle parking shall be 100% enclosed and 100% covered.
- ii. Acceptable examples of long-term bicycle parking include bicycle lockers, bicycle rooms, bicycle cages, or commercially operated attended bicycle facilities.
- iii. Except in the case of lockers and commercially operated attended bicycle parking, all long-term bicycle parking shall provide a means of securing the bicycle frame at two points to a securely anchored rack.

b. **Horizontal Storage**

Long-term bicycle parking spaces shall be sized to permit safe, efficient, and convenient access to each individual bicycle parking space without interference from bicycles in adjoining spaces, as described below:

- Bicycle Parking -

- i. Individual racks installed beside each other within bicycle rooms or bicycle cages that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center.
- ii. Racks installed parallel to walls shall be a minimum of 30 inches from the wall, with the exception that bicycle parking spaces that provide a tray into which the bicycle wheels may be inserted may be placed a minimum of 20 inches from the wall, or 14 inches from the wall if such spaces are on the upper level of a stacked, two-tier rack.
- iii. Triangular lockers with varying widths may be used so long as the opening is at least 2 feet wide.
- iv. Bicycle parking spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in adjoining spaces may be spaced a minimum of 16 inches on center.
- v. If more than 20 long-term bicycle parking spaces are provided, a workspace of 100 square feet shall be provided adjacent to the long-term bicycle parking to allow bicyclists to maintain their bicycles. However, where long-term bicycle parking is provided in more than one location, a single workspace may be provided adjacent to the location with the greatest number of long-term bicycle parking spaces.

c. Vertical Storage

Long-term bicycle parking may be mounted so that the bicycle is stored vertically. Such devices that hold the bicycle by the wheel shall be designed to support the bicycle without damaging the wheels. Vertically installed bicycle parking shall be a minimum of 4 feet deep and 6 feet in height.

d. Stacked Storage

Long-term or short-term bicycle parking may be mounted so that bicycles are stored in a stacked, two-tier layout, provided such parking is an attended bicycle facility where facility staff parks the bicycles, or such racks provide mechanical assistance for lifting the bicycle.

3. Siting Requirements

- a. Long-term bicycle parking spaces shall be provided in one of the following locations, or in a combination of the following locations:
 - i. On the ground floor within 100 feet of the major entrance to the lobby. There shall be safe and convenient access between the public right-of-way, the bicycle parking space, and the lobby area.
 - ii. In the off-street automobile parking area, subject to the following limitations:

- a) Long-term bicycle parking inside a parking garage may be no more than 200 feet from a pedestrian entrance to the main building, and located so as to provide reasonably convenient access from the bicycle parking to the nearest walkway, ramp, or elevator providing access to the building.
- b) Long-term bicycle parking inside a parking garage shall be located within the space available on the building's pedestrian entry level, after required handicapped-accessible parking stalls and other required elements have been provided. Remaining long-term bicycle parking may be provided on other levels of the parking garage in accordance with the provisions of *Sec 4C.3.3.a. (Siting Requirements)*.
- iii. One level above or below the ground floor, within 100 feet of the elevator, ramp, walkway, or other building entrance on that story. In such cases, elevator or ramp access to the building shall be provided.
- iv. Residential long-term bicycle parking may be provided in common storage facilities on residential floors in accordance with *Sec. 4C.3.3.C.2. (Bicycle Parking Space Design)*. If residential long-term bicycle parking is provided on residential floors, the amount of bicycle parking on each floor shall be equal to or greater than 50% of the number of dwelling units on the same floor.
- b. For lots with multiple uses, long-term bicycle parking may be provided in one or more bicycle parking facilities within 200 feet of each use.
- c. For lots with multiple buildings, required bicycle parking may be sited in one or more bicycle parking facilities within 200 feet of each building.
- d. Bicycle parking shall be located so as to allow bicyclists safe and convenient access to and from the site.
- e. Bicyclists shall not be required to rely on stairways or escalators for access or to share access with automobiles or other motor vehicles.
- f. Elevators providing access for bicyclists shall be sized to accommodate standard adult bicycle dimensions with both wheels on the floor (at least 6 feet by 2 feet).

4. **Showers and Personal Lockers**

Showers and personal lockers are required for long-term bicycle parking in nonresidential uses in accordance with *LAMC Section 91.6307 (Shower and Locker Facilities)*. If showers and personal lockers are provided, such showers and personal lockers shall remain available for the use of building occupants, including residents or employees, arriving by bicycle.

5. **Attended Bicycle Parking Service**

- a. Pick-up and drop-off location shall either comply with *Sec. 4C.3.3.C.3. (Siting Requirements)* or be co-located with a valet automobile parking pick-up or drop-off location provided on the same site for the subject use.
- b. If some or all required bicycle parking spaces are provided by means of an attended bicycle parking service, the service shall be available to building occupants at all times during the hours the building is in operation.
- c. If, for any reason, an attended bicycle parking service is discontinued, the associated land uses may no longer count the attended bicycle parking service toward the required number of bicycle parking spaces and shall provide a number of bicycle parking spaces equivalent to the number formerly provided by the attended bicycle parking service.

D. **Measurement**

[Reserved]

E. **Relief**

1. An alternative to any long-term bicycle parking design standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any long-term bicycle parking design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any long-term bicycle parking design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.4. **AUTOMOBILE PARKING**

SEC. 4C.4.1. **AUTOMOBILE PARKING STALLS**

A. **Intent**

To accommodate the arrival to a site by automobile at a level appropriate to the demand generated by a particular use within different mobility contexts without creating detrimental effects on surrounding properties or public right-of-way.

B. **Applicability**

Required automobile parking stall standards apply to all uses on a lot determined by the automobile parking package assigned by the applicable Development Standards District.

C. **Standards**

1. **General**

- a. All uses subject to the parking requirements of this Division shall provide the minimum number of automobile parking stalls for the applicable parking package. The applicable Development Standards District specifies the applicable parking package requirement for each Zone.
- b. When a site or lot is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking stall for one use may be included in the calculation of parking requirements for any other use, except as allowed in *Sec. 4C.4.2.C.2 (Shared Parking)*.
- c. For electric vehicle charging space requirements, see the *LAMC Chapter 9, Article 9 (Green Building Code)*.

2. **Required Automobile Parking Table**

- a. When the Required Automobile Parking Table lists multiple parking stall requirement options, the option that results in the greater number of required parking stalls applies.
- b. Uses are defined in *Part 5D. (Use Definitions)*.

-TABLE 1- REQUIRED AUTOMOBILE PARKING

	PARKING PACKAGE				
	A	B	C	D	E
RESIDENTIAL					
Community Care Facility	--	0.1/resident over 7 residents, 1 min	0.1/resident over 7 residents, 1 min	0.2/resident over 7 residents, 2 min	0.2/resident over 7 residents, 2 min
Group Living:					
First 30 units	--	0.25/unit	0.5/unit	1/unit	1/unit
Next 30 units		0.25/unit	0.25/unit	0.5/unit	0.5/unit
Remaining units	--	--	--	0.25/unit	0.25/unit
Homeless Shelter	--	--	--	2/shelter	2/shelter
Household Living:					
1-Unit	--	1/du	1/du	2/du	2/du
2+ Units:					
0-2 Habitable Rooms	--	0.5/du	1/du	1/du	1/du
3 Habitable Rooms	--	0.5/du	1/du	1.5/du	1.5/du
4+ Habitable Rooms	--	1/du	2/du	2/du	2/du
Accessory Dwelling Unit	--	<i>See Div 9.5. (Accessory Dwelling Unit Incentive Program)</i>			
Household Office/Studio:					
Home Occupation	--	See Household Living (No additional parking required beyond Household Living)			
Joint Live/Work Quarters	--	See Sec.9.4.5. (Downtown Adaptive Reuse Projects) or Sec. 9.4.6. (Citywide Adaptive Reuse Projects)			
Live Work:					
0-2 Habitable Rooms	--	0.5/du	1/du	1/du	1/du
3 Habitable Rooms	--	0.5/du	1/du	1.5/du	1.5/du
4+ Habitable Rooms	--	1/du	2/du	2/du	2/du
Mobilehome Park		See Title 25 of the California Administrative Code			
Senior Living:					
Non-Medical	--	0.25/du or 0.5 per guest room	0.5/du or 0.5 per guest room	0.75/du or 0.75 per guest room	1/du or 1 per guest room
Medical Care	--	0.05/bed	0.1/bed	0.15/bed	0.2/bed

"--" = no parking required, "du" = dwelling unit, "SF" = square feet, "ac" = acre, "As required for building" = required based on all uses within on-site buildings.

-TABLE 1- REQUIRED AUTOMOBILE PARKING

	PARKING PACKAGE				
	A	B	C	D	E
PUBLIC AND INSTITUTIONAL					
Cemetery	--	--	--	--	--
Civic	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Fleet Services	--	--	--	--	--
Medical, Major	--	1 per bed or 2/1,000 SF	1 per bed or 2/1,000 SF	2 per bed or 5/1,000 SF	2 per bed or 5/1,000 SF
Hospice	--	0.1/bed or 1/1,000SF	0.1/bed or 1/1,000SF	0.2/bed or 2/1,000SF	0.2/bed or 2/1,000SF
Office, Government	--	--	--	--	--
General	--	--	--	--	--
Social Services	--	--	--	--	--
Parking	--	--	--	--	--
Penal Institution	--	--	--	--	--
Public Safety Facility	--	--	--	--	--
Religious Assembly	--	10/1,000 SF or 0.1/fixed seat	10/1,000 SF or 0.1/fixed seat	20/1,000 SF or 0.2/fixed seat	25/1,000 SF or 0.2/fixed seat
School:					
K-12	--	0.5/classroom	0.5/classroom	1/classroom	1/classroom
Post-secondary, except as listed below	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Auditorium or Assembly Area	--	5/1000 SF or 0.05/fixed seat	10/1000 SF or 0.1/fixed seat	25/1000 SF or 1.5/fixed seat	25/1000 SF or 0.2/fixed seat
Utilities	--	--	--	--	--
OPEN SPACE & RECREATION					
Indoor Recreation, Commercial	--	2.5/1,000 SF	5/1,000 SF	7.5/1,000 SF	10/1,000 SF
Nature Reserve	--	--	--	--	--
Open Space, Public	--	--	--	--	--
Outdoor Recreation, Commercial	--	--	--	--	--
Recreation, Public	--	--	--	--	--
Sports Arena and Stadium, Major	--	10/1000 SF or 0.1/fixed seat	15/1000 SF or 0.1/fixed seat	20/1000 SF or 0.2/fixed seat	25/1000 SF or 0.2/fixed seat
TRANSPORTATION USES					
All	--	--	--	--	--

"--" = no parking required, "du" = dwelling unit, "SF" = square feet, "ac" = acre,
"As required for building" = required based on all uses within on-site buildings.

-TABLE 1- REQUIRED AUTOMOBILE PARKING

	PARKING PACKAGE				
	A	B	C	D	E
GENERAL COMMERCIAL					
Animal Sales and Services:					
General	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	4/1,000 SF
Kennel		0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Veterinary Care	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Commissary Kitchen	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Day Care Facility:	--	--	--	--	--
General	--	0.5/1,000 SF or 0.25/classroom	1/1,000 SF or 0.5/classroom	1.5/1,000 SF or 0.75/classroom	2/1,000 SF or 1/classroom
In-home	--	See Household Living (No additional parking required beyond Household Living)			
Eating and Drinking, except as listed below:	--	2/1,000 SF	2/1,000 SF	5/1,000 SF	10/1,000 SF
Take Out (no seating)	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	4/1,000 SF
Small Restaurants <1000SF (no separate bar, dancing or live entertainment)	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	5/1,000 SF
Entertainment Venue	--	10/1,000 SF or 0.1/fixed seat	15/1,000 SF or 0.1/fixed seat	20/1,000 SF or 0.2/fixed seat	25/1,000 SF or 0.2/fixed seat
Financial Services	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	4/1,000 SF
Instructional Services	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Lodging:	--				
General					
First 30 rooms	--	0.5/guest room	0.5/guest room	1/guest room	1/guest room
Next 30 rooms	--	0.25/guest room	0.25/guest room	0.5/guest room	0.5/guest room
Remaining rooms	--	--	--	0.25/guest room	0.25/guest room
Home Sharing	--	See Household Living (No additional parking required beyond Household Living)			
Medical, Minor, except as listed below:	--	2/1,000 SF	2/1,000 SF	5/1,000 SF	5/1,000 SF
Hospice	--	0.1/bed or 1/1,000SF	0.1/bed or 1/1,000SF	0.2/bed or 2/1,000SF	0.2/bed or 2/1,000SF
Office	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Personal Services	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Postmortem Services	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Retail Sales, except as listed below:	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	4/1,000 SF
Furniture, Major Appliance	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Sexually Oriented Business	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	4/1,000 SF

"--" = no parking required, "du" = dwelling unit, "SF" = square feet, "ac" = acre, "As required for building" = required based on all uses within on-site buildings.

-TABLE 1- REQUIRED AUTOMOBILE PARKING

	PARKING PACKAGE				
	A	B	C	D	E
HEAVY COMMERCIAL USES					
Motor Vehicle Services, except as listed below:	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Car Wash	--	--	--	--	--
Motor Vehicle Sales and Rental	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Storage, Indoor		0.5/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1.5/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after	2/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after
Storage, Outdoor:					
0-1 acre of outdoor storage area	--	2	3	5	6
>1-2 acres of outdoor storage area	--	1/ac	1.5/ac	2.5/ac	3.5/ac
>2 acres of outdoor storage area	--	0.25/ac	0.5/ac	0.75/ac	1/ac
LIGHT INDUSTRIAL USES					
All Light Industrial, except as listed below:	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Wholesale Trade and Warehousing	--	0.5/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1.5/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after	2/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after
HEAVY INDUSTRIAL USES					
Heavy Industrial, except as listed below:	--	--	--	--	--
Salvage yard:					
0-1 acre of outdoor storage area	--	2	3	5	6
>1-2 acres of outdoor storage area	--	1/ac	1.5/ac	2.5/ac	3.5/ac
>2 acres of outdoor storage area	--	0.25/ac	0.5/ac	0.75/ac	1/ac
AGRICULTURAL USES					
All Agriculture	--	--	--	--	--

"--" = no parking required, "du" = dwelling unit, "SF" = square feet, "ac" = acre, "As required for building" = required based on all uses within on-site buildings.

3. Public Benefit Projects

Projects participating in an Affordable Housing Incentive Program, Community Benefits Program, or a General Incentive Program included in Article 9, Public Benefit Systems, may qualify for reduced required automobile parking as deemed eligible.

4. Substituting Required Automobile Parking with Bicycle Parking

- a. Required automobile parking stalls may be substituted with bicycle parking at a ratio of 1 automobile parking stall for every 4 bicycle parking spaces provided the bicycle parking spaces meet the applicable requirements of *Sec. 4C.3.1.C. (Required Bicycle Parking Spaces)*.
- b. Nonresidential uses may substitute up to 20% of the required automobile parking with bicycle parking. When a nonresidential use is located within 1,500 feet of a major transit stop, up to 30% of the required automobile parking stalls may be substituted with bicycle parking.
- c. Residential uses may substitute up to 10% of the required automobile parking with bicycle parking. When a residential use is located within 1,500 feet of a major transit stop, up to 15% of the required automobile parking stalls may be substituted with bicycle parking.
- d. Projects participating in an Affordable Housing Incentive Program, Community Benefits Program, or a General Incentive Program included in *Article 9. (Public Benefit Systems)*, may substitute up to 30% of the required automobile parking with bicycle parking, as deemed eligible.

D. Measurement

1. Square Feet

For the purpose of calculating required parking stalls in *Sec. 4C.4.1. (Automobile Parking Stalls)*, square feet refers to the total floor area of all buildings on a site, measured in square feet. The total floor area includes the floor area of accessory buildings. For the calculation of floor area, see *Sec. 14.1.7. (Floor Area)*.

2. Fractional Space

- a. When calculating required parking stalls in *Sec. 4C.4.1. (Automobile Parking Stalls)* results in the requirement of a fractional parking stall, any fraction up to and including 0.5 may be disregarded and any fraction over 0.5 requires one additional parking stall.
- b. Where required parking stalls in *Sec. 4C.4.1. (Automobile Parking Stalls)* is calculated for a lot including more than one use, parking spaces may be rounded after calculating the total number of required parking stalls for all uses on a lot.

E. Exception

1. Change of Use, Commercial Tenant Size

When allowed by the applicable Development Standards District, change of use projects of a size equal to or less than the square footage threshold specified by the applicable Development Standards District are not required to provide additional automobile parking stalls to accommodate a general commercial use that would otherwise require more automobile parking stalls than exists on-site.

2. Small Ground Floor Commercial Tenant Space

Commercial tenant spaces with a floor area of 1,500 square feet or less and located on the ground floor of a building are exempt from parking requirements. This exemption is limited to 2 tenant spaces per lot.

3. Accessible Electric Vehicle Parking Stalls

An accessible parking stall with an access aisle served by electric vehicle supply equipment or an accessible parking stall with an aisle designated as a future electric vehicle charging space shall count as at least two standard automobile parking stall for the purpose of complying with any applicable minimum parking stall requirements of *Sec. 4C.4.1 (Automobile Parking Stalls)*.

4. Historic Buildings and Buildings That Are At Least 25 Years Old

No additional parking is required for uses occupying a building that meets one of the following criteria:

- a. The building is included on the National Register of Historic Places, including Contributing Buildings in National Register Historic Districts.
- b. The building is listed in the California Register of Historical Resources.
- c. The building is included in the City of Los Angeles List of Historic-Cultural Monuments.
- d. The building is a contributing structure located in an Historic Preservation Overlay Zone (HPOZ).
- e. The building was constructed conforming to building and zoning codes in effect at the time they were built and are at least 25 years old. A Certificate of Occupancy, building permit, or other suitable documentation may be submitted as evidence to verify the date of construction.

F. Relief

1. A reduction in required automobile parking requirements may be requested in accordance with *Sec. 4C.4.2 (Alternative Parking Strategies)*.
2. A reduction in required automobile parking requirements of up to 20% may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.

3. A deviation in required automobile parking requirements may be allowed as a variance in accordance with *Sec. 13.7.3 (Variance)*.

SEC. 4C.4.2. **ALTERNATIVE PARKING STRATEGIES**

A. **Intent**

To provide opportunities for projects to reduce the number of required automobile parking stalls through alternative methods of accommodating arrival to a site and reduce demand for automobile parking.

B. **Applicability**

All projects required by *Sec. 4C.4.1 (Automobile Parking Stalls)* to provide automobile parking.

C. **Standards**

1. **General**

- a. A reduction in required automobile parking stalls through the provision of one or more alternative parking strategies may be authorized in accordance with *Sec. 13B.2.5. (Director Determination)*. Applicants that wish to provide an alternative parking strategy as a means of reducing the total number of required spaces shall submit a report which provides the following:
 - i. Detailed description of all uses involved in the alternative parking strategy, including location, gross floor area, seating capacity if applicable, and hours of operations.
 - ii. Anticipated parking demand generated by employees, tenants and visitors on an hourly basis, 24 hours per day, for seven consecutive days.
 - iii. Description of how an alternative parking strategy will alleviate the demand for a specified number of the total required parking stalls.
 - iv. Supplemental maps and plot plans deemed necessary for depicting all relevant components of an alternative parking strategy.
- b. Additional documents, covenants, deed restrictions, or other agreements shall be executed and recorded as deemed necessary, in order to assure the continued maintenance, operation and viability of an approved alternative parking strategy, under the conditions set forth in the Director's Determination. Revisions to the parking strategy shall be submitted to the Director in a report documenting the revised manner in which the new parking strategy achieves the same intention and level of service as the originally approved parking strategy.

2. **Shared Parking**

In order to take advantage of different peak periods of parking demand among nearby uses the total number of required automobile parking stalls may be reduced when an applicant

demonstrates that automobile parking stalls can be shared among multiple uses. The parking strategy shall meet all of the following criteria:

- a. A shared parking facility shall be located within a 750-foot walking distance of each participating use.
- b. Participating uses shall have mutually exclusive periods of peak parking demand.
- c. The shared parking strategy will sufficiently alleviate the demand for the specified number of required parking stalls.

3. Proximity to Public Transportation

Uses within walking distance of a public transit facility may take advantage of increased transit ridership among employees, tenants and visitors and a decreased demand for automobile parking. The total number of required automobile parking stalls may be reduced provided the parking strategy meets all of the following criteria:

- a. A use shall be located within a 1,500-foot walking distance of public transit. For this purpose, public transit means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public. A public transit stop or station that is in development may also apply if the anticipated operating date is within three years.
- b. The nearby public transit facility will sufficiently alleviate the demand for the specified number of required parking stalls.

4. Shuttle Service

Uses generating travel patterns whereby a majority of employees or visitors arrive and depart within the same time periods may operate a viable shuttle service that decreases the demand for automobile parking.

Criteria:

- a. A shuttle shall provide scheduled service between the use and a location that can accommodate the arrival of shuttle users, such as a park and ride facility or public transit station or stop.
- b. A majority of shuttle users arrive and depart roughly within the same three hour period.
- c. The planned shuttle service will sufficiently alleviate the demand for the specified number of required parking stalls.

5. Designated Passenger Loading Area

Uses that can accommodate a high share of arrivals and departures through dynamic ridesharing or taxi services when provided a safe and efficient passenger loading area may have a decreased demand for automobile parking.

Criteria:

- a. A designated passenger loading area shall be located within a 300-foot walking distance of a street facing entrance to the use it serves. Travel between a designated passenger loading area and the use being served shall not require pedestrians to cross streets.
- b. The passenger loading area shall not be placed within 75 feet of an intersection.
- c. The passenger loading area shall provide sufficient space for a vehicle to pull out of roadway traffic and safely load and unload passengers without interfering with traffic flow.
- d. The passenger loading area shall not decrease sidewalk space for pedestrians or impede pedestrian movement.
- e. Passenger loading areas shall be clearly indicated with signage.
- f. The designated passenger loading area will sufficiently alleviate the demand for the specified number of required parking stalls.

D. Measurement

1. For measurement of walking distance see *Sec. 14.1.3 (Distance, Walking)*.
2. Peak period demand is determined based on the following:
 - a. For projects that have obtained a certificate of occupancy, this analysis shall be conducted on an hourly basis, 24 hours per day, for seven consecutive days to identify the maximum average number of automobiles on the lot per hour.
 - b. For projects that have not yet obtained a certificate of occupancy, this analysis shall be conducted on an hourly basis, 24 hours per day, for seven consecutive days to identify the maximum average number of automobiles per hour on a lot serving a similar use.

E. Relief

A deviation from any alternative parking strategy dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

SEC. 4C.4.3. **PARKING AREA DESIGN**

A. **Intent**

To ensure parking areas provide sufficient accommodation for automobile parking.

B. **Applicability**

Parking area design standards are applicable to every parking area containing automobile parking stalls.

C. **Standards**

1. **Automobile Circulation**

All portions of a parking area, including public parking structures, shall be accessible by automobile to all other portions of a parking area without requiring the use of any public street. Alleys may be used for circulation between parking areas. LADOT may allow use of the public street for this purpose where they determine that it is not detrimental to the flow of traffic.

2. **Location of Parking Stalls**

- a. All required automobile parking stalls shall be located in an off-street parking area.
- b. The required automobile parking stalls shall be provided either on the same lot as the use they are intended to serve or on another lot not more than a 750-foot walking distance of a street facing entrance to the use intended to be served by the required parking. An alternative parking strategy may be approved to exceed this distance.
- c. Automobile parking is not permitted within the primary street parking setbacks, side street parking setbacks and any special lot line parking setbacks established by the applicable Frontage District in accordance with *Sec. 3C.2.1. (Frontage Setback)*.
- d. Automobile parking is not permitted within any portion of a site designated to be used as lot amenity space or residential amenity space in accordance with *Div. 2C.3. (Amenity)*.

3. **Automobile Maneuvering**

- a. Each automobile parking stall shall be so located that no automobile is required to reverse onto any public street or sidewalk to leave the parking stall, parking bay or automobile access lane, except where the automobile parking facility serves 4 parking stalls or less and where the automobile access lane access is to a street other than a boulevard or avenue. An alley may be used for maneuvering in reverse.
- b. Each automobile parking stall shall be so located that parking maneuvers can be accomplished without driving onto a frontage parking setback area.

4. **Parking Stall Striping**

Each parking stall shall be clearly marked with striping for the entire required parking stall depth with the exception of parking areas on lots that contain less than 5 parking stalls, which are not required to mark parking stalls with striping.

5. **Barriers**

Bumper guards, wheel stops, steel posts, curbs, or other permanent installations that prevent vehicles from parking or maneuvering outside of parking areas, vehicle access lanes and motor vehicle use areas.

6. **Paving**

All parking areas shall be paved with a material treatment meeting either the basic or alternative paving material standards.

a. **Basic Paving Material**

Automobile parking areas shall be paved with either hard, durable asphaltic paving which has been mixed at a plant and is at least 2 inches thick after compaction, with Portland cement paving at least 3 inches thick.

b. **Alternate Paving Materials**

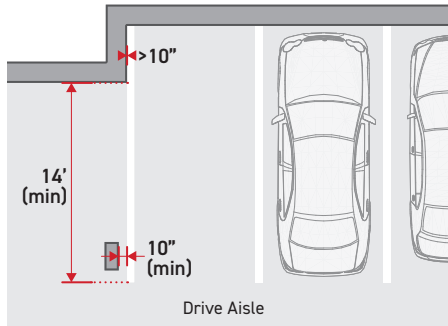
- i. Automobile parking areas shall be paved with porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock, gravel, or restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids).
- ii. Alternate paving materials are subject to the following standards:
 - a) Paving materials located in a designated fire lane must be approved by LAFD.
 - b) Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80 mm (3.14 inches).
 - c) If plantings are an element of the alternative paving material, the irrigation system shall not utilize potable water except for plant establishment.
 - d) Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications.
 - e) Decomposed granite, crushed rock and gravel shall only be allowed for parking areas serving 1 or 2 dwelling units.

7. **Lighting**

Parking areas shall be illuminated in accordance with *Sec. 4C.11.1 (Outdoor Lighting)*.

8. Parking Stall Obstructions

No fence, wall, partition, column, post or similar obstruction may be located within 10 inches of a parking stall along its longest dimension unless the obstruction is located a minimum of 14 feet from the access aisle measured parallel to the parking stall. Parking stalls provided in 1L or 2L Density Districts are exempt from this standard.



9. Parking Lots

For additional standards for parking lots see Sec. 4C.4.4. (*Parking Lot Design*).

10. Structured Parking

For additional standards for structured parking see Sec. 4C.4.5. (*Parking Structure Design*).

11. Parking Stall Dimensions

All automobile parking stalls shall meet the minimum dimension standards in the table below:

PARKING STALL DIMENSIONS					
Parking Stall		Dimension	Parking Stall Type		
STALL TYPE	STALL ANGLE		STANDARD	COMPACT	TANDEM
Perpendicular and Angled	>0°-90°	Width (min)	8'-4"	7'-6"	8'-4"
		Depth (min)	18'-0"	15'-0"	33'-0"
Parallel (Typical)	0°	Width (min)	8'-0"	7'-6"	n/a
		Depth (min)	26'-0"	23'-0"	n/a
Parallel (End Stall)	0°	Width (min)	8'-0"	7'-6"	n/a
		Depth (min)	30'-0"	27'-0"	n/a

12. Compact Parking

- a. All parking stalls in excess of the required number of parking stalls in Sec. 4C.4.1. (*Required Automobile Parking Stalls*) may be compact parking stalls.
- b. All parking stalls in excess of one parking stall per dwelling unit may be compact parking stalls.

- Automobile Parking -

- c. In each parking area containing 10 or more parking stalls, a maximum of 40% of the required stalls may be compact parking stalls. Such restriction shall not apply to parking stalls in excess of the number of required stalls.
- d. All compact stalls shall be clearly and visibly striped and labeled for compact car use only.

13. Tandem Parking

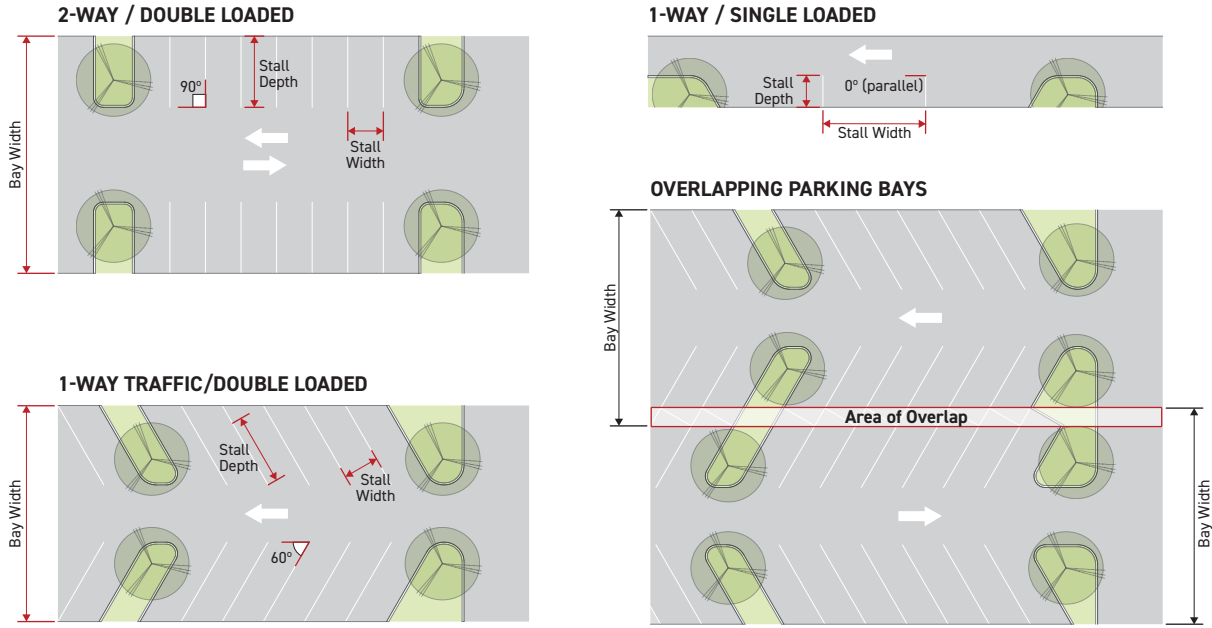
Automobiles may be parked in tandem in a private parking area serving a residential use, where the tandem parking is not more than two cars in depth. Tandem parking is not allowed for recreational vehicles or guest parking provided as part of a private parking area serving a residential use.

14. Parking Bay Dimensions

- a. The minimum width of each parking bay is determined by the stall width and parking stall angle in accordance with the table below:

PARKING BAY WIDTH					
Parking Stall		One-Way Drive Aisle		Two-Way Drive Aisle	
ANGLE	WIDTH	DOUBLE LOADED	SINGLE LOADED	DOUBLE LOADED	SINGLE LOADED
0° (Parallel)	8'-0"	28'-0"	18'-0"	36'-0"	28'-0"
30°	7'-6"	40'-0"	26'-0"	48'-2"	34'-0"
	8'-4"	43'-0"	27'-6"	51'-2"	35'-6"
	8'-6"	43'-0"	27'-6"	51'-2"	35'-6"
	9'-0"	43'-0"	27'-6"	51'-2"	35'-6"
45°	7'-6"	44'-4"	28'-2"	52'-1"	36'-3"
	8'-4"	50'-3"	31'-11"	56'-4"	38'-6"
	8'-6"	49'-10"	31'-6"	56'-4"	38'-6"
	9'-0"	48'-7"	30'-3"	56'-4"	38'-4"
60°	7'-6"	49'-4"	32'-8"	54'-1"	37'-11"
	8'-4"	56'-5"	37'-3"	59'-11"	41'-1"
	8'-6"	55'-11"	36'-9"	59'-9"	40'-11"
	9'-0"	54'-8"	35'-3"	59'-3"	40'-7"
90°	7'-6"	55'-4"	40'-4"	55'-4"	40'-4"
	8'-4"	64'-0"	46'-0"	64'-0"	46'-0"
	8'-6"	63'-4"	45'-4"	63'-4"	45'-4"
	9'-0"	61'-4"	43'-4"	61'-4"	43'-4"

- Automobile Parking -



- b. Where parking stalls of two bays interlock the parking bays may overlap.
- c. Any tandem stalls provided shall increase the minimum parking bay width by 15' tandem stalls are provided on only one side of a drive aisle and 30' where tandem stalls are provided on two sides of a drive aisle.
- d. Parking bay dimensions other than those specified may be approved by the Superintendent of Building based on vehicle maneuvering requirements on the site.

15. Mechanical Automobile Lifts and Robotic Parking Structures

- a. The stacking of 2 or more automobiles using a mechanical car lift or computerized parking structure is permitted.
- b. All automobile parking stalls included in a mechanical lift or robotic parking structure shall meet the minimum dimension standards in the table below:

PARKING STALL DIMENSIONS		
Dimension	Parking Stall Type	
	STANDARD	COMPACT
Clear Width (min)	8'-0"	7'-0"
Clear Height (min)	7'-0"	6'-0"

- d. The platform of the mechanical lift on which the automobile is first placed shall be individually accessed and shall be placed so that the location of the platform and access to the platform meet all applicable requirements of this Division.

- e. The lift equipment or computerized parking structure shall meet any applicable building, mechanical and electrical code requirements as approved by the Department of Building and Safety.

D. Measurement

1. Parking Stall Width

The narrowest horizontal distance between opposite edges of a parking stall.

2. Parking Stall Depth

The horizontal distance measured perpendicular to the parking stall width from one edge of a parking stall to the opposite edge. A minimum parking stall depth shall be met for all portions of the parking stall width.

3. Parking Bay Width

The horizontal distance between opposite edges of a parking bay measured perpendicular to the drive lane.

4. Parking Angle

The angle measured from the long edge of a parking stall to the drive lane.

5. Clear Height

Minimum clear height is measured as the vertical dimension of a parking stall at the lowest point, from finished floor surface or platform to the ceiling or other fixed obstruction for the full width and depth of the parking stall.

6. Clear Width

Minimum clear width is measured as the horizontal dimension of a parking stall at the narrowest point between walls or other fixed obstructions for the full depth of the parking stall.

E. Exceptions

A parking area providing attendants to park the vehicles at all times when the parking area is open for use does not have to meet the requirements of the following of *Sec. 4C.4.3.6. (Standard Parking Stalls)* and *Sec. 4C.4.3.7. (Parking Bay Dimensions)*.

F. Relief

1. A deviation from parking area design standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. A reduction in required number of standard parking stalls by 10% in lieu of compact parking stalls may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.
3. A deviation in required parking stall dimensions or parking bay dimensions may be allowed as a variance in accordance with *Sec. 13.7.3 (Variance)*.

SEC. 4C.4.4. **PARKING LOT DESIGN**

A. **Intent**

Ensure parking lots are designed to create safe, comfortable and attractive environments for users and pedestrians along the adjacent public right-of-way, while also mitigating heat island effects, absorbing noise pollution, managing stormwater runoff, sequestering carbon emissions and supporting urban biodiversity through landscaping and surface design.

B. **Applicability**

1. Parking lot design standards apply to all (surface) automobile parking areas that are not contained within a parking structure. For parking structure design standards see Sec. 4C.4.5 (*Parking Structure Design*).
2. Parking lot landscaping standards apply to all (surface) automobile parking areas containing 5 or more parking stalls.

C. **Standards**

1. **Surfacing**

All automobile parking areas shall be graded and drained to collect, retain and infiltrate surface water on-site by applying Low Impact Development practices and standards in accordance with LAMC Section 64.72. (*Stormwater Pollution Control Measures for Development Planning and Construction Activities*).

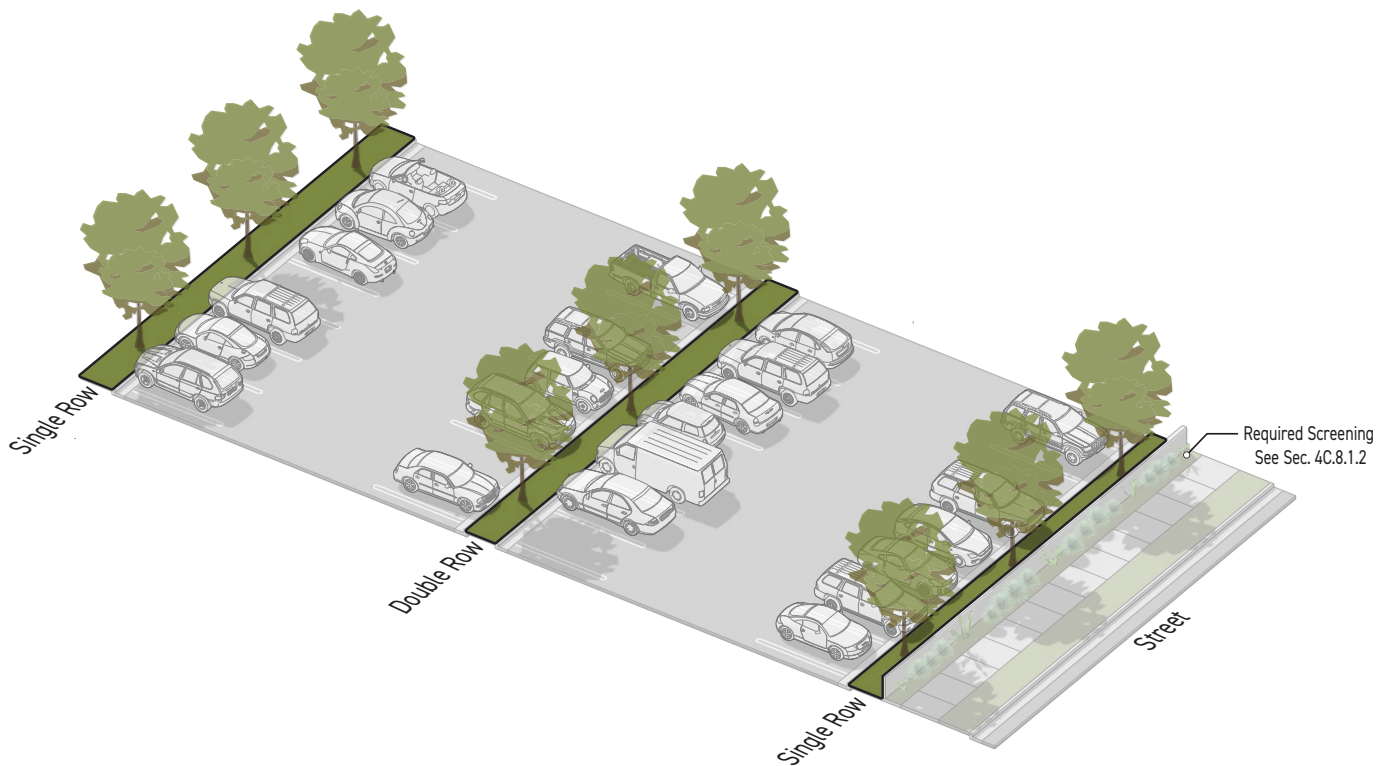
2. **Parking Lot Landscaping**

a. **General**

- i. Projects may comply with either Option 1 or Option 2 in order to meet the requirements of this Section.
- ii. Trees provided to meet parking lot landscaping standards may count toward the tree planting requirements in Sec. 4C.6.2 (*Tree Planting*).
- iii. The required stall length of parking stalls may overhang the planting areas required by the parking lot landscaping standards by 2 feet or less.
- iv. All planting areas shall comply with Sec. 4C.6.4. (*Plant Design & Installation*) in addition to any planting area requirements of the chosen parking lot landscaping option.
- v. All required plants shall comply with Sec. 4C.6.4. (*Plant Design & Installation*).

b. Option 1: Prescriptive Standard

- i. The entire length of each row of parking stalls shall be accompanied by a continuous planting area with a minimum width of 5 feet.
- ii. Trees planted within a planting area located along a single row of parking stalls shall be provided at a rate of 1 large species tree or 2 small species trees for every 3 parking stalls.
- iii. Trees planted between two rows of parking stalls shall be provided at a rate of 1 large species tree (Sec. 4C.6.5.C.3.a.) or 2 small species trees (Sec. 4C.6.5.C.3.a.) for every 6 parking stalls.
- iv. Required trees shall be spaced evenly along the entire length of the require planting area.



c. Option 2: Performance-Based Standard

Trees shall be planted so that at least 50% of all parking lot stalls will be shaded by tree canopy after 10 years of planting.

3. Perimeter Screening

- a. A Type B2 or B3 frontage screen (Sec. 4C.8.1.C.3) is required along frontage lot lines for the width of a parking lot with no building located between the parking lot and the frontage lot line when measured perpendicular to the frontage lot line.

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- b. A Type C1 transition screen (*Sec. 4C.8.2.C.3.a*) is required along common lot lines shared with lots having a 1L, 2L, 3L or 4L Density District for the width of any parking lot where no building is located between the parking lot and the common lot line, measured perpendicular to the applicable lot line.
- c. A Type C1 transition screen (*Sec. 4C.8.2.C.3.a*) is required along alley lot lines where lots zoned with a 1L, 2L, 3L or 4L Density District abut the opposite side of the alley right-of-way. The screen shall be provided for the width of any parking lot where no building is located between the parking lot and the alley lot line, measured perpendicular to the applicable lot line.
- d. The required stall length of parking stalls may overhang the planting area of a required frontage screen or transition screen by 2 feet or less.

D. Measurement

To measure planting area width see *Sec. 4C.6.4.D.1 (Planting Area Width)*.

E. Relief

- 1. A deviation from any parking lot design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
- 2. A deviation from any parking lot design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.4.5. **PARKING STRUCTURE DESIGN**

A. **Intent**

To limit the visual and environmental impact of motor vehicle use areas on the public realm to extent appropriate to the mobility context.

B. **Applicability**

1. **General**

Parking structure design standards apply to portions of structures along non-alley public rights-of way that include a motor vehicle use area within 30' of the building facade.

2. **Parking Structure**

For the purpose of parking structure design, parking structure includes parking garages and integrated parking.

3. **Parking Garage**

For the purpose of parking structure design, parking garage standards apply to structures in which vehicle use area is greater than or equal to the total *floor area* (Sec. 14.1.7. *Floor Area*) of the structure.

4. **Integrated Parking**

For the purpose of parking structure design, integrated parking standards apply to structures which vehicle use area is less than the total *floor area* (Sec. 14.1.7. *Floor Area*) of the structure.

5. **Ground Story**

When the applicable Development Standards District requires ground story parking structures to be screened, concealed, adaptable or wrapped, the parking structure design treatments apply to all above ground parking structure facades up to the first finished floor located above the ground story.

6. **Upper Stories**

When the applicable Development Standards District requires upper stories of parking structures to be screened, concealed, adaptable or wrapped, the parking structure design treatments apply to all portions of parking structure facades from the first finished floor located above the ground story to the topmost point of the parking structure facade.

C. **Standards**

1. **General**

- a. Parking structure design treatments are hierarchical according to the following order:
 - i. Screened Parking

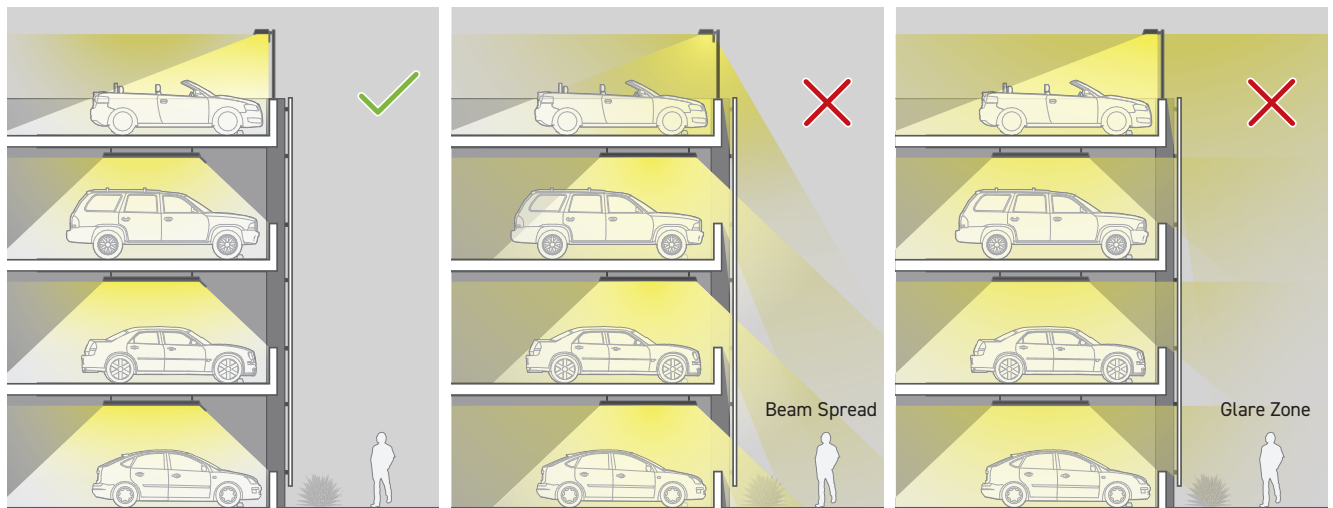
- Automobile Parking -

- ii. Concealed Parking
 - iii. Adaptable Parking
 - iv. Wrapped Parking
- b. If a treatment listed higher in the order is required by the applicable Development Standards District, the applicant may choose to meet the standards of a treatment lower in the order.
- c. Ground story motor vehicle use areas located in a parking structure shall meet any parking setback standards in the applicable Frontage District.

2. Lighting

All luminaires located in parking structures shall meet the following standards:

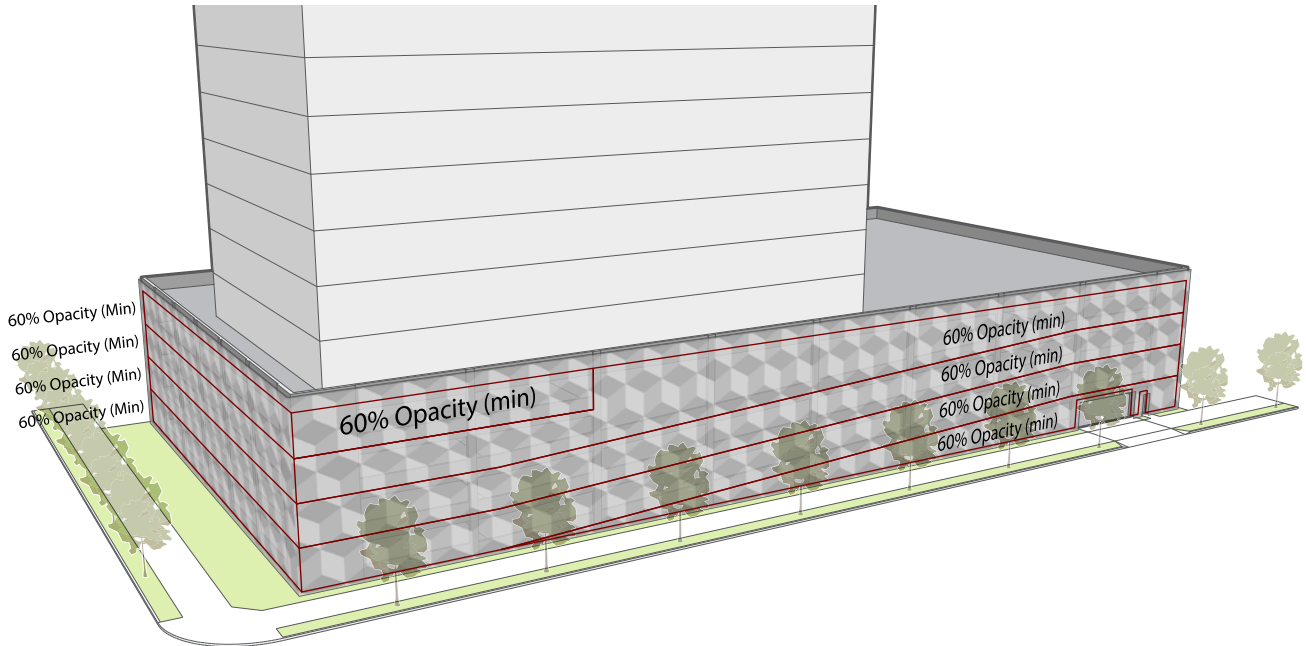
- a. Luminaires shall meet the standards of *Div. 4C.11 (Outdoor Lighting)*.
- b. Beam spread and glare zone from luminaires shall be contained within the parking structure.



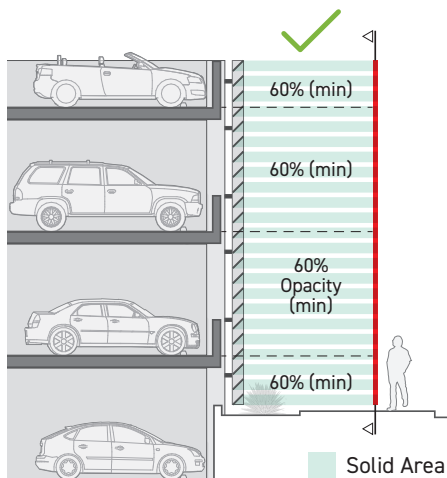
3. Parking Structure Design Treatments

a. Screened Parking

Intended to limit the visual and environmental impact of motor vehicle use areas on the public realm.

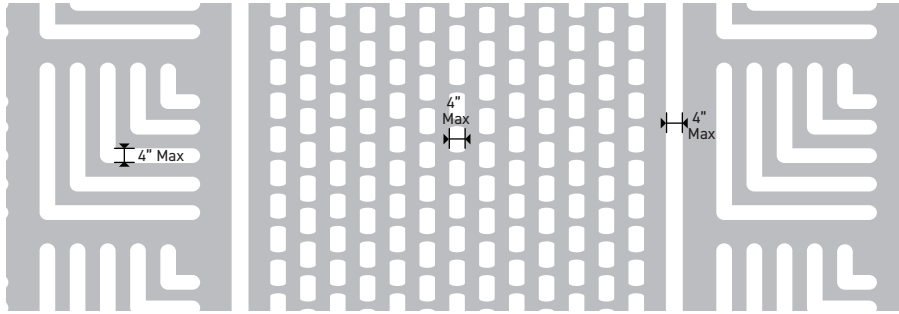


- i. Parking structure facades required to be screened shall meet any frontage standards required by the applicable Frontage District.
- ii. All above grade parking structure facades shall be screened with a permanent structure that meets the following standards:
 - a) Shall not have less than 60% opacity for any individual tier of parking measured in elevation projection.



- Automobile Parking -

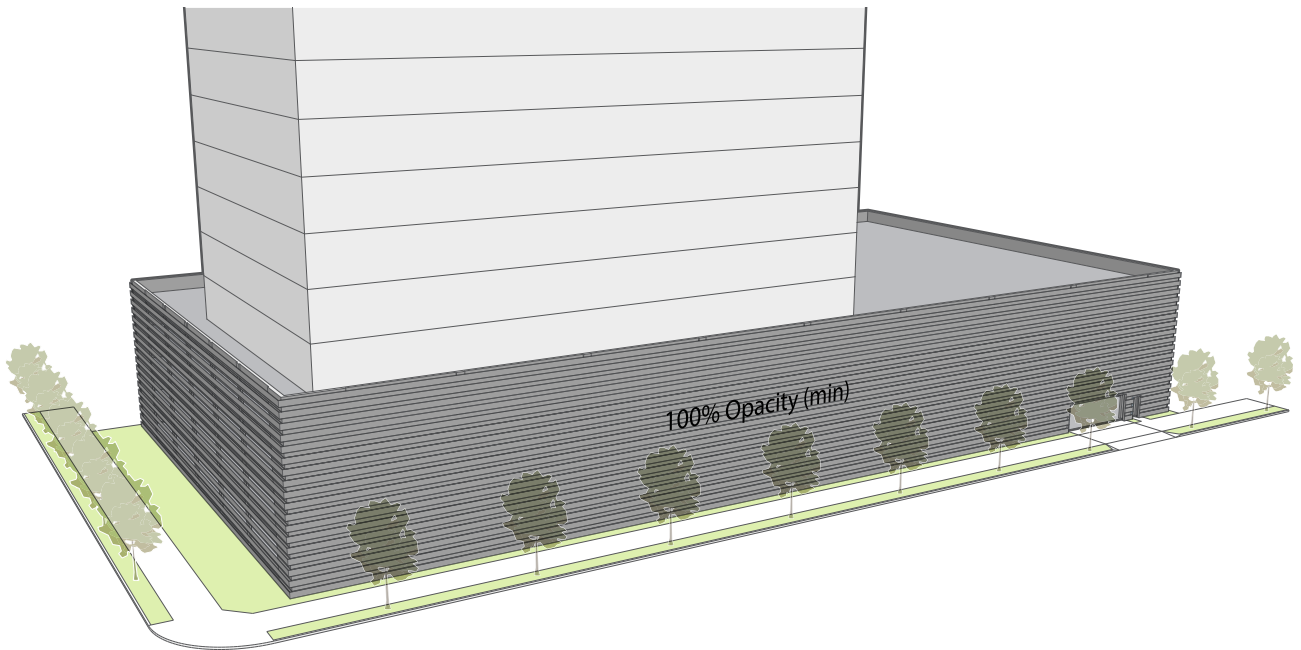
- b) Openings in screens shall be 4 inches or less in at least one dimension except for openings provided for pedestrian or vehicle access.



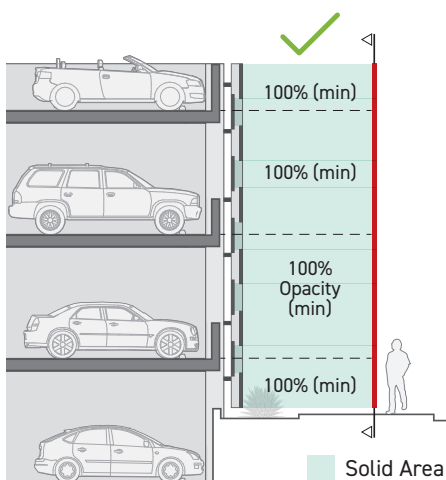
- c) Upper story parking screening, when projected from an angle of elevation of 45 degrees shall not have a lower opacity than when measured in elevation projection.
 - d) Parking structure screen openings accommodating automobile access are allowed for a width no greater than the maximum allowed vehicle access lane width allowed by the applicable Development Standards District.
 - e) Parking structure screen openings accommodating pedestrian accessways are allowed for a width no greater than 8 feet in width for each individual pedestrian accessway. Where an opening in the parking garage screening accommodates both pedestrian and automobile access, the maximum allowable opening width is 8 feet greater than the maximum allowed vehicle access lane width.
 - f) Parking structure screen openings shall have a height no greater than 1 story.
- iii. In addition to the screening above, a type B1 or B2 frontage screen (Sec. 4C.8.1.C.2.) is required between ground story parking and all frontage lot lines.

b. Concealed Parking

To entirely block views of cars, people and direct light from inside parking structures to the public realm.



- i. Parking structure facades required to be concealed shall meet any frontage standards required by the applicable Frontage District.
- ii. All above grade parking structure facades shall be screened with a permanent structure meeting the following standards:
 - a) Shall not have an opacity of less than 100%.



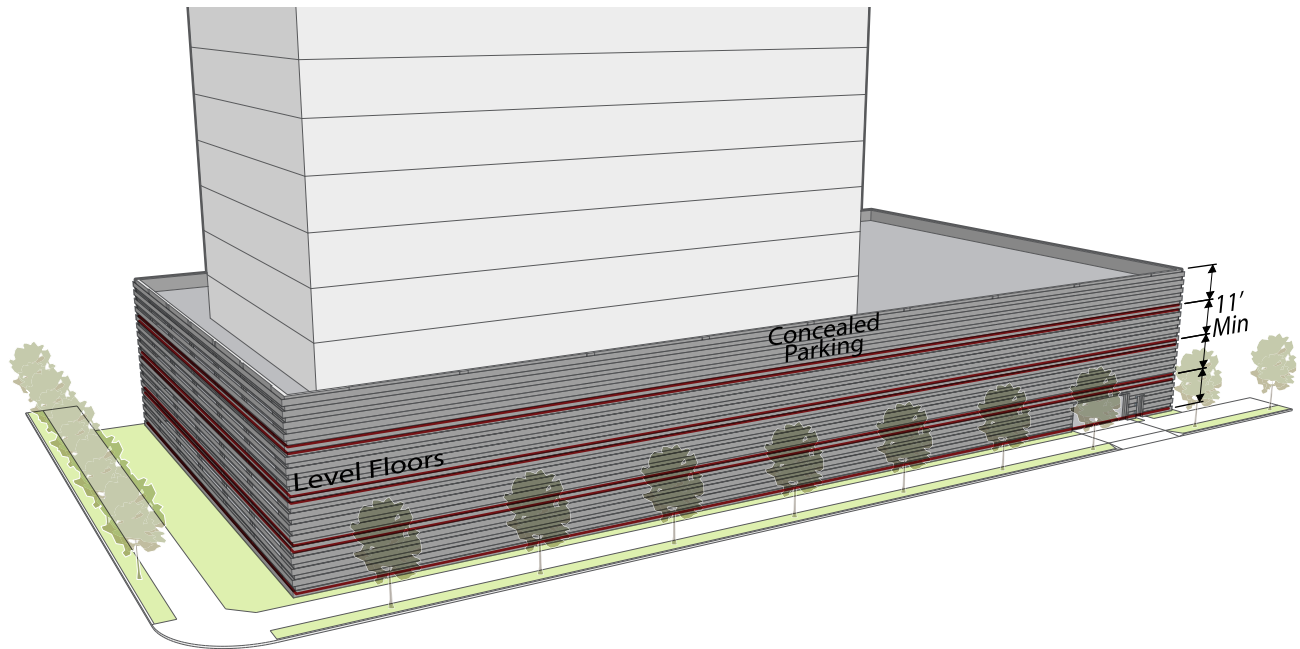
- b) The structure may be the exterior wall of the parking structure or an additional screen to ensure the opacity requirement is met

- Automobile Parking -

- c) Parking structure enclosures shall not include perforated metal screening products.
 - d) Parking structure screen openings accommodating automobile access are allowed for a width no greater than the maximum allowed vehicle access lane width allowed by the applicable Development Standards District.
 - e) Parking structure screen openings accommodating pedestrian accessways are allowed for a width no greater than 8 feet in width for each individual pedestrian accessway. Where an opening in the parking garage screening accommodates both pedestrian and automobile access, the maximum allowable opening width is 8 feet greater than the maximum allowed vehicle access lane width.
 - f) Parking structure screen openings shall have a height no greater than 1 story.
- iii. In addition to the screening above, a type B2 or B3 frontage screen (*Sec. 4C.8.1.C.3*) is required between ground story parking and all frontage lot lines.

c. **Adaptable Parking**

Intended to ensure floors used for parking are built in a way that allows motor vehicle use areas to change to active uses in the future without significant structural renovation.



- i. Parking structure facades required to be adaptable shall meet any frontage standards required by the applicable Frontage District.
- ii. Where required to be adaptable by the applicable Development Standards District; parking structures shall meet the following standards for a minimum depth of 30 feet from the applicable street-facing building facade:
 - a) Floor plates shall be level except to the minimum extent required for drainage.
 - b) Structure shall be constructed to accommodate loads associated with office building corridors above first floor as indicated by the Los Angeles Building Code.
 - c) Floor to floor heights shall be a minimum of 11 feet.
- iii. All parking required to be adaptable shall also meet the standards for concealed parking (Sec. 4C.4.5.C.3.b.).

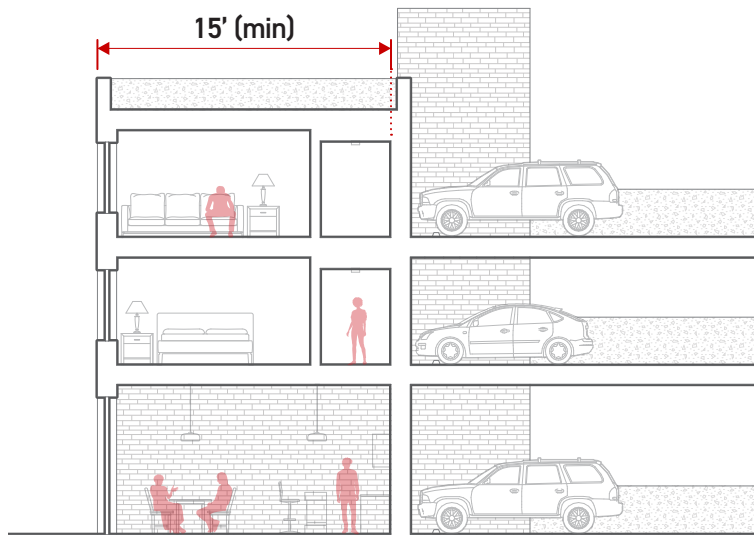
d. **Wrapped Parking**

Intended to ensure active uses along the public right-of-way in order to provide a human-scale and visual interest to buildings along streets and sidewalks, and passive surveillance of the public space, contributing to public safety, walkability and social engagement.



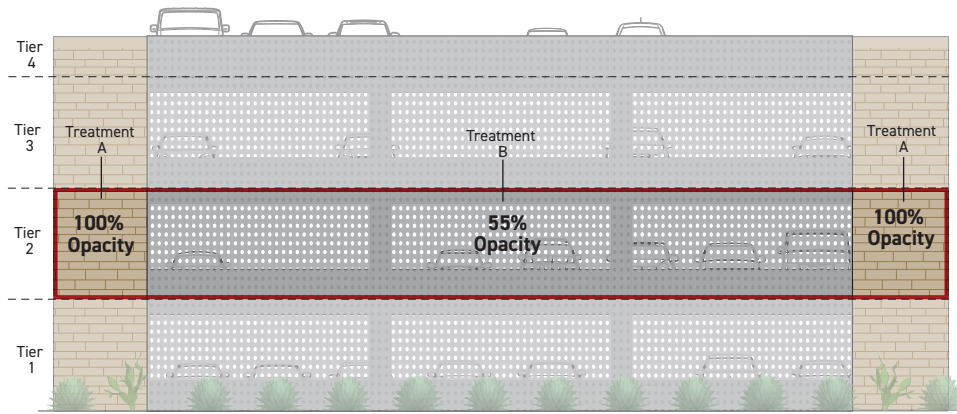
- i. Parking structure facades required to be wrapped shall meet any frontage standards required by the applicable Frontage District.

- ii. Where parking structures are required to be wrapped by the applicable Development Standards District; parking structures shall meet the following standards for the portion of the building width required to meet the minimum build-to width specified in the applicable Frontage District.
 - a) Parking and other motor vehicle use areas shall be separated from the frontage lot line by indoor active uses for a minimum depth of 15 feet measured from the applicable street-facing building face.
 - b) For the purpose of wrapping parking, active uses include indoor occupiable spaces designed and intended for tenants, residents or guests. Areas for circulation, storage, mechanical equipment, utilities, and waste collection shall not account for more than 15% of an area designated as an active use on any story.



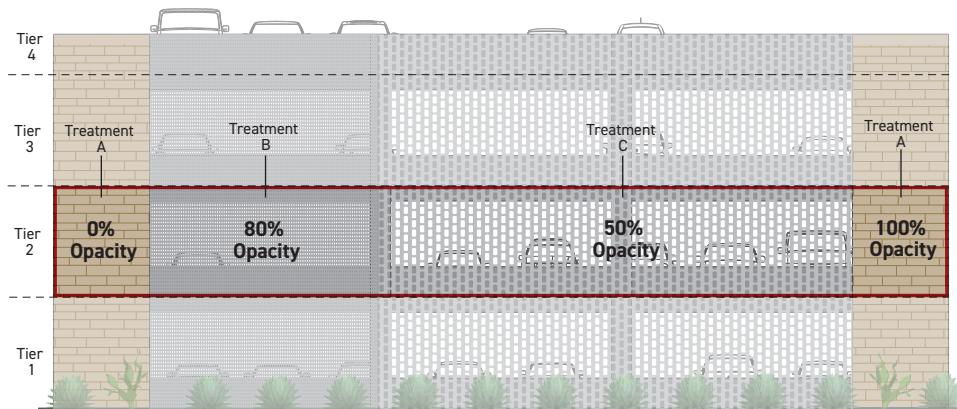
- iii. The portion of the building width not required to meet the minimum build-to width required by the applicable Frontage District may meet either the standards for wrapped parking or concealed parking (Sec. 4C.4.5.C.3.b.).

D. Measurement



✓

TIER 2 OPACITY CALCULATION			
	% OPACITY	PORTION OF TOTAL FACADE AREA	WEIGHTED VALUE
TREATMENT A	100%	0.2	20%
TREATMENT B	55%	0.8	42%
TIER 2 TOTAL OPACITY			62%



✓

TIER 2 OPACITY CALCULATION			
	% OPACITY	PORTION OF TOTAL FACADE AREA	WEIGHTED VALUE
TREATMENT A	100%	0.2	20%
TREATMENT B	80%	0.3	24%
TREATMENT C	50%	0.5	25%
TIER 2 TOTAL OPACITY			69%

1. Opacity

- a. Opacity of screening is calculated separately for each tier of parking on each building facade.
- b. Minimum opacity is measured as a percentage calculated as the sum of all solid areas on a parking facade area divided by the total parking facade area projected horizontally and perpendicular to the facade area. Also see *Sec. 14.1.14. (Opacity %)*.
- c. When a parking structure tier uses more than one screening treatment with varying opacities, the opacity for the entire tier is calculated as a weighted average of the opacities of all the treatments used on the tier. The opacity of each screening treatment is weighted by the percent of the total parking screen facade area covered by that screening treatment.
- d. For the purpose of measuring opacity, above-grade portions of underground and ground floor parking screen facade area using a green wall meeting the standards of *Sec. 3C.4.2.E.1.j (Inactive Foundation Wall Treatments)* are considered to have an opacity of 60%.

2. Parking Structure Screen Openings

- a. Parking structure screen opening width is measured as the maximum horizontal dimension of the area not including the parking structure treatment required by *Part 4B. (Development Standard Districts)*. Parking structure screen opening width is measured parallel to the parking structure facade.
- b. Parking structure screen opening height is measured as the maximum vertical dimension of the area on a parking structure facade that does not include the parking structure treatment required by *Part 4B. (Development Standard Districts)*.

E. Exceptions

As an alternative to meeting the wrapped parking standards, lots having an area of less than 30,000 square feet, may fully enclose upper story motor vehicle use areas with a facade meeting all Frontage standards specified by the applicable Frontage District. If any project chooses to use this exception, all Frontage District standards apply to parking structure facades. These constrained sites are not required to provide the minimum depth of active uses.

F. Relief

1. An alternative to any parking structure design standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any parking structure design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any parking structure design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.5. **TRANSPORTATION DEMAND MANAGEMENT**

SEC. 4C.5.1. **SMALL PROJECTS**

A. **Intent**

To alter travel behavior through programs of incentives, services, and policies appropriate for small projects, including encouraging the use of alternatives to single-occupancy vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work-schedule that move trips out of the peak period or eliminates them altogether.

B. **Applicability**

Small projects transportation demand management standards apply to new construction and additions adding more than 25,000 square feet of non-residential floor area.

C. **Standards**

Applicants shall execute and record a covenant and agreement to the satisfaction of LADOT, to provide and continually maintain in a state of good repair a bulletin board, display case, or kiosk meeting the following standards:

1. The required bulletin board, display case or kiosk shall be located where the greatest number of employees are likely to see it.
2. The required bulletin board, display case or kiosk display shall include, but is not limited to, the following:
 - a. Current routes and schedules for public transit serving the site;
 - b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operations;
 - c. Ridesharing promotion material supplied by commuter-oriented organizations;
 - d. Regional/local bicycle route and facility information;
 - e. A listing of on-site services or facilities which are available for carpool, vanpool, bicycle, and transit riders.

D. **Measurement**

[None]

E. **Relief**

1. An alternative to small project transportation demand management standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any small project transportation demand management dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any small project transportation demand management standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.
4. In cases of extreme hardship, duly established to its satisfaction, the City Council, acting in its legislative capacity, and by resolution, may grant an exemption from any/or all the provisions of *Sec 4C.5.1. (Small Projects)*. In granting such an exemption, the City Council shall make the following findings:
 - a. Specific features of the development make it infeasible to satisfy all of the provisions of this subsection; and
 - b. The applicant has committed to provide equivalent alternative measures to reduce vehicle trips.

SEC. 4C.5.2. **MEDIUM PROJECTS**

A. **Intent**

To alter travel behavior through programs of incentives, services, and policies appropriate for medium projects, including encouraging the use of alternatives to single-occupancy vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work-schedule that move trips out of the peak period or eliminates them altogether.

B. **Applicability**

Medium projects transportation demand management standards apply to new construction and additions adding more than 50,000 square feet of non-residential floor area.

C. **Standards**

Applicants shall execute and record a covenant and agreement to the satisfaction of LADOT, to provide and continually maintain in a state of good repair the following trip reduction features:

1. All trip reduction features required for small projects (*Sec. 4C.5.1.*).
2. A designated parking area for employee carpools and vanpools as close as practical to the main pedestrian entrance(s) of the building(s). This area shall include at least ten percent of the parking stalls required for the site. The spaces shall be signed and striped sufficient to meet the employee demand for such spaces. The carpool/vanpool parking area shall be identified on the driveway and circulation plan upon application for a building permit;
3. One permanent, clearly identified (signed and striped) carpool/vanpool parking stall for the first 50,000 to 100,000 square feet of gross floor area and one additional permanent, clearly identified (signed and striped) carpool/vanpool parking stall for any development over 100,000 square feet of gross floor area;

4. Parking stalls clearly identified (signed and striped) shall be provided in the designated carpool/vanpool parking area at any time during the building's occupancy sufficient to meet employee demand for such spaces. Absent such demand, parking stalls within the designated carpool/vanpool parking area may be used by other vehicles;
5. No signed and striped parking stalls for carpool/vanpool parking shall displace any handicapped parking;
6. A statement that preferential carpool/vanpool spaces are available on-site and a description of the method for obtaining permission to use such spaces shall be included on the required transportation information board;
7. Additional carpool/vanpool spaces within the designated preferential area will be signed and striped for the use of ridesharing employees based on demand for such spaces;
8. A minimum vertical clearance of 7 feet 2 inches shall be provided for all parking stalls and accessways used by vanpool vehicles when located within a parking structure;
9. Bicycle parking shall be provided in conformance with *Div. 4C.3 (Bicycle Parking)*.

D. **Measurement**

[None]

E. **Relief**

1. An alternative to medium project transportation demand management standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).
2. A deviation from any medium project transportation demand management dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).
3. A deviation from any medium project transportation demand management standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
4. In cases of extreme hardship, duly established to its satisfaction, the City Council, acting in its legislative capacity, and by resolution, may grant an exemption from any/or all the provisions of *Sec 4C.5.2. (Medium Projects)*. In granting such an exemption, the City Council shall make the following findings:
 - a. Specific features of the development make it infeasible to satisfy all of the provisions of this subsection; and
 - b. The applicant has committed to provide equivalent alternative measures to reduce vehicle trips.

SEC. 4C.5.3. **LARGE PROJECTS**

A. **Intent**

To alter travel behavior through programs of incentives, services, and policies appropriate for large projects, including encouraging the use of alternatives to single-occupancy vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work-schedule that move trips out of the peak period or eliminates them altogether.

B. **Applicability**

Large projects transportation demand management standards apply to new construction or additions adding more than 100,000 square feet of non-residential floor area.

C. **Standards**

Applicants shall execute and record a covenant and agreement to the satisfaction of LADOT, to provide and continually maintain in a state of good repair the following trip reduction features:

1. All trip reduction features required for small projects (*Sec. 4C.5.1.*).
2. All trip reduction features required for medium projects (*Sec. 4C.5.2.*).
3. A safe and convenient area in which carpool/vanpool vehicles may load and unload passengers other than in their assigned parking area;
4. Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development;
5. If determined necessary by the City to mitigate the project impact, bus stop improvements shall be provided. The City will consult with the local bus service providers in determining appropriate improvements. When locating bus stops or planning building entrances, entrances shall be designed to provide safe and efficient access to nearby transit stations/stops;
6. Safe and convenient access from the external circulation system to bicycle parking facilities on-site.

D. **Measurement**

[Reserved]

E. **Relief**

1. An alternative to large project transportation demand management standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).
2. A deviation from any large project transportation demand management dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

3. A deviation from any large project transportation demand management standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).
4. In cases of extreme hardship, duly established to its satisfaction, the City Council, acting in its legislative capacity, and by resolution, may grant an exemption from any/or all the provisions of Sec 4C.5.3. (*Large Projects*). In granting such an exemption, the City Council shall make the following findings:
 - a. Specific features of the development make it infeasible to satisfy all of the provisions of this subsection; and
 - b. The applicant has committed to provide equivalent alternative measures to reduce vehicle trips.

F. **Monitoring**

LADOT shall be responsible for monitoring the owner/applicant's continual implementation and maintenance of the project trip reduction features required by this ordinance.

DIV. 4C.6. **PLANTS**

SEC. 4C.6.1. **APPROVALS**

The Director shall have the authority to issue approvals under *Div. 4C.6 (Plants)* of this Code. The Director shall review and approve or disapprove the proposed landscape plan.

SEC. 4C.6.2. **PROTECTED TREES**

Provisions for protected trees are outlined in *LAMC Sec. 46.01 (Definition)*, *LAMC Sec. 46.02. (Requirements for Public Works Permits to Relocate or Remove Protected Trees and Shrubs)* and *Sec. 11.1.4.P. (Division of Land; Protected Tree Regulations)*.

SEC. 4C.6.3. **TREE PLANTING**

A. **Intent**

To maintain and increase the City's tree canopy, reduce consumption of electricity, improve air quality, promote infiltration of stormwater runoff, offset urban heat island effect, mitigate noise pollution, sequester carbon and support urban biodiversity.

B. **Applicability**

All lots shall comply with tree requirement standards.

C. **Standards**

1. One large species tree (*Sec. 4C.6.4.C.3.a.i*) or two small species trees (*Sec. 4C.6.4.C.3.a.ii*) shall be planted for every 4,000 square feet of floor area provided. For each additional 4,000 square feet of floor area, one additional one large species tree or two small species trees shall be required.
2. No less than one large species tree or two small species trees (*Sec. 4C.6.4.C.3.a.ii*) shall be planted on every lot.
3. Palms and bamboo do not count as required trees, with the exception of existing palm trees located on a lot identified as being within a planting area established by the *Targeted Planting Area Map (Sec. 1.4.5)*. In these planting areas palms may count as a required tree provided that the specific palm tree species meets the requirements of the applicable planting area.
4. Existing trees on-site count toward the minimum tree requirement based on tree type (large species or small species) in compliance with *Sec. 4C.6.4.C.3.a. (Tree Types)*, provided each tree is healthy and has a minimum 1 inch caliper.
5. Required trees shall be planted either on-site, in a common area accessible to multiple lots from a shared pedestrian accessway, or in the abutting parkway. Trees planted in the parkway require approval from the Board of Public Works or its designee per *LAMC Sec. 63.169 (Permit Required to Plant Streets)*.

6. When calculating the total number of trees required by tree planting (Sec. 4C.6.2) results in the requirement of a fraction of a tree, any fraction up to and including one-half may be disregarded and any fraction over one-half will require one additional tree.
7. Additional trees may also be required by Sec. 4C.4.4. (*Parking Lot Design*), Sec. 4C.6.4. (*Planting Areas*), Div. 4C.8. (*Screening*), Sec. 3C.4.2.E.2. (*Ground Story Inactive Wall Treatments*) and Sec. 3C.4.2.E.3. (*Inactive Foundation Wall Treatments*).
8. All required trees shall be planted in accordance with the plant design and installation standards outlined in Sec. 4C.6.4.C.3.a (*Trees*).

D. **Measurements**

1. For measuring floor area see Sec. 14.1.7 (*Floor Area*).
2. For large tree measurements see Sec. 4C.6.4.C.3 (*Tree Types*).
3. For small tree measurements see Sec. 4C.6.4.C.3 (*Tree Types*).
4. For measurement of caliper see Sec. 4C.6.4.D.9. (*Caliper*).
5. For measurement of container size see Sec. 4C.6.4.D.8. (*Container Size*).

E. **Relief**

1. An alternative to tree planting standards may be requested in accordance with Sec. 13B.5.1 (*Alternative Compliance*).
2. A Director's Determination may be requested to plant a required tree off-site on private property (with prior approval of the property owner) or along public streets (with the prior approval of the Board of Public Works or its designee) within one mile of the lot of the project, or pay an in-lieu fee in accordance with LAMC Sec. 62.177 (*Establishment of Tree Replacement and Planting In-Lieu Fee*) instead of planting a required tree. In order to approve the Director's Determination, the Director shall make the supplemental finding that required trees cannot feasibly be planted on-site or in the abutting parkway.
3. A deviation from any tree requirement standard may be allowed as a variance in accordance with Sec. 13B.5.3 (*Variance*).

SEC. 4C.6.4. **STREETSCAPE**

[RESERVED]

SEC. 4C.6.5. **PLANT DESIGN & INSTALLATION**

A. **Intent**

To provide the necessary elements to support a healthy urban ecological system.

B. **Applicability**

All plants used to meet a requirement of this Zoning Code shall comply with plant design and installation standards unless otherwise specified.

C. **Standards**

1. **General**

- a. No invasive species may be planted in the city of Los Angeles. Any plant listed by the California Invasive Plant Inventory as an invasive or watch plant (including the ratings of "limited", "moderate", "high" or "watch") is considered an invasive species. (<https://www.cal-ipc.org/plants/inventory/>)
- b. Plants shall not interfere with visibility at intersections and driveways per *LAMC Sec. 62.200 (Street Intersections - Obstructions to Visibility)*.
- c. No plant identified by the Los Angeles Fire Department as a prohibited flammable plant species is allowed in a Very High Fire Severity Hazard Zone, as established in *LAMC Sec. 57.4908.1 (Very High Fire Severity Zone Established)*.
- d. No artificial plants, trees, or other plants may be installed as required planting.
- e. Projects with planting areas may be subject to *LAMC Sec. 99.04.304 (Outdoor Water Use)*.
- f. Projects with planting areas may be subject to *LAMC Sec. 64.72 (Stormwater and Urban Runoff Pollution Control Measures for Development Planning and Construction Activities)*.

2. **Planting Areas**

a. **General**

- i. Area that includes structures, foundation walls, footings or flatwork shall not count toward any planting area requirement with the following exceptions:
 - a) Planters located within 10 feet of a building that are used to meet *LAMC Sec. 64.72 (Stormwater and Urban Runoff Pollution Control Measures for Development Planning and Construction Activities)* may count toward required planting area.
 - b) Planters located on or above a structure (examples include: roofs, terraces, bridges, balconies, and above or below ground parking structures) may count toward required planting area.

- ii. Planting areas shall include an automatic irrigation system in compliance with *LAMC Sec. 99.04.304 (Outdoor Water Use)*.
- iii. Planting areas shall have no horizontal dimension less than 3 feet.
- iv. Planting areas shall have a minimum plant coverage of 75 percent.
- v. All plants required to meet the minimum plant coverage standard shall meet the applicable plant type design and installation standards (*Sec.4C.6.4.C.3.*).
- vi. Planting areas shall include 1 large species tree or 2 small species trees for each 500 square feet of total required on-site planting area.

b. Rooftop Planting Areas

Plants provided on or over a built structure, including but not limited to, a roof, a bridge, a balcony or a parking structure, shall comply with the following standards:

- i. Where rooftop planting area standards conflict with plant type planting hole standards (*Sec. 4C.6.4.C.3.*), rooftop planting area standards supersede.
- ii. Minimum soil depth or soil volume for required plants, is as follows:

TREES			OTHER PLANTS	
Height at Maturity	Soil Volume (min)	Soil Depth (min)	Height at Maturity	Soil Depth (min)
15' to 19'	220 ft ³	36"	<5.9"	12"
20' to 24'	400 ft ³	36"	6" to 11"	18"
25' to 29'	620 ft ³	42"	1' to 7'	24"
30' to 34'	900 ft ³	42"	8' to 14'	30"
35' to 39'	1,200 ft ³	42"	15' to 24'	36"
40' or more	1,600 ft ³	48"	25' or more	42"

- iii. All large species trees shall be setback from the edge of the roof a minimum of two-thirds the mature height of the tree measured perpendicularly from the edge of the roof to the center of the tree trunk. The required setback may be reduced by an amount equivalent to the height of a guard rail or wall provided along the perimeter of the roof edge.
- iv. All rooftop gardens and landscapes, occupied or unoccupied, shall comply with *LAMC Sec. 57.317 (Rooftop Gardens and Landscaped Roofs)*.

3. Plant Type

a. Trees

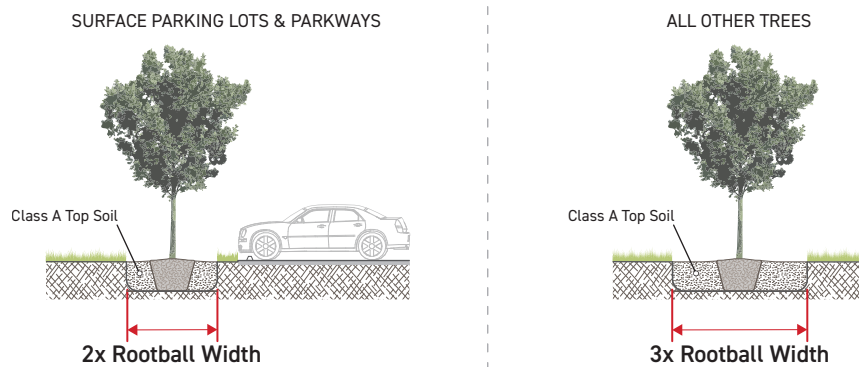
i. Tree Types

- a) Large species tree shall have a height of 30 feet at maturity.

- Plants -

- b) Small species tree shall have a height at maturity of less than 30 feet and an no less than 15 feet.

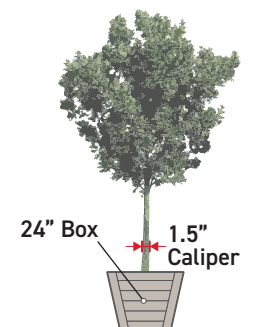
ii. **Planting Specifications**



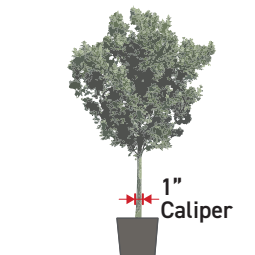
All trees and their planting hole, provided to meet a planting requirement shall meet the following standards:

- a) Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.
- b) For trees located in surface parking lots and parkways, planting holes shall be a minimum width of 2 times the width of the rootball
- c) For all other trees, planting holes shall be a minimum width of 3 times the width of the rootball.
- d) Planting holes shall be no deeper than the height of the rootball.
- e) Planting hole shall be backfilled with class A top soil or native variety.
- f) Backfill soil shall be compacted to no more than 70%.
- g) Soil in beneath the rootball shall be compacted to at least 90%.
- h) No other plants may be planted within 2 feet of a tree, measured from the center of the tree trunk.
- i) All required trees, shall have a minimum 15 gallon container size and a minimum caliper of 1 inch or as specified by *ASNS (American Standard for Nursery Stock)*.

SURFACE PARKING LOTS, PARKWAYS & PEDESTRIAN AMENITY SPACES



OTHER REQUIRED TREES



b. Screening Plants

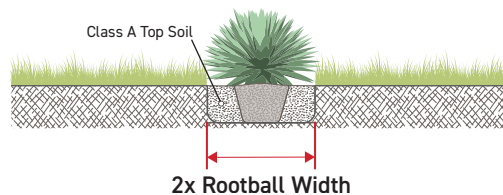
i. General

- a) Required screening plants shall be perennial including, shrubs, vines, succulents, grasses and ferns.
- b) Required screening plants shall have a minimum height at maturity of 3 feet.

ii. Planting Specifications

All screening plants and their planting holes provided to meet a screening requirement shall meet the following standards:

- a) Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.
- b) Planting holes shall have a minimum width of 2 times the width of the rootball.
- c) Planting holes shall be no deeper than the height of the rootball.
- d) Planting holes shall be backfilled with Class A top soil or native variety.

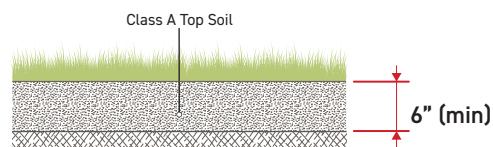


- e) Required screening plants shall have a minimum height of 18 inches at time of planting.

c. Groundcover & Turf Plants

Turf plants such as sodded or seeded grass areas provided to meet a planting requirement shall meet the following standards:

- i. Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.
- ii. Minimum top soil depth of 6 inches.
- iii. Top soil shall be Class A top soil or native variety.



d. **Hedges**

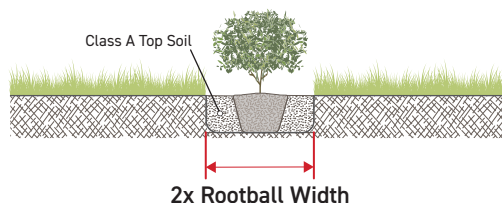
i. **General**

- a) Hedges include all shrubs planted closer than 1/2 of their height at maturity from another shrub or tree and all trees planted closer than 1/2 of their canopy diameter at maturity from another tree.
- b) Trees planted at least 3 feet apart having no branches a minimum of six feet from surrounding grade are not considered a hedge and are not regulated by maximum hedge standards.

ii. **Planting Specifications**

Shrubs and their planting holes provided as part of a hedge shall meet the following standards:

- a) Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.
- b) Planting holes shall have a minimum width of 2 times the width of the rootball.
- c) Planting holes shall be no deeper than the height of the rootball.
- d) Planting holes shall be backfilled with Class A top soil or native variety.



e. **Living Walls**

Living walls provided to meet a standard shall meet the following standards:

- i. Permanently attached to the exterior of a building or structure.
- ii. Automatic irrigation system permanently integrated into the assembly in compliance with *LAMC Sec 99.04.304 (Outdoor Water Use)*.
- iii. Growing medium shall be permanently integrated into the assembly while retaining the ability to remove, replace and maintain the plants and growing medium.
- iv. Minimum soil depth of 4 inches of Class A top soil or native variety
- v. Minimum 75 percent plant coverage at maturity, measured vertically.

f. **All Other Plants**

All plants, other than living walls, hedges, groundcover and turf plants, screening plants and trees provided to meet a planting requirement shall meet the following standards:

- i. Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.
- ii. Planting holes shall have a minimum width of 2 times the width of the rootball.
- iii. Planting holes shall be no deeper than the height of the rootball.
- iv. Planting holes shall be backfilled with Class A top soil or native variety.

4. **Native Plants**

All plants required to be native plants shall meet the applicable plant type design and installations standards (*Sec. 4C.6.4.C.3*) in addition to the following standards:

- a. Shall be a tree, shrub or plant species specified by Water Use Classification of Landscape Species (WUCOLS) as native to the South Coastal region.
- b. Soil amendments shall not be used.

5. **Maintenance**

- a. All required plants shall be maintained in good and healthy condition.
- b. All required plants shall be allowed to reach and be maintained at no less than the spread at maturity specified in a landscape plan.
- c. Landscape and screening areas shall be kept free of weeds and trash.
- d. "Topping," defined as removal of more than 1/3 of the leaves and branches of a tree as measured from the lowest branch on the trunk of the tree to the top of the tree, is prohibited.

D. **Measurement**

1. **Planting Area Width**

Planting area width is measured as the narrowest horizontal dimension from one edge of an area complying with *Sec. 4C.6.4.C.2 (Planting Areas)* to the opposite edge.

2. **Plant Coverage**

Plant coverage is measured as the cumulative area of a planting area covered by plants divided by the total planting area.

- a. Trees count as plant coverage only for the portion of a planting area within 2 feet of a tree, measured as a circle, centered on the trunk of the tree, with a radius of 2 feet.
- b. All other plants count as plant coverage for 70% of the plant's anticipated *canopy diameter or spread at maturity (Sec. 4C.6.4.D.7)*.

3. **Soil Depth**

Soil depth is measured as the total vertical dimension of growing medium provided, measured from the lowest elevation to the highest elevation for all portions of a planting area.

4. **Soil Volume**

Soil volume is measured as the total volume of growing medium provided. Drainage layers and other elements located within a container or planter that are not growing medium are not included in the calculation of soil volume.

5. **Rootball Depth**

Depth of the rootball is measured from the root flare to the bottom of the root mass or bottom of the container.

6. **Rootball Width**

Width of the rootball is measured as the shortest horizontal dimension of the root mass or container from one end to the opposite end.

7. **Canopy Diameter, Spread, Height at Maturity**

Canopy diameter at maturity, spread at maturity and height at maturity shall be specified in Landscape Plants for California Gardens, or other locally calibrated and professionally recognized source.

8. **Height at Planting**

- a. Height at planting is measured from the root flare.
- b. For evergreens, height at planting is measured vertically to the midpoint of the leader between the uppermost whorl (branch) and the top of the leader.
- c. For deciduous shrubs, height at planting is measured vertically to the top of the shortest of all canes.
- d. For all other plants, height at planting is measured vertically to the highest point of the plant.

9. **Container Size**

- a. Container Size is measured in accordance with the American Standard for Nursery Stock (ASNS).

- b. When a minimum container size is indicated by a standard, all equivalent or greater container sizes are also requested in accordance with ASNS Container class volume ranges.

10. Caliper

- a. For fruit trees, small fruits, understock and seedling trees and shrubs, caliper measurement shall be taken at the root collar or at the other points expressly described in the applicable Sections of the American Standard for Nursery Stock.
- b. Caliper for trees with multiple stems is measured as one-half the sum of the calipers of the three largest trunks.
- c. For all other plants, caliper measurement shall be taken six inches above the root collar.

11. Height at Maturity

- a. Height at maturity is measured from the root flare.
- b. For evergreens, height at maturity is measured vertically to the midpoint of the leader between the uppermost whorl (branch) and the top of the leader.
- c. For deciduous shrubs, height at maturity is measured vertically to the top of the shortest of all canes.
- d. For all other plants, height at maturity is measured vertically to the highest point of the plant.

E. Relief

1. An alternative to plant design and installation standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any plant design and installation dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any plant design and installation standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.7. **FENCES & WALLS**

SEC. 4C.7.1. **FRONTAGE YARD FENCES & WALLS**

A. **Intent**

To balance the needs for natural surveillance and visual interest along the public realm and security and privacy for private ground floor uses in a manner appropriate to context.

B. **Applicability**

All fences, walls or hedges located in a frontage yard as allowed by the applicable *Frontage District (Part 3B)*.

C. **Standards**

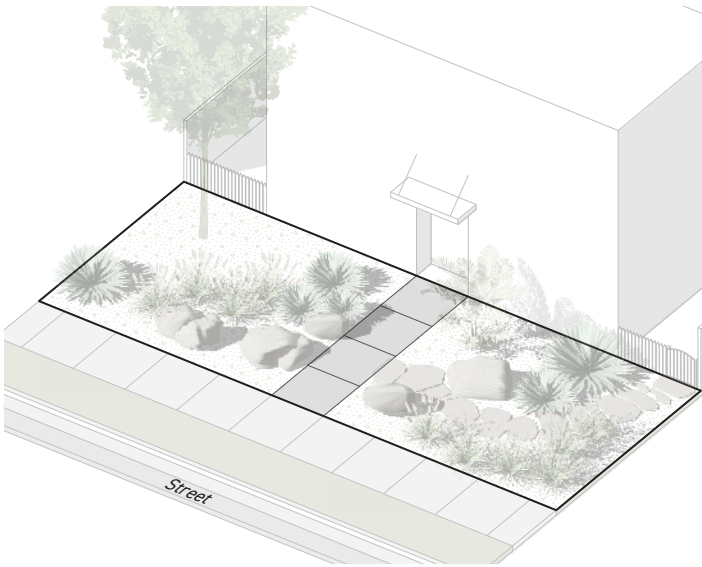
1. **General**

- a. Where a required frontage screen (Sec. 4C.8.1.C.3) includes a wall or fence, the required fence or wall may only be located in the frontage yard if the wall or fence complies with the allowed frontage yard fence and wall standards specified by the applicable Frontage District.
- b. All fences and walls including their sub-grade elements, such as footings or foundation, shall be located on-site.
- c. Allowed fence & wall types are hierarchical. Where a fence & wall type with a higher number designator is allowed in the applicable Frontage District, all fence & wall types having a lower number designator are also allowed.
- d. No fence & wall type with a greater number designator than the fence & wall allowed in applicable Frontage District may be located in the frontage yard.
- e. All fences and walls provided shall include the necessary gates or openings to comply with the applicable pedestrian access package standards in *Sec. 4C.1.1. (Pedestrian Access Packages)*.
- f. All fences and walls provided shall comply with *Sec. 4C.7.3. (Fence/Wall Design and Installation)*.
- g. All hedges provided shall comply with *Sec. 4C.6.4 (Plant Design & Installation)*.

2. Fence & Wall Types

a. Type A1

Intended for frontage yards where building shall engage directly with the public realm to provide natural surveillance and visual interest along the public realm. Especially where ground floor uses are commercial or non-fenced frontage yards are the predominant character.

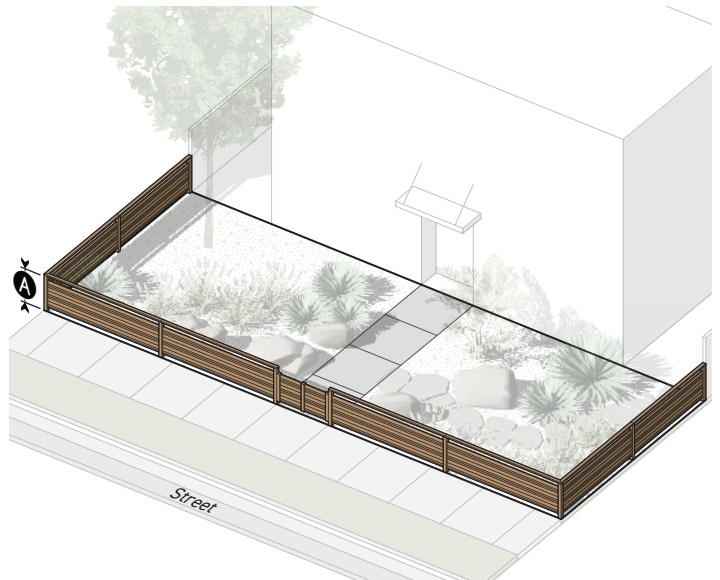


DIMENSIONAL STANDARDS

Hedge Height	Not allowed
Fence/Wall Height*	Not allowed

b. Type A2

Intended for frontage yards where the need for natural surveillance, and visual interest along the public realm shall be balanced with the need for separation between private ground floor uses and the public realm.

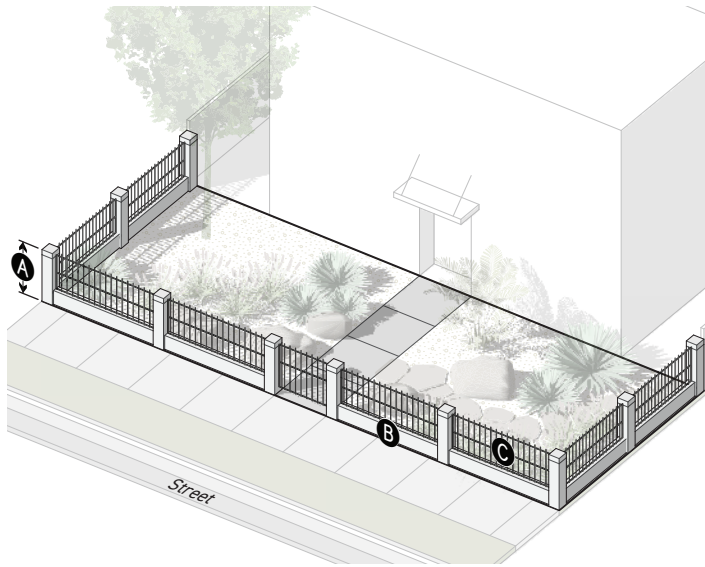


DIMENSIONAL STANDARDS

Hedge Height (max)	3.5'
A Fence/Wall Height (max)	3.5'

c. Type A3

Intended for frontage yards where the need for natural surveillance and visual interest along the public realm shall be balanced with the need for security between private ground floor uses and the public realm.

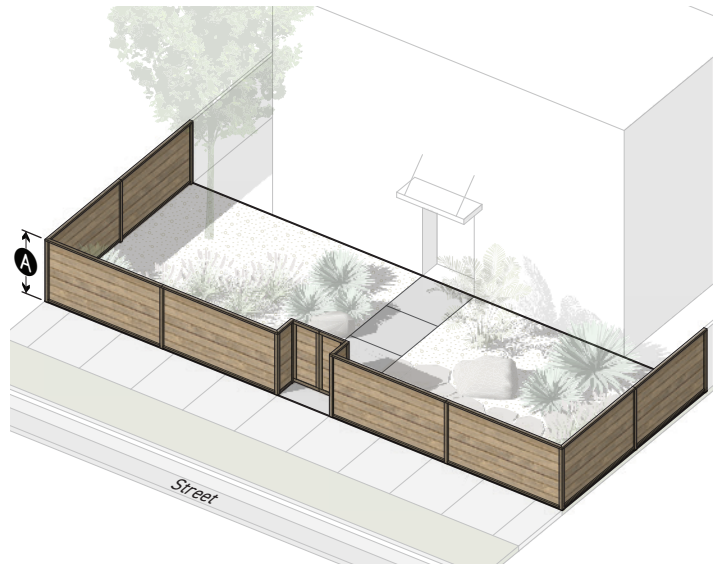


DIMENSIONAL STANDARDS

Hedge Height (max)	3.5'
Fence/Wall	
A Height (max)	6'
B Opacity below 3.5' in height (max)	100%
C Opacity 3.5' and above in height (max)	50%

d. Type A4

Intended for frontage yards in areas with high pedestrian and automobile traffic, where natural surveillance and visual interest along the public realm is less critical than the need to mitigate impacts from the public realm on private ground floor uses.

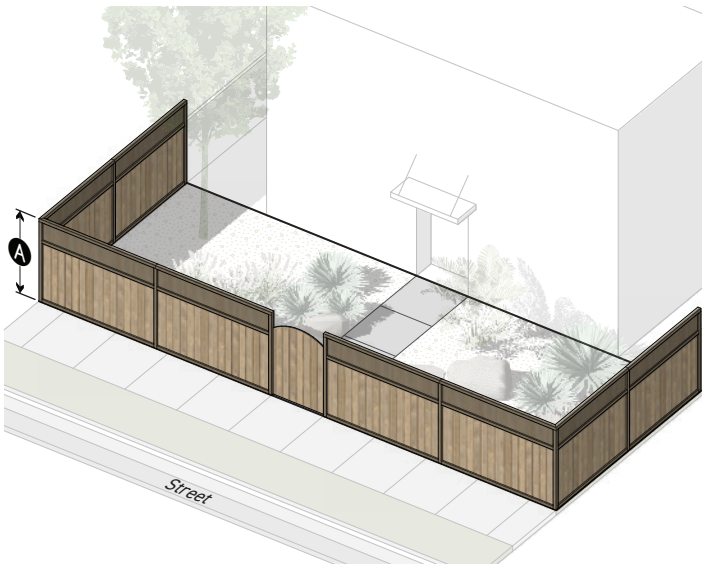


DIMENSIONAL STANDARDS

Hedge Height (max)	6'
A Fence/Wall Height (max)	6'

e. Type A5

Intended for frontage yards in areas with high pedestrian and automobile traffic, where natural surveillance and visual interest along the public realm is less critical than the need to mitigate intrusions from the public realm on private ground floor uses.



DIMENSIONAL STANDARDS	
Hedge Height (max)	8'
A Fence/Wall Height (max)	8'

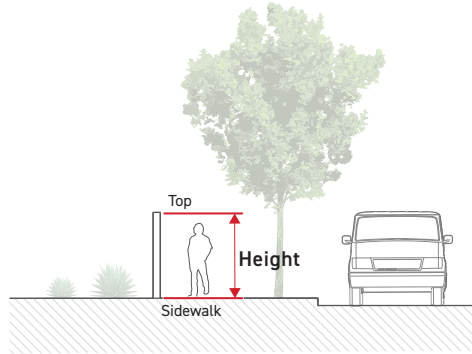
D. Measurement

1. Frontage yard

For frontage yard designation see *Sec. 14.1.20 (Yard Designation)*.

2. Fence & Wall Height

- a. Where a sidewalk is located within 5 feet of the wall and fence, height is measured vertically from the topmost point of the wall or fence to the adjacent sidewalk.



- b. Where no sidewalk exists within 5 feet of the wall, height is measured vertically from finished grade at the base of the wall or fence to the topmost point of the wall or fence.

3. Hedge Height

Hedge height is measured according to *Sec. 4C.6.4.D.11 (Height at Maturity)*.

4. Opacity

For measurement of opacity, see *Sec. 14.1.14 (Opacity %)*.

E. Relief

1. An alternative to frontage yard fences and walls standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. Up to a type A5 fence & wall type may be allowed in any Frontage District in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any frontage yard fences and walls standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.7.2. SIDE/REAR YARD FENCES & WALLS

A. Intent

To provide security and privacy for private ground floor uses facing side and rear yards in a manner appropriate to context.

B. Applicability

All walls, fences and hedges located in a rear or side yard. See *Sec. 14.1.22 (Yard Designation)*.

C. Standards

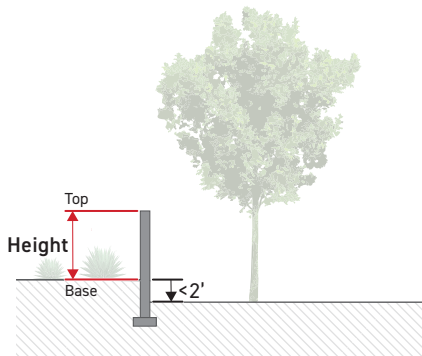
1. Where a required frontage screen or transition screen (*Sec. 4C.8.2.C.3*) includes a wall or fence, the required screening standards supersede side/rear yard fences and walls standards.
2. Side and rear yard fences, walls and hedges shall be no taller than specified in the following table:

SIDE/REAR YARD FENCE & WALL HEIGHT	
Use Districts	Height (Max)
Open Space	6'
Residential	6'
Commercial Mixed	6'
Commercial	6'
Industrial Mixed	6'
Industrial	10'
Public	6'

3. All fences and walls provided shall comply with *Sec. 4C.7.3 (Fence/Wall Design and Installation)*.
4. All hedges provided shall comply with *Sec. 4C.6.4 (Plant Design & Installation)*.

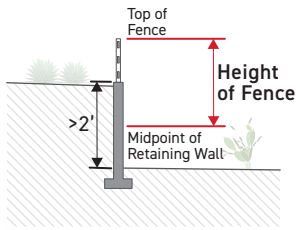
D. Measurement

1. Where the difference in finished grade on either side of a fence or wall is less than 2 feet, height is measured from finished grade at the base of the wall or fence on the side with the highest finished grade.

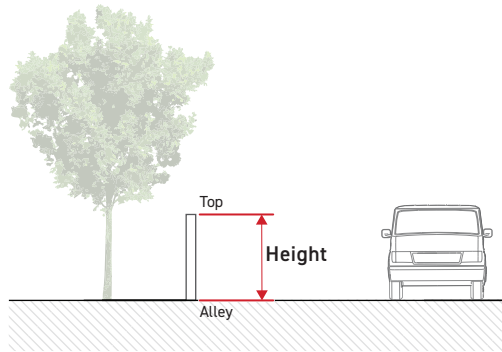


- Fences & Walls -

2. When a wall or fence is located within 3 feet of the exterior face of a retaining wall and the retaining wall is 2 feet in height or greater, height is measured from the top of the wall or fence to the midpoint of the retaining wall, regardless of property lines.



3. Fences and walls located in a rear or side yard abutting an alley are measured vertically from the nearest surface of the adjacent alley, to the topmost point of the wall or fence.



E. Relief

1. An alternative to side/rear yard fences and walls standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any side/rear yard fences and walls dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any side/rear yard fences and walls standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.7.3. **FENCE/WALL DESIGN & INSTALLATION**

A. **Intent**

To allow for needed security and privacy while preventing looming, and ensuring adequate access to light and air for abutting properties.

B. **Applicability**

All fences, walls and hedges provided on a lot shall comply with fence/wall design and installation standards unless otherwise specified.

C. **Standards**

1. **General**

- a. Walls and fences shall be constructed of a durable, low maintenance material that has a long life expectancy.
- b. No wall or fence may be constructed of tires, junk, leaves or other discarded materials.
- c. Fences and walls shall not interfere with visibility at intersections and driveways see *LAMC Sec. 62.200 (Street Intersections - Obstructions to Visibility)*.

2. **Maintenance**

Walls and fences shall be maintained in good repair and shall be kept vertical, structurally sound and protected from deterioration.

D. **Measurement**

[Reserved]

E. **Relief**

1. An alternative to fence/wall design and installation standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any fence/wall design and installation dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any fence/wall design and installation standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.8. **SCREENING**

SEC. 4C.8.1. **FRONTAGE SCREENS**

A device or combination of elements along a frontage lot line that conceals, obstructs or protects the public realm from adjacent uses.

A. **Intent**

To mitigate negative impacts of uses with significant impacts from the public realm, promoting visual interest and increasing comfort for users of the public realm.

B. **Applicability**

Frontage screen standards are applicable when required by *Part 5B. (Use Districts), Sec. 4C.2.2. (Motor Vehicle Use Area Design), Sec. 4C.2.3. (Drive-Throughs), Sec. 4C.2.4. (Loading), Sec. 4C.4.3. (Parking Lot Design) or Sec. 4C.4.4. (Parking Structure Design).*

C. **Standards**

1. **General**

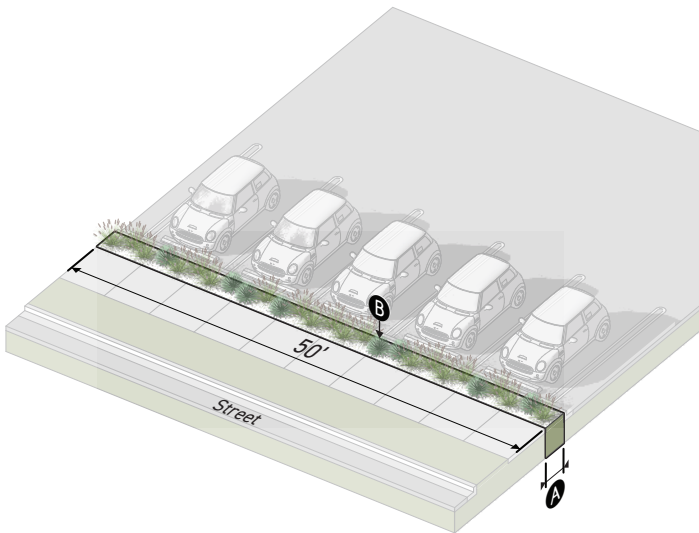
- a. Required frontage screens shall be located along the frontage lot line for the length of the use subject to screening requirements.
- b. Required frontage screens including their sub-grade elements, such as footings or foundation, shall be located entirely on-site.
- c. Openings in a required frontage screen accommodating automobile access are allowed for a width no greater than the maximum allowed vehicle access lane width allowed by the applicable Development Standards District.
- d. Openings in a required frontage screen accommodating pedestrian accessways are allowed for a width no greater than 8 feet in width for each individual pedestrian accessway. Where an opening in the frontage screen accommodates both pedestrian and automobile access, the maximum allowable opening width is 8 feet greater than the maximum allowed vehicle access lane width.
- e. Where there are overlapping frontage screen requirements, the screen type with the highest minimum fence or wall shall apply. Where none of the required screen types have a fence or wall requirement, the screen type with the widest required planting area shall apply.
- f. For portions of frontage lot lines where a building is located between the public realm and the use requiring the frontage screen, no fence or wall is required as part of a frontage screen.

- g.** Where a required frontage screen includes a wall or fence and is located in a frontage yard, the fence or wall shall comply with the allowed frontage yard fence and wall standards specified by the applicable *Frontage District (Part 3B)*.
- h.** Where a required frontage screen includes a wall or fence, the required screen standards supersede side/rear yard fences and walls standards (*Sec. 4C.7.2.*).
- i.** All fences and walls provided in a frontage screen shall comply with *Sec. 4C.7.3 (Fence/Wall Design and Installation)*
- j.** All plants provided in a frontage screen shall comply with *Sec. 4C.6.4 (Plant Design and Installation)*.
- k.** Maximum wall and fence height is regulated by *Sec. 4C.7.1. (Frontage Yard Fences & Walls)* and *Sec. 4C.7.2. (Side/Rear Yard Fences & Walls)*.

2. Frontage Screen Types

a. F-Screen 1

Intended for screening motor vehicle use areas that face a frontage lot line, including vehicle display areas.



PLANTING AREA

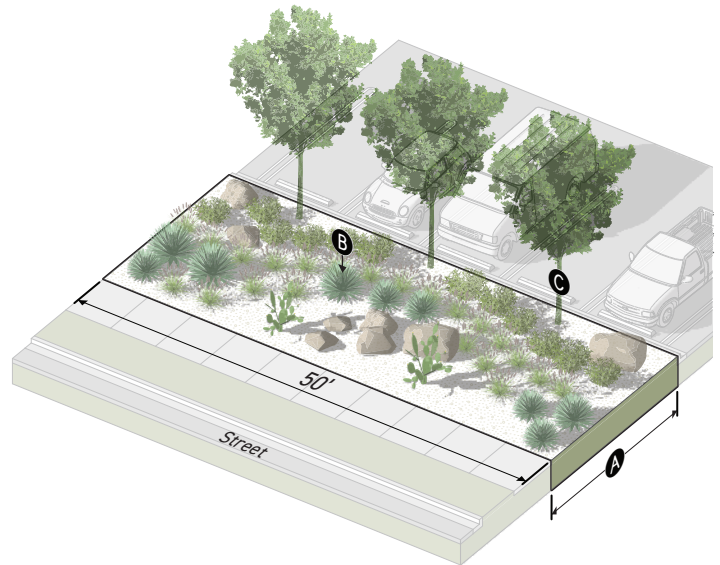
Ⓐ Width (min)	2.5'
Ⓑ Screening Plants (min per 50')	20

FENCES & WALLS

Height	n/a
Opacity	n/a

b. F-Screen 2

Intended for screening motor vehicle areas including drive-through lanes, drive aisles, maneuvering areas and fire lanes that face a frontage lot line.



PLANTING AREA

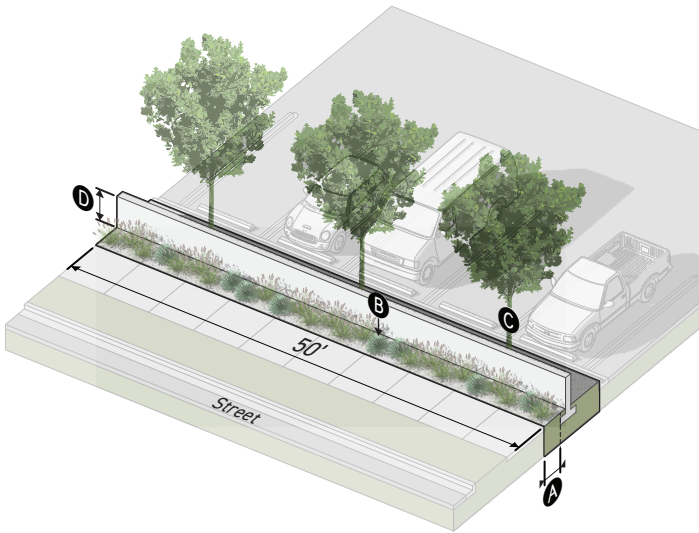
Ⓐ Width (min)	15'
Ⓑ Screening Plants (min per 50')	45
Ⓒ Large Species Trees (min per 50')	3

FENCES & WALLS

Height	n/a
Opacity	n/a

c. F-Screen 3

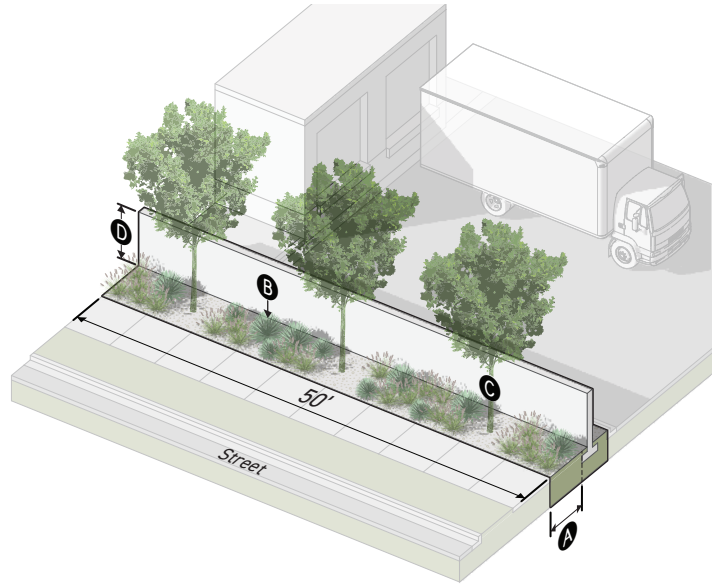
Intended for screening motor vehicle areas including drive-through lanes, drive aisles, maneuvering areas and fire lanes that face a frontage lot line.



PLANTING AREA	
A Width (min)*	2.5'
B Screening Plants (min per 50')	20
C Large Species Trees (min per 50')	3
FENCES & WALLS	
D Height (min)	3.5'
Opacity	
Below 3.5' (min)	90%
3.5' and above (max)	50%

d. F-Screen 4

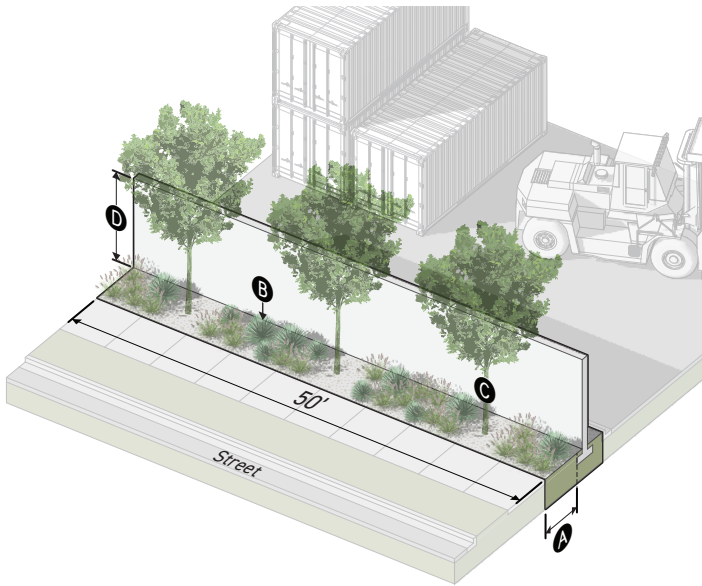
Intended for screening outdoor areas associated with moderate-impact uses that face a frontage lot line.



PLANTING AREA	
A Width (min)*	5'
B Screening Plants (min per 50')	30
C Large Species Trees (min per 50')	3
FENCES & WALLS	
D Height (min)	6'
Opacity	
Below 6' (max)	100%
6' and above (max)	50%

e. F-Screen 5

Intended for screening outdoor areas associated with high-impact uses that face a frontage lot line.



PLANTING AREA	
A Width (min)	5'
B Screening Plants (min per 50')	30
C Large Species Trees (min per 50')	3
FENCES & WALLS	
D Height (min)	10'
Opacity	
Below 10' (min)	100%
10' and above (max)	100%

D. Measurement

1. Planting Area Width

For measuring planting area width see *Sec. 4C.6.4.D.1 (Planting Area Width)*.

2. Screening Plants

For screening plant standards see *Sec. 4C.6.4.C.4 (Screening Plants)*.

3. Large Species Trees

For large tree standards see *Sec. 4C.6.4.C.3.a.i (Tree Type- Large Tree)*.

4. Fences & Wall Height

For measuring fence and wall height see *Sec. 4C.7.1.D.1 (Fence and Wall Height)*.

5. Fences & Wall Opacity

For measuring opacity see *Sec. 14.1.14. (Opacity %)*.

E. Relief

1. An alternative to frontage screen standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any frontage screen dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any frontage screen standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.8.2. **TRANSITION SCREENS**

A device or combination of elements along a common lot line that conceals, obstructs or protects abutting lots from impactful uses.

A. **Intent**

To mitigate negative impacts from subject uses to adjacent uses, promoting visual interest and increasing comfort for users of the subject lot, the public realm and adjacent lots.

B. **Applicability**

Transition screen standards apply when required by the applicable *Use District (Part 5B)*, *Sec. 4C.2.2. (Motor Vehicle Use Area Design)*, *Sec. 4C.2.3. (Drive-Throughs)*, *Sec. 4C.2.4. (Loading)*, *Sec. 4C.4.3. (Parking Lot Design)*, or *Sec. 4C.4.4. (Parking Structure Design)*.

C. **Standards**

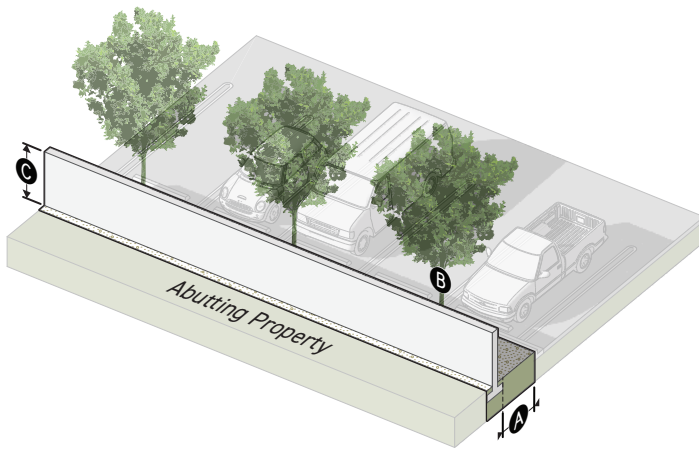
1. **General**

- a. Required transition screens shall be located along the common lot line for the length of the use subject to screening requirements.
- b. Required transition screens including their sub-grade elements, such as footings or foundation, shall be located entirely on-site.
- c. Openings in a required transition screen accommodating pedestrian accessways are allowed for a width no greater than 6 feet in width for each individual pedestrian accessway.
- d. Where there are overlapping transition screen requirements, the screen with the highest minimum wall shall apply.
- e. For portions of common lot lines where a building is located between the common lot line and the use requiring the transition screen, no fence or wall is required as part of a frontage screen.
- f. Where a required transition screen includes a wall or fence, the fence or wall may only be located in the frontage yard if the wall or fence complies with the allowed frontage yard fence and wall standards specified by the applicable Frontage District.
- g. Where a required transition screen includes a wall or fence, the required screen standards supersede side/rear yard fences and walls standards (Sec. 4C.7.2.).
- h. All fences and walls provided in a transition screen shall comply with *Sec. 4C.7.3 (Fence/Wall Design and Installation)*
- i. All plants provided in a transition screen shall comply with *Sec. 4C.6.4 (Plant Design and Installation)*.
- j. Maximum wall and fence height is regulated by *Sec. 4C.7.1. (Frontage Yard Fences & Walls)* and *Sec. 4C.7.2. (Side/Rear Yard Fences & Walls)*.

2. Transition Screen Types

a. T-Screen 1

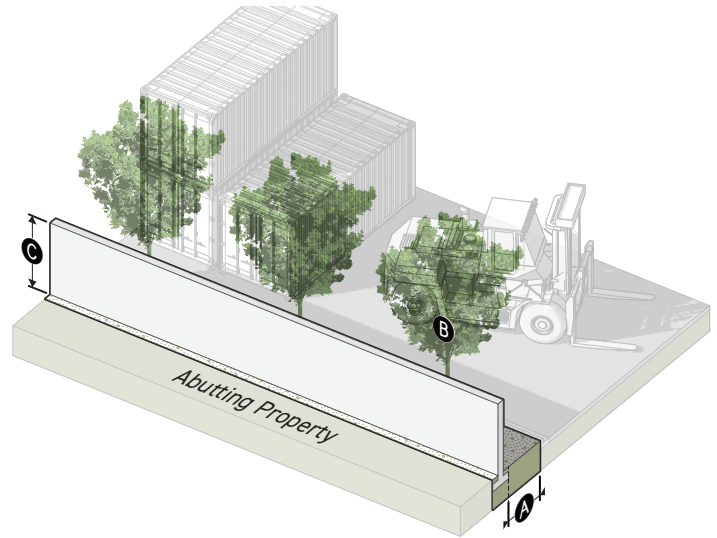
Intended for screening moderate-impact uses from abutting lower-intensity uses.



PLANTING AREA	
Ⓐ Width (min)	5'
Ⓑ Large Species Trees (min per 50')	3
FENCES & WALLS	
Ⓒ Height (min)	6'
Opacity	
Below 6' (min)	100%
6' and above (max)	50%

b. T-Screen 2

Intended for screening high-impact uses from lower-intensity abutting uses.



PLANTING AREA	
Ⓐ Width (min)	5'
Ⓑ Large Species Trees (min per 50')	3
FENCES & WALLS	
Ⓒ Height (min)	10'
Opacity	
Below 10' (min)	100%
10' and above (max)	100%

D. Measurement

1. Planting Area Width

For measuring planting area width see *Sec. 4C.6.4.D.1 (Planting Area Width)*.

2. Large Species Trees

For large tree standards see *Sec. 4C.6.4.C.3.a.i (Tree Type- Large Species Tree)*.

3. Fences & Wall Height

For measuring fence and wall height see *Sec. 4C.7.1.D.1 (Fence and Wall Height)*.

4. Fences & Wall Opacity

For measuring opacity see *Sec. 14.1.14 (Opacity %)*.

E. Relief

1. An alternative to transition screen standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any transition screen dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any transition screen standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.8.3. **OUTDOOR STORAGE**

Material and equipment, new or used, held outside of a building for future use. Outdoor storage includes the storage of vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unlicensed, i.e. not currently licensed by the Department of Motor Vehicles.

A. **Intent**

To ensure outdoor storage areas are designed in a manner that conceals, obstructs or protects abutting lots from impactful activities associated with outdoor storage.

B. **Applicability**

Outdoor storage screening standards are applicable where required by an applicable *Part 5B. Use District*.

C. **Standards**

1. **Location**

Outdoor storage and its screening enclosure shall not be located in any of the following locations:

- a. In a frontage yard.
- b. Closer to any frontage lot line than the frontage lot line setback listed in outdoor storage screen types.

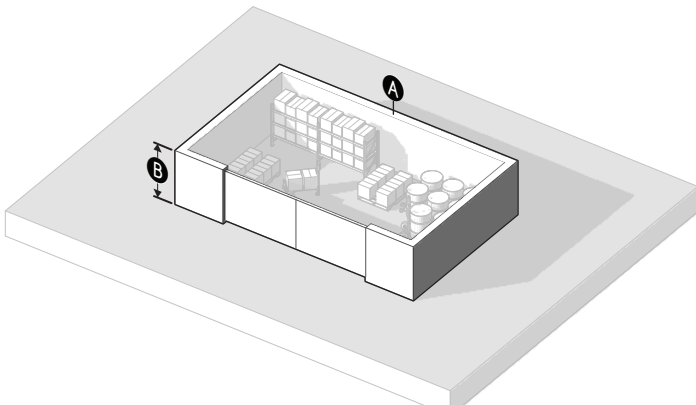
2. **Screening Enclosure**

- a. Outdoor storage areas shall be screened with the outdoor storage screening type (Sec. 4C.8.3) specified by the applicable *Use District (Part 5B)*.
- b. Necessary gates provided in the screening structure shall meet the applicable *outdoor storage screening type (Sec. 4C.8.3C.3.)* requirements in addition to the following standards:
 - i. Shall have a height of no less than the minimum required fence or wall height.
 - ii. Where a screening structure is taller than the minimum height, gates may be no more than 1 foot shorter than the height of the wall or fence provided.
 - iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.
- c. No material or equipment shall be stored to a height greater than the height of the enclosing wall or fence.
- d. All provided fences and walls shall comply with *Sec 4C.7.3 (Fence/Wall Design and Installation)*.

3. Outdoor Storage Screening Types

a. S-Screen 1

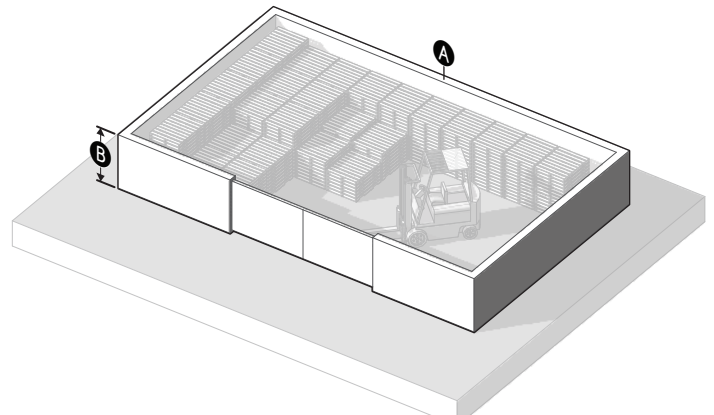
Applicable as required by Article 5. (Use).



SITING	
Frontage lot line setback (min)	60'
Area (max)	3000 SF
FENCES & WALLS	
A Enclosure (min)	100%
B Height (min)	6'
Opacity (min)	90%

b. S-Screen 2

Applicable as required by Article 5. (Use).



SITING	
Frontage lot line setback (min)	n/a
Area (max)	n/a
FENCES & WALLS	
A Enclosure (min)	100%
B Height (min)	6'
Opacity (min)	90%

D. Measurement

1. For frontage yard designation see *Sec. 14.1.20.G. (Frontage Yard)*.
2. Frontage lot line setbacks are measured perpendicular from all frontage lot lines toward the interior of the lot
3. For lot line designation see *Sec. 14.1.12. (Lot Line Determination)*.
4. For measurement of area, the area of an outdoor storage space is measured as all portions of a lot used for outdoor storage uses and enclosed by a screening structure. The area does not include the screening structure.
5. For measurement of enclosure see *Sec. 14.1.4. (Enclosure)*.
6. For measurement of height see *Sec. 4C.7.1.D.1 (Fence and Wall Height)*.
7. For measurement of opacity see *Sec. 14.1.14 (Opacity %)*.

E. Relief

1. An alternative to outdoor storage screening standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any outdoor storage screen type dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. Deviation from any outdoor storage standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.8.4. **WASTE RECEPTACLES**

A. **Intent**

To ensure waste receptacle service areas are designed in a manner that does not detract from the safety, comfort, or enjoyment of users of the lot, neighboring lots or the public realm.

B. **Applicability**

All waste receptacles provided on a lot with the exception of lots zoned with a 1L, 2L, 3L, or 4L Density District.

C. **Standards**

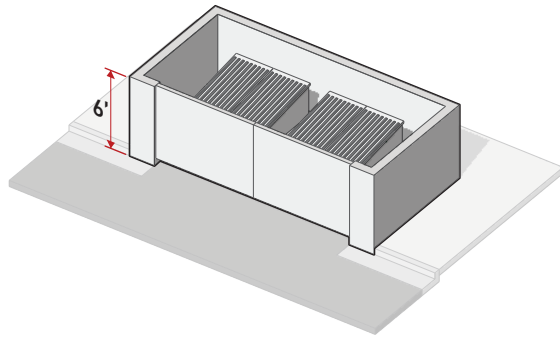
1. **Location**

- a. Waste receptacles and their screening enclosures shall not be located in a frontage yard.
- b. Waste receptacles may be located within a building or structure provided they are 100% enclosed.

2. **Screening Enclosure**

The outdoor waste receptacle shall be screened with an enclosure that meets the following requirements:

- a. 100% enclosed for a minimum height of 6 feet.
- b. Minimum of 90% opaque.



- c. Access gates provided in the screening enclosure shall meet the following standards:
 - i. Shall have a height of no less than 6 feet.
 - ii. Where a screening structure is taller than the minimum height, gates may be no more than 1 foot shorter than the height of the wall or fence provided.
 - iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.
 - iv. No less than 90% opaque.
- d. All provided fences and walls shall comply with *Sec. 4C.7.3 (Fence/Wall Design & Installation)*.

D. Measurement

1. For frontage yard designation see *Sec. 14.1.20.G. (Frontage Yard)*.
2. For measurement of height see *Sec. 4C.7.1.D.1 (Fence and Wall Height)*.
3. For measurement of enclosure see *Sec. 14.1.4. (Enclosure)*.
4. For measurement of opacity see *Sec. 14.1.14 (Opacity %)*.

E. Relief

1. An alternative to waste receptacle screening standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any waste receptacle screening dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. Deviation from any outdoor storage standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.8.5. ROOF-MOUNTED EQUIPMENT

A. Intent

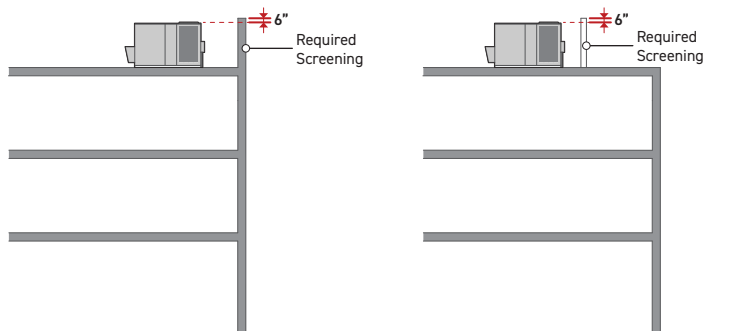
To ensure roof mounted equipment is designed to minimize effects on surrounding properties and the public realm and to ensure roof-mounted equipment is obscured from view on the city skyline.

B. Applicability

All mechanical or utility equipment located on a roof, with the exception of solar panels and their required appurtenances, shall meet the following screening standards.

C. Standards

1. Roof-mounted mechanical or utility equipment (including but not limited to, compressors, condensers, conduits, pipes, vents, and ducts) shall be screened on all sides by a parapet or screening enclosure that:
 - a. Is no less than 75% opaque;
 - b. Has a minimum height 6 inches greater in height than the topmost point of the equipment; and
 - c. Encloses the equipment 100% up to the minimum height of the screening structure.
2. The screening structure shall meet *Sec. 4C.7.3 (Fence/Wall Design & Installation)*.



D. Measurement

1. For measurement of opacity see *Sec. 14.1.14 (Opacity %)*.
2. For measurement of enclosure see *Sec. 14.1.4 (Enclosure)*.
3. Height from topmost point of the equipment is measured to the top of the screening structure at its lowest height.

E. Exceptions

The following are exempt:

1. Sustainable energy systems;
2. Los Angeles Fire Department equipment;
3. Helipads; and
4. Window cleaning systems.

F. Relief

1. An alternative to roof-mounted equipment screening standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any roof-mounted equipment screening dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. Deviation from any roof-mounted equipment screening standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.8.6. **GROUND-MOUNTED EQUIPMENT**

A. **Intent**

To minimize visibility of ground-mounted equipment from the public realm and support the intent of the applicable *Frontage District (Part 3B)*.

B. **Applicability**

Mechanical or utility equipment having the following characteristics:

1. Publicly or privately owned.
2. Located at an elevation within 6 feet of surrounding grade.
3. Serves 5 or more dwelling units or at least 5,000 square feet of floor area.

C. **Standards**

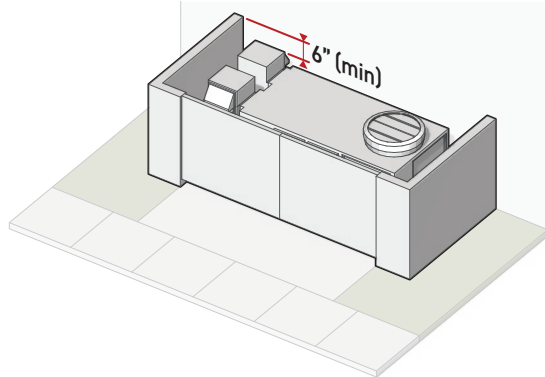
1. **Location**

- a. Ground mounted equipment located in a frontage yard or in the public right-of-way shall be installed entirely below finished grade in a vault.
- b. Ground mounted equipment may be located within a building or structure, such as a utility room or parking garage, provided no portion of the equipment faces a frontage yard unobstructed.
- c. Ground mounted equipment may be located outdoors and above-grade provided that it meets the following standards:
 - i. No portion of the equipment is located in a frontage yard.
 - ii. When located on a corner lot, the equipment and its padmount shall be setback from the intersection of any primary or side street lot lines by a dimension no less than 60% of the building width.
 - iii. Equipment is screened with a screening enclosure meeting the standards outlined in *Sec. 4C.8.6.C.2. (Screening Enclosure)*.

2. **Screening Enclosure**

Ground-mounted equipment located outdoors and above-grade shall be screened with a screening enclosure that meets the following requirements:

- a. 100% enclosed for a height no less that 6 inches taller than the topmost point of the equipment.



- b. Minimum of 90% opaque.
- c. Access gates provided in the screening enclosure shall meet the following standards:
 - i. Shall have a height no less that 6 inches taller than the topmost point of the equipment.
 - ii. Where a screening structure is taller than the minimum height, gates may be no more than 1 foot shorter than the height of the wall or fence provided.
 - iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.
 - iv. No less than 90% opaque.
- d. Enclosed areas shall be maintained free of trash and debris.
- e. Screening structure shall comply with *Sec. 4C.7.3 (Fence/Wall Design & Installation)*.
- f. Screening may need to comply with additional access and clearance standards as may be required by LADWP.

D. **Measurement**

1. For measurement of opacity see *Sec. 14.1.14 (Opacity %)*.
2. For measurement of Enclosure see *Sec. 14.1.4 (Enclosure)*.
3. Height from topmost point of the equipment is measured to the top of the screen and gate at their lowest height.
4. Equipment and padmount distance from intersection is measured parallel to each applicable lot line from the intersection of any two frontage lot lines to the nearest edge of the equipment or padmount.
5. For measurement of building width see *Sec 2C.6.1.D. (Building Width)*.

E. Exceptions

Ground-mounted equipment screening standards do not apply to lots owned of leased by the Los Angeles Department of Water and Power.

F. Relief

1. Where Los Angeles Department of Water and Power determines that utility equipment must be located in the frontage yard and that locating the equipment in a below grade vault is infeasible for reasons not related to cost, the applicant may request an alternative to the ground-mounted equipment location standards in accordance with Sec. 13B.5.2 (Alternative Compliance) allowing for the utility equipment to be located above-grade and in a frontage yard.
2. A deviation from any ground-mounted equipment screening dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. Deviation from any ground-mounted equipment screening standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.8.7. **WALL-MOUNTED EQUIPMENT**

A. **Intent**

To ensure wall-mounted equipment is concealed to minimize effects on the public realm.

B. **Applicability**

All mechanical or utility equipment attached to the exterior wall of a building or structure shall meet the following screening standards.

C. **Standards**

1. **Location**

Wall-mounted electrical meters, gas meters, cable boxes and other utility equipment shall not be attached to a building facade facing a frontage yard and shall not be located in a frontage yard unless it is fully screened with a screening enclosure meeting the standards below and that screening enclosure complies with the frontage yard fences and walls type standards allowed in the applicable Frontage District.

2. **Screening Enclosure**

Wall-mounted equipment located on a building or structure facade abutting a frontage yard shall be screened with an enclosure that meets the following requirements:

- a. Minimum 75% enclosed for a height of at least 6 inches taller than the topmost point of the equipment.
- b. Minimum of 75% opaque.
- c. Access gates provided in the screening enclosure shall meet the following standards:
 - i. Shall have a height no less than 6 inches taller than the topmost point of the equipment.
 - ii. Where a screening structure is taller than the minimum height, gates may differ no more than 1 foot from the height of the wall or fence provided.
 - iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.
 - iv. Minimum of 90% opaque.
- d. The screening structure shall comply with *Sec. 4C.7.3 (Fence/Wall Design & Installation)*.

D. **Measurement**

1. For measurement of opacity see *Sec. 14.1.14 (Opacity %)*.
2. For measurement of enclosure see *Sec. 14.1.4 (Enclosure)*.

3. Height from topmost point of the equipment is measured to the top of the screen and gate at their lowest height.

E. **Exceptions**

[Reserved]

F. **Relief**

1. An alternative to wall-mounted equipment screening standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any wall-mounted equipment screening dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. Deviation from any wall-mounted equipment screening standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.8.8. **WIRELESS TELECOMMUNICATION FACILITIES**

A. **Intent**

To minimize visual impacts, make the installation, operation, and appearance of wireless telecommunication facilities as inconspicuous as possible, to prevent the facility from visually dominating the surrounding area, and to hide the installation from predominant views from surrounding properties.

B. **Applicability**

All wireless telecommunications uses, excluding satellite dish antennae, radio, and television transmitters and antennae incidental to residential uses.

C. **Standards**

Wireless telecommunications facilities shall meet the following screening design standards depending on the proposed site and surroundings, certain camouflage design techniques may be deemed by the City as ineffective or inappropriate and alternative techniques may be required. Below is a menu of potential camouflage design techniques that should be considered based on different installation situations:

1. **Building and Structure Mounted Installations.**

- a. Facility components, including all antenna panels, may be mounted either inside the building or structure or behind the proposed screening elements, or on the exterior face of the building or structure. Suitable screening elements include, but are not limited to, the use of parapets or similar architectural elements (false windows, etc.).
- b. All antenna panels and accessory wireless equipment mounted on the exterior of the building or structure shall be painted or otherwise coated to match the predominant color of the mounting building or structure.
- c. Screening materials shall be matched in color, size, proportion, style, and quality with the exterior design and architectural character of the building or structure and the surrounding visual environment.
- d. When required by the city, antenna panels shall be located and arranged on the building or structure so as to replicate the installation and appearance of the equipment already mounted to the building or structure.

2. **Monopole Installations**

- a. Monopole installations shall be situated so as to utilize existing natural or man-made features including topography, vegetation, buildings, or other structures to provide the greatest amount of visual screening.

- Screening -

- b. All antenna components and accessory wireless equipment shall be treated with exterior coatings of a color and texture to match the predominant visual background or existing architectural elements so as to visually blend in with the surrounding development. Subdued colors and non-reflective materials that blend with the surrounding materials and colors shall be used.
- c. The approving authority may require additional measures designed to camouflage a Wireless Telecommunication Facility, including placing the facility entirely within a vertical screening structure. Suitable architectural features include, but are not limited to, clock towers, bell towers, church steeples, icon signs, lighthouses, flagpoles or utility poles. All facility components, including the antennas, shall be mounted inside said structure.
- d. The camouflage design techniques employed shall result in an installation that either will blend in with the predominant visual background or will disguise the facility.

3. **Miscellaneous Installations**

- a. A monorock or monoshrub installation will be considered properly screened provided that its location is compatible with the proposed screening method. For a monoshrub, other vegetation comparable to that replicated in the proposed screen shall be prevalent in the immediate vicinity of the Wireless Telecommunication Facility and the addition of new comparable living vegetation may be necessary to enhance the monoshrub screen. For a monorock, the proposed screen shall match in scale and color with other rock outcroppings in the general vicinity of the proposed site. A monorock screen may not be considered appropriate in areas that do not have natural rock outcroppings.
- b. Co-location installations shall use screening methods similar to those used on the existing telecommunications facilities. Use of other appropriate screening methods may also be considered.

4. **Accessory Equipment**

All accessory equipment associated with the operation of any wireless telecommunication facility shall be placed and mounted in the least visually obtrusive feasible location. Suitable screening includes, but is not limited to, placement underground, internally within the building structure, on rooftop locations behind architectural elements, or when above ground, placement behind a landscaped wall or landscaped solid barrier.

5. **Rooftop Wireless Telecommunications Facilities**

Rooftop wireless telecommunications facilities, including antennas and any associated equipment cabinets shall meet the following standards:

- a. Shall be located on rooftops no less than 40 feet above grade.
- b. Shall be enclosed and covered.

- c. The structure covering the antenna and any equipment cabinet shall be painted and textured to match the exterior walls of the building.
- d. The height of any wireless antenna structures and associated equipment cabinets is limited to ten feet in height, measured from immediately adjacent rooftop surface.
- e. Where mounted on the walls of a penthouse, wireless antenna structures and associated equipment cabinets shall not exceed the height of the penthouse

D. **Measurement**

[None]

E. **Relief**

1. An alternative to wireless telecommunication facilities screening standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any wireless telecommunication facilities screening dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. Deviation from any wireless telecommunication facilities screening standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.9. **GRADING & RETAINING WALLS**

SEC. 4C.9.1. **GRADING & HAULING**

[Reserved]

SEC. 4C.9.2. **RETAINING WALLS**

A freestanding continuous structure, as viewed from the top, intended to support earth, which is not attached to a building.

A. **Intent**

To prevent retaining walls which loom over neighboring properties and public right-of-ways in our Hillside Areas and improve the aesthetic quality of large retaining walls.

B. **Applicability**

This Section applies to retaining walls that meet all of the following criteria:

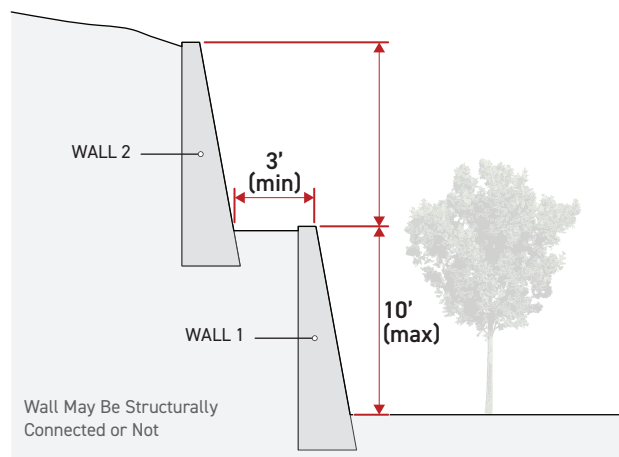
1. Located in an Agricultural or Residential Use District;
2. Located on land designated as a Hillside Area; and
3. Located on a lot developed or to be developed with dwelling units.

C. **Standards**

1. **General**

A maximum of one free standing vertical or approximately vertical retaining wall may be built on any lot with a maximum height of 12 feet. However, as shown in the diagram below, a maximum of two vertical or approximately vertical walls or portions of a wall can be built if they comply with all of the following standards:

- a. The minimum horizontal distance between the two walls is three feet,
- b. Neither of the two walls exceed a height of 10 feet, and
- c. In no case shall the height of a wall located in a yard exceed the maximum height specified by the frontage yard fence and wall type (Sec. 4C.7.1.C.2.) allowed in the applicable Frontage District.



2. **Landscaping**

All retaining walls of 8 feet or greater in height shall be landscaped so as to completely hide the retaining wall from view in accordance with the plant standards in Div 4C.6 (Plants), fence and wall standards in Div. 4C.7. (Fences and Walls).

D. **Measurement**

The height of retaining walls is measured from the top of the wall to the lower side of the adjacent ground elevation.

E. **Exceptions**

1. **Exception for Public Agency Projects**

This Section does not apply to projects undertaken by a public agency.

2. **Exception for Retaining Walls Required by Building and Safety**

The provisions of this subdivision do not apply to any retaining wall built to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition.

F. **Relief**

The Zoning Administrator may approve retaining walls that exceed the heights or the maximum number allowed in *Sec. 4C.9.2.C. (Standards)* pursuant to *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*.

DIV. 4C.10. **OUTDOOR LIGHTING & GLARE**

SEC. 4C.10.1. **OUTDOOR LIGHTING**

A. **Intent**

Minimize light trespass and provide lighting standards to support a variety of environments.

B. **Applicability**

1. All exterior luminaires including those located in parking structures shall meet the requirements of Section 4C.10.1.C.1 (Light Trespass).
2. Any new exterior luminaire shall meet the requirements of Section 4C.10.1.C.2 (Lighting Quantity).

C. **Standards**

1. **Light Trespass**

- a. No person shall construct, establish, create, or maintain any stationary exterior light source that may cause an adjacent property to receive direct glare from the light source.
- b. The owner of property with any existing light source shall bring such light source into compliance with this section upon receipt of written notice from the Department of Building and Safety.

2. **Lighting Quantity**

- a. All parking areas and garages provided for 3 or more household living units or group living units shall have an average horizontal illuminance of not less than 0.2 footcandles (2.15 lux), measured from the finished surface of the parking area.
- b. Any property zoned with a River Form District or River Frontage must meet the additional standards below:
 - i. All site and building mounted lighting shall be designed such that it produces a maximum initial luminance value no greater than 0.20 horizontal and vertical footcandles (2.15 lux) at the site boundary and no greater than 0.01 horizontal footcandles (0.11 lux) 15 feet beyond the site.
 - ii. All low pressure sodium, high pressure sodium, metal halide, fluorescent, quartz, incandescent greater than 60 watts, mercury vapor, and halogen fixtures shall be fully shielded in such a manner as to not exceed the limitations in Sec. 4C.10.1.C.2.a. above.

D. **Measurement**

1. Direct glare, as used in this section is a glare resulting from high luminances or insufficiently shielded light sources that is in the field of view.

- Outdoor Lighting & Glare -

2. A footcandle is a unit of illuminance. 1 lumen per square foot is equivalent to 1 footcandle, a measurement typically recorded using a light meter.

E. Relief

A deviation from any lighting standard may be requested as a variance in accordance with Sec. 13B.5.3 (Variance).

SEC. 4C.10.2. GLARE

A. Intent

To prevent the use of materials that generate high levels of glare and reflected heat resulting in detrimental effects on surrounding properties and the public realm.

B. Applicability

1. All glass installed on a building facade shall comply with glare standards.
2. Properties zoned with a House-Scale or Estate-Scale Form District do not need to comply with glare standards.

C. Standards

Buildings may not use materials with an external reflectance rating of 30 percent or greater.

D. Measurement

External reflectance values are based on spectrophotometric measurements and energy distribution of solar radiation, and are measured according to the listed specifications for each glass product.

E. Relief

1. An alternative to any glare standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).
2. A deviation from any glare standard may be requested as a variance in accordance with Sec. 13B.5.3 (Variance).

DIV. 4C.11. **SIGNS**

SEC. 4C.11.1. **RULES FOR ALL SIGNS**

A. **Intent**

The intent of this Division is to promote public safety and welfare by regulating signs in keeping with the following objectives:

1. The design, construction, installation, repair and maintenance of signs will not interfere with traffic safety or otherwise endanger public safety.
2. This Division will provide reasonable protection to the visual environment by controlling the size, height, spacing and location of signs.
3. Both the public and sign users will benefit from signs having improved legibility, readability and visibility.
4. Consideration will be given to equalizing the opportunity for messages to be displayed.
5. Adequacy of message opportunity will be available to sign users without dominating the visual appearance of the area.
6. This Division will conform to judicial decisions, limiting further costly litigation and facilitating enforcement.

B. **Applicability**

1. All exterior signs and sign support structures not located primarily in a public right-of-way shall conform to the requirements of this Division and all other applicable provisions of this Chapter.
2. There may be additional sign regulations in sign districts, specific plans, overlays and use standards. See *Article 8 (Specific Plans, Supplemental & Special Districts)* for their relationship with the standard regulations.
3. A sign, having no sign face visible from any public or private right-of-way, that is enclosed by permanent, opaque architectural features on the project site, including building walls, freestanding walls, roofs, or overhangs, is not subject to the requirements of this Division except for the general brightness limitation set forth in Sec. 4C.11.1.C.2. (Sign Illumination Limitations).

C. **Standards**

1. **Ideological, Political, and Non-Commercial Messages**

No provision of this Division prohibits an ideological, political or other noncommercial message on a sign otherwise permitted by this Division.

2. **Sign Height**

No sign may be located at a height that exceeds the building height limit specified by the applicable *Form District (Part 2B)*.

3. **Sign Illumination Limitations**

No sign shall be arranged and illuminated in a manner that will produce a light intensity of greater than 3.0 footcandles above ambient lighting, as measured at the property line of the nearest property in a residential use district.

4. **Maintenance**

a. **Appearance**

Every sign shall be maintained in a clean, safe and good working condition, including the replacement of defective parts, defaced or broken faces, lighting and other acts required for the maintenance of the sign. Display surfaces shall be kept neatly painted or posted at all times.

b. **Debris Removal**

The base of any sign erected on the ground shall be kept clear of weeds, rubbish or other combustible material at all times.

c. **Abandoned Signs**

Ninety days after the cessation of a business activity, service or product, the related signs shall be removed, or the face of the signs removed and replaced with blank panels, or be painted out.

5. **Hazard To Traffic**

a. **Prohibition**

No sign or sign support structure shall be erected, constructed, painted or maintained, and no permit can be issued, if the sign or sign support structure, because of its location, size, nature or type, constitutes a hazard to the safe and efficient operation of vehicles upon a street or a freeway, or creates a condition that endangers the safety of persons or property.

b. **Hazard Referral**

The Department of Building and Safety will refer the following to LADOT for hazard evaluation and determination prior to the issuance of a building permit:

- i. All permit applications for signs that will be visible from and are located within 500 feet of the main traveled roadway of a freeway; and
- ii. All other permit applications and any signs that are determined by the Department of Building and Safety to have a potential for hazard.

c. **Hazard Determination**

LADOT will return to the Department of Building and Safety each application given to it together with a statement of its determination. If LADOT determines that the sign or sign support structure will constitute a hazard, the Department of Building and Safety shall deny the application for permit.

6. **Freeway Exposure**

- a. No person shall erect, construct, install, paint or maintain, and no building or electrical permit can be issued for, any sign or sign support structure within 2,000 feet of a freeway unless the Department of Building and Safety has determined that the sign will not be viewed primarily from a main traveled roadway of a freeway or an on-ramp/off-ramp.
- b. The phrase viewed primarily from means that the message may be seen with reasonable clarity for a greater distance by a person traveling on the main traveled roadway of a freeway or on-ramp/off-ramp than by a person traveling on the street adjacent to the sign.

7. **Sign Permit Priority Status**

- a. To maintain location, area, frontage or spacing status, signs shall be installed within 6 months of issuance of a building permit for such sign or prior to expiration of any permit extension granted by the Department of Building and Safety.
- b. Where more than one permit is issued for a sign or signs on a lot and the more recently issued permit or permits cause such sign or signs to violate this Division, the more recently issued permit or permits are invalid and are subject to revocation. Any previously issued permits remain valid provided that such permits were issued in compliance with this Division. This provision does not apply to legally existing nonconforming signs.

8. **Prohibited Signs**

Signs are prohibited if they:

- a. Contain obscene matters, as defined in *California Penal Code, Section 311*.
- b. Contain or consist of posters, pennants, banners, ribbons, streamers or spinners, except as permitted in *Sec. 4C.11.2 (Temporary Signs)*.
- c. Contain flashing, mechanical and strobe lights in conflict with the provisions of *Chapter VIII., Division B, Section 80.08.4 (Flashing Lights – Interference With Traffic Signals)* and *Chapter 9, Article 3, Section 93.0107 (Distracting, Confusing or Nuisance Lighting Viewed From Public Streets, Highways or Other Public Thoroughfares Used by Vehicular Traffic)*.
- d. Are revolving and where all or any portion rotate at greater than 6 revolutions per minute.
- e. Are tacked, pasted or otherwise temporarily affixed on the walls of buildings, barns, sheds, trees, poles, posts or fences, except as permitted in *Sec. 4C.11.2 (Temporary Signs)*.

- f. Are affixed to any vehicle or trailer on private property if the vehicle or trailer is not intended to be otherwise used in the business and the sole purpose of attaching the sign to the vehicle or trailer is to attract people to a place of business.
- g. Emit audible sounds, odor or visible matter.
- h. Use human beings, live animals, animated figures, motion pictures or projectors or any other means that causes continuous motion in connection with any sign.
- i. Are supergraphic signs, except where supergraphic signs are specifically permitted pursuant to a legally-adopted Specific Plan, a Supplemental Use District, an approved development agreement or a Sign District. In addition, despite the provisions of *Sec. 13B.10.1.B. (Vesting of Development Plan)*, this prohibition does not apply to any building permit issued prior to August 14, 2009 if the Department of Building and Safety determines that both substantial liabilities have been incurred, and substantial work has been performed on-site, in accordance with the terms of that permit pursuant to *Chapter 9, Section 91.106.4.3.1*.
- j. Are off-site signs, including off-site digital displays, except when off-site signs are specifically permitted by pursuant to a relocation agreement entered into pursuant to *California Business and Professions Code Section 5412*. This prohibition also applies to alterations, enlargements or conversions to digital displays of legally existing off-site signs, except for alterations that conform to the provisions of *Chapter 9, Section 91.6216 (Existing Signs)* and all other requirements of this Code. This prohibition does not apply to off-site signs, including off-site digital displays, that are specifically permitted pursuant to a legally-adopted Specific Plan, a Supplemental Use District, an approved development agreement or a Sign District. In addition, despite the provisions of *Sec. 13B.10.1.B. (Vesting of Development Plan)*, this prohibition does not apply to any building permit issued prior to August 14, 2009 if the Department of Building and Safety determines that both substantial liabilities have been incurred, and substantial work has been performed on-site, in accordance with the terms of that permit pursuant to *Chapter 9, Section 91.106.4.3.1 (Limit of Authorization)*.
- k. Are inflatable devices, except where inflatable devices are specifically permitted pursuant to a legally-adopted Specific Plan, a Supplemental Use District, an approved development agreement or a Sign District.

9. Prohibited Locations

- a. No sign or sign support structure shall project into any public alley, except that a sign or sign support structure above a height of 14 feet may project no more than 6 inches into a public alley.
- b. No sign or sign support structure shall be located less than 6 feet horizontally or 12 feet vertically from overhead electrical conductors energized in excess of 750 volts. As used here, the term overhead electrical conductors means any electrical conductor, either bare

or insulated, installed above-ground, except electrical conductors that are enclosed in iron pipe or other material covering of equal strength. Arcs of 6-foot radius may be used to define corners of the prohibition area.

- c. No sign or sign support structure shall be erected in a visibility triangle as defined by *LAMC Chapter 6, Section 62.200 (Street Intersections - Obstructions to Visibility)*.
- d. No sign or sign support structure shall be located within 2 feet of the curb or edge of any roadway.

10. Temporary Signs

For additional standards applicable to temporary signs, see *Sec. 4C.11.2 (Temporary Signs)*.

11. Off-site Signs

For additional standards applicable to off-site signs, see *Sec. 4C.11.3 (Off-Site Signs)*.

12. On-Site Signs

For additional standards applicable to on-site signs, see *Sec. 4C.11.4 (On-Site Signs)*.

13. Additional Sign Regulations

There may be additional sign regulations in Sign Districts, Specific Plans, Overlays and Use Standards. See *Article 8 (Specific Plans and Supplemental Districts)* for their relationship with the standard regulations.

D. Measurement

A footcandle is a unit of illuminance. 1 lumen per square foot is equivalent to 1 footcandle, a measurement typically recorded using a light meter.

E. Exceptions

1. Wall Signs

Wall signs in compliance with all of the standards below are exempt from the limitations in *Sec. 4C.11.1.C.5. (Freeway Exposure)*.

- a. The total area of all wall signs on a building shall not exceed 100 square feet.
- b. An individual wall sign shall not exceed 50 square feet in area.
- c. Wall signs shall be viewed primarily from an off ramp but not the main traveled roadway of a freeway.
- d. Wall signs shall not have moving parts or any arrangement of lights that create the illusion of movement.

2. **Original Art Murals, Vintage Original Art Murals and Public Art Installations**

- a. An original art mural that conforms to the requirements of *LAMC Chapter 7, Section 22.119 (Original Art Murals)* is not considered a sign and is not subject to the provisions of this Division or any other ordinance that regulates signs.
- b. Any supposed "mural" that does not conform to the requirements of *LAMC Chapter 7, Section 22.119 (Original Art Murals)* is considered a sign and is subject to the provisions of this Divisions or any other ordinance that regulates signs and digital displays.
- c. A public art installation registered pursuant to the requirements of *Chapter 6, Section 19.85.4 (Direct Expenditures on Approved Arts Projects)* or the requirements of *LAMC Chapter 9, Section 91.107.4.6. (Arts Development Fee)* is not a sign, but is subject to *Sec. 4C.11.1.C.2 (Sign Illumination Limitations)* and any other applicable zoning and land use regulations set forth in the Los Angeles Municipal Code.
- d. A building permit from the Department of Building and Safety is required for the necessary physical alterations to a building or other structures due to a new hand-tiled or digitally printed original art mural or any public art installation that may require a building permit.
- e. If any part, sentence, phrase, clause, term or word in *Section 14.4.2 (Definitions)*, or this *Sec. 4C.11.1.E.2.*, relating to original art murals is declared invalid or unconstitutional by a valid court judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality does not affect the constitutionality or lawfulness of the remainder of this Chapter, the Los Angeles Administrative Code or any other City regulation regulating signage, billboards or original art murals.

F. **Relief**

1. A deviation from any rules for all signs dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
2. Deviation from any rules for all signs standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.11.2. **TEMPORARY SIGNS**

A. **Intent**

[Reserved]

B. **Applicability**

1. All temporary signs shall conform to the requirements of this Division and all other applicable provisions of this Chapter.
2. A building permit is required for a temporary sign, pennant, banner, ribbon, streamer or spinner. The permit application shall specify the dates being requested for authorized installation and the proposed location.
3. A building permit is required for a temporary sign on a temporary construction wall.

C. **Standards**

1. **General**

Temporary signs may display only on-site or noncommercial messages, except that temporary signs on temporary construction walls may display off-site messages.

2. **Temporary Signs**

a. **Location**

Temporary signs may be tacked, pasted or otherwise temporarily affixed to windows or on the walls of buildings, barns, sheds or fences.

b. **Area**

- i. The combined sign area of temporary signs shall not exceed 10 square feet in an Agricultural or Residential Use District, or 2 square feet for each foot of street frontage in all other Use Districts.
- ii. The combined sign area of temporary signs, when placed upon a window and any other window signs shall not exceed a maximum of 10% of the window area.

c. **Construction**

Temporary signs may contain or consist of posters, pennants, ribbons, streamers or spinners. Temporary signs may be made of paper or any other material. If the temporary sign is made of cloth, it shall be flame-proofed when the aggregate area exceeds 100 square feet. Every temporary cloth sign shall be supported and attached with stranded cable of 1/16-inch minimum diameter or by other methods as approved by the Department of Building and Safety.

d. Time Limit

Temporary signs shall be removed within 30 days of installation and shall not be reinstalled for a period of 30 days of the date of removal of the previous sign. The installation of temporary signs shall not exceed a total of 90 days in any calendar year.

3. Temporary Signs on Temporary Construction Walls

Amending language is in process and is being updated through Council File number 17-0893.

a. Location

Temporary signs placed on the exterior surfaces of any temporary construction walls or solid wood fences surrounding vacant lots not allowed in Open Space Use Districts, Agricultural Use Districts, and Residential Use Districts.

b. Height

Signs may only be placed to a maximum height of 8 feet.

c. Area

Despite the provisions of *Sec. 4C.11.2.C.2.a. (Location)*, signs placed on temporary construction walls or solid wood fences surrounding vacant lots pursuant to the terms of this Section shall not extend above the top of the wall or fence and shall comply with the following:

- i.** The combined sign area of temporary signs shall not exceed 8 square feet for each foot of street frontage.
- ii.** Individual signs shall not exceed a sign area of 250 square feet.
- iii.** Signs may be grouped to form a maximum sign area of 250 square feet.
- iv.** Signs or groups of signs having an area of 250 square feet shall be separated from any other sign on the temporary construction walls or solid wood fences surrounding vacant lots by at least 10 feet measured horizontally.

d. Time Limit

- i.** Despite the provisions of *Sec. 4C.11.2.C.2.d. (Time Limit)*, signs placed on temporary construction walls or solid wood fences surrounding vacant lots pursuant to the terms of this Section can remain for as long as the building permits associated with the construction-site remain in effect or for a period of 2 years, whichever is less.
- ii.** Building permits for signs on solid wood fences surrounding vacant lots, which are not construction-sites, will be issued for a time period not to exceed one year.
- iii.** The Department of Building and Safety shall grant a new building permit for a period equal to the original building permit term upon the receipt of:

- a) An application for a new building permit;
- b) The payment of the building permit fee; and
- c) A written statement from the Director of the Office of Community Beautification consenting to the new building permit.

e. Special Requirements Surrounding Vacant Lots

i. Review by the Office of Community Beautification

- a) At any time after the issuance of a building permit under this Section and upon request of the Council district office of the Council district in which the site or lot is located, the Office of Community Beautification shall investigate an area consisting of a 500-foot radius around the permitted site or lot to determine whether there exists a public nuisance due to the presence of graffiti or posters/handbills on light poles, utility poles, bus stops, and any other illegal postings on public property.
- b) If the Office of Community Beautification cannot establish that the area constitutes a public nuisance because of the presence of graffiti, posters/handbills and any other illegal postings on public property within a 500-foot radius around the permitted site or lot, then the Office of Community Beautification shall expand the radius around the site or lot in 250-foot increments, up to a maximum radius of 1,500 feet. If the Office of Community Beautification finds the existence of a public nuisance on public property within the expanded radius area beyond the original 500-foot radius, then it shall require the applicant to abate the public nuisance in the expanded radius area in accordance with *Sec. 4C.11.2.C.3.e.iii. (Nuisance Abatement)*.

ii. Notification of Locations for Placement of Signs

- a) Within 10 days after the issuance of the building permit, the applicant shall provide written notification to the Office of Community Beautification and the Council district office of the Council district in which the construction-site or vacant lot is located.
- b) The notification shall contain the name and address of the applicant and the property address where the signs will be placed. The notification to the Office of Community Beautification shall include a copy of the applicant's contract with the property owner to post signs at the specified location.

iii. Nuisance Abatement

- a) It is the applicant's responsibility to clean and maintain free from graffiti public property and rights-of-way within an area consisting of a 500-foot radius or any expanded radius required by the Office of Community Beautification around the permitted site or lot.

- b) The applicant shall patrol the abatement area every 24 hours to search for graffiti and remove any graffiti within 24 hours of its discovery. The removal of graffiti includes, but is limited to, spray paint on walls, poles, and fences on public property. In addition, the applicant shall also be responsible for removing any posters/handbills on light poles, utility poles, bus stops, and any other illegal postings on public property. At the time of graffiti removal, the applicant shall also remove any trash, debris or rubbish from the public sidewalks within the abatement area around the permitted site. The Office of Community Beautification will enforce the provisions of this subsection.

iv. **Permit Revocation**

Any building permit issued pursuant to this Section may be revoked by the Department of Building and Safety for any of the following reasons, provided a written and signed notification of the applicant's failure to comply with *Sec. 4C.11.2.C.3.e.iv.a)*, *Sec. 4C.11.2.C.3.e.iv.d)*, *Sec. 4C.11.2.C.3.e.iv.e)* or *Sec. 4C.11.2.C.3.e.iv.f)* is sent to the Department of Building and Safety by the Director of the Office of Community Beautification:

- a) Failure by the applicant to maintain the temporary construction wall or solid wood fence surrounding a vacant lot free from graffiti.
- b) Failure by the applicant to comply with the terms of the permit.
- c) Failure by the applicant to maintain the bond required in Section 91.6201.2.2.
- d) Failure by the applicant to eradicate graffiti within a 500-foot radius or any expanded radius required by the Office of Community Beautification of the temporary construction wall or solid wood fence surrounding a vacant lot within 24 hours of receiving notification of the presence of graffiti from the Office of Community Beautification or the Council staff in the Council district in which the construction-site or vacant lot is located.
- e) Failure by the applicant to remove posters/handbills placed on light poles, utility poles, bus stops and any other illegal postings on public property within a 500-foot radius or any expanded radius required by the Office of Community Beautification of the temporary construction wall or solid wood fence surrounding a vacant lot, within 24 hours of receiving notification of the presence of posters/handbills or other illegal postings from the Office of Community Beautification or the Council staff in the Council district in which the construction-site or vacant lot is located.
- f) Failure by the applicant, at the time of graffiti removal, to remove trash, debris or rubbish from the public sidewalks within the abatement area around the permitted site.

v. Removal of Signs

If the Department of Building and Safety revokes the building permit allowing signs on temporary construction walls or solid wood fences surrounding vacant lots, then any signs placed on the temporary construction walls or solid wood fences surrounding vacant lots shall be removed by the applicant within 72 hours after receipt of written notification.

vi. Public Nuisance

Any signs remaining on temporary construction walls or solid wood fences surrounding vacant lots after the building permit is revoked are deemed to be a public nuisance that can be abated by utilizing the procedure contained in *LAMC Chapter 9, Section 91.8904*, et seq.

vii. Office of Community Beautification

The Office of Community Beautification is the designated authorized representative of the City for the purpose of enforcing and implementing the provisions of *LAMC Chapter 9, Section 91.8904.1.2* and *LAMC Chapter 9, Section 91.8307* to remove the nuisances described in this Section.

D. Measurement

[Reserved]

E. Relief

1. A deviation from any temporary sign dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
2. Deviation from any temporary sign standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.11.3. **OFF-SITE SIGNS**

A. **Intent**

[Reserved]

B. **Applicability**

All off-site signs and sign support structures shall conform to the requirements of this Division and all other applicable provisions of this Chapter.

C. **Standards**

1. **Location**

- a. No portion of an off-site sign with a sign area greater than 80 square feet can be placed within 200 feet of a lot or a property zoned with a Residential Use District, which is located on the same side of the same street as the lot on which the sign is placed. However, where a lot has 2 or more street frontages, a sign may be located on that street frontage, which is not on the same street as the lot or property zoned with a Residential Use District; provided the sign and sign support structure are placed in that half of the lot that is the farthest from the street frontage on which the lot is located.
- b. No portion of an off-site sign or sign support structure can be located in that half of a lot located farthest from the street frontage when a lot or a property zoned with a Residential Use District is located to the rear of that street frontage.
- c. Off-site signs are not permitted along that portion of a lot having a street frontage of less than 50 feet.
- d. No more than 4 off-site signs can be located at the intersection of 2 or more streets when the off-site signs are located within 150 feet of the intersection of 2 street frontages.
- e. An off-site sign face cannot be located within 1 foot of an side lot line.

2. **Area**

The sign area of a single face cannot exceed 800 square feet.

3. **Height**

- a. The height to the top of the off-site sign is limited to a maximum of 42 feet above the sidewalk grade or edge of roadway grade nearest the sign, except that a sign that is more than 80% above a roof of a building may extend to the top of the sign a maximum of 30 feet above the surface of the roof under the sign.

- b. In no event can the height to the top of the off-site sign exceed a height greater than that height specified in the Form District in which the sign is located, or a height of 60 feet above the sidewalk grade or edge of roadway grade nearest the sign, whichever is more restrictive.
- c. The bottom of the off-site sign shall be at least 8 feet above the sidewalk grade or edge of roadway grade nearest the sign.

4. Spacing

An off-site sign, which is either single-faced or parallel double-faced, shall be spaced as specified below from any other existing or previously permitted off-site sign, which is single-faced or parallel double-faced.

SPACING REQUIREMENTS BETWEEN OFF-SITE SIGNS			
Existing or Permitted Sign	Proposed Sign		
	<80 SF	80 - 300 SF	>300 SF
<80 SF	100'	100'	200'
80 - 300 SF	100'	300'	300'
>300SF	200'	300'	600'

5. Double-Faced Off-site Signs

- a. Off-site signs may be either single or double-faced.
- b. For double-faced off-site signs whose faces are parallel, the distance between sign faces cannot exceed 6 feet.
- c. For double-faced off-site signs whose faces are not parallel, the distance between sign faces at their widest point cannot exceed 35 feet. The separation of sign faces at their closest point cannot exceed 6 feet. In no event can the angle between sign faces exceed 37 degrees.

6. Projection

Off-site signs shall not project over the street right-of-way.

7. Covering

The backs of off-site signs exposed to public view shall be covered with a finished surface or material and shall be properly maintained.

8. Other Requirements

- a. A maximum of two poles are permitted for any off-site sign. The maximum cross-sectional dimension of a pole cannot exceed 10% of the overall height of the sign.
- b. Off-site sign supports shall be structurally independent of a building.

- Signs -

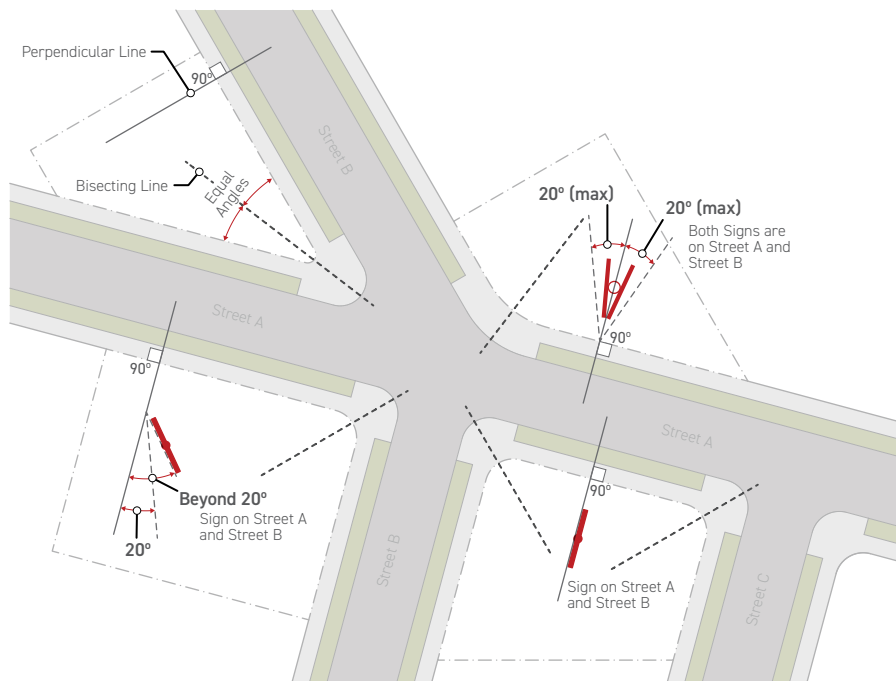
- c. Sign support structures shall be located directly under the sign face as viewed from the front of the sign. The maximum horizontal distance between the center of the sign support structure and the sign face can not exceed 10 feet.

D. Measurement

1. Lots with Multiple Street Frontages

If a lot is a corner lot or any other lot with two or more street lot lines, the following rules for the determination of which street an off-site sign is located on shall apply:

- a. For the purposes of *Sec. 4C.11.3.C.3 (Area)* and *Sec. 4C.11.3.D. (Measurement)*, an off-site sign is considered to be on a single street for purposes of measuring off site signs, if the sign and its support structure are located entirely on the side of the bisecting line closest to that street and the sign face is placed at the same angle as the perpendicular line or at an angle not to exceed 20 degrees from either side of the perpendicular line.



- b. An off-site sign located on a through lot shall be located on a single street if the sign and its support structure are located entirely on that half of the lot closest to the lot line adjoining that street.
- c. Any off-site sign not in conformance with either *Sec. 4C.11.3.D.1.a.* or *Sec. 4C.11.3.D.1.b.* is considered to be located on more than one street frontage.

2. Spacing

- a. For any double-faced off-site sign, the spacing requirements are based on the area of the largest sign face.

- b. For double-faced off-site signs whose faces are not parallel, the spacing between any proposed, permitted or existing off-site sign is determined by the following formula:

$$D = S \left[1 + \frac{(B - 5)}{90} \right]$$

Where:

D = required spacing between signs, in feet.

S = sign spacing determined by the table in *Sec. 4C.11.3.C.4. (Spacing)*.

B = widest edge separation of sign faces in feet.

- c. Spacing is measured between off-site signs that are located on the same side of the same street. Spacing is measured from a line that is perpendicular to the street line and that passes through a point on the street line that is closest to the nearest sign face edge. Spacing is measured along the center line of the street.

E. Exceptions

Legally existing nonconforming off-site signs, off-site signs permitted in a Sign District, or permitted by a relocation agreement or other City contract, may display off-site or noncommercial messages.

F. Relief

1. A deviation from any off-site sign dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
2. Deviation from any off-site sign standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.11.4. **ON-SITE SIGNS**

A. **Intent**

[Reserved]

B. **Applicability**

All exterior signs and sign support structures shall conform to the requirements of this Division and all other applicable provisions of this Chapter.

C. **Standards**

1. **Sign Packages**

On-site signs shall comply with all the applicable sign package.

2. **Sign Types**

On-site signs shall comply with all applicable sign type standards.

3. **Street Address Requirement**

No sign shall be maintained on any property unless a street address for the property has been obtained, and is maintained in accordance with the provisions of *LAMC Chapter 6, Section 63.113 (Street Address Numbers - Responsibility Therefor, Designation, Location, Size, Maintenance, Change and Removal)*.

D. **Measurement**

See *Sec. 4C.11.6.D. (Measurement, Sign Types)*.

E. **Relief**

1. A deviation from any on-site sign dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
2. Deviation from any on-site sign standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.11.5. **SIGN PACKAGES**

A. **Intent**

The intent of the sign packages is to provide variety in the sign allocation based on the extent of reliance on specific modes of travel.

1. Sign Package 1 is intended for areas with a variety of transportation modes.
2. Sign Package 2 is intended for areas with a focus on pedestrian experience and alternative transportation modes besides automobiles.

B. **Applicability**

Sign package standards apply to all on-site signs determined by the sign package assigned by the applicable Development Standards District.

C. **Standards**

1. **General**

The required sign package is specified in the applicable Development Standards District.

2. **Sign Package 1**

AGRICULTURAL, RESIDENTIAL & OPEN SPACE USE DISTRICTS	
Total Sign Area Allocation	30 SF
Sign Area Per Individual Sign (max):	
Awning Sign	20 SF
High Rise sign	Not allowed
Illuminated Canopy Sign	Not allowed
Marquee Sign	Not allowed
Monument Sign/Pole Sign	9 SF (only 1 sign allowed)
Pedestrian Sign	Not allowed
Projecting Sign	Not allowed
Roof Sign	Not allowed
Wall Sign	20 SF
Window Sign	Not allowed
Yard Sign	12 SF
ALL OTHER USE DISTRICTS	
Total Sign Area Allocation⁽¹⁾	4 SF per foot of street frontage
Combined area of Illuminated Canopy Signs, Roof Signs and Wall Signs (max)	2 SF per foot of street frontage, plus 1 SF for each foot of building frontage
Sign Area Per Individual Sign Type (max):	
Awning Sign	2 SF per foot of street frontage
High Rise Sign	5% of the area of the wall where the signs are attached
Illuminated Canopy Sign	2 SF per foot of street frontage
Marquee Sign	Limited by marquee size
Monument Sign	1.5 SF per foot of street frontage, no individual monument sign can exceed 75 SF per sign face
Pedestrian Sign	9 SF per sign face
Pole Sign	2 SF per foot of street frontage plus 1 SF for each foot of building frontage, no individual pole sign can exceed 400 SF per sign face
Projecting Sign	25 SF plus 1.5 SF per foot of street frontage, no individual projecting sign can exceed 300 SF per sign face
Roof Sign	2 SF per foot of street frontage, plus 1 SF for each foot of building frontage, no individual roof sign can exceed 300 SF
Wall Sign	2 SF per foot of street frontage, plus 1 SF for each foot of building frontage for a single-story building.
Window Sign	Total area of all window signs cannot exceed 10% of window area
Yard Sign	Not allowed

⁽¹⁾ High Rise Signs and Marquee Signs are not counted towards the Total Sign Area Allocation

3. **Sign Package 2**

AGRICULTURAL & RESIDENTIAL USE DISTRICTS	
Total Sign Area Allocation	30 SF
Sign Area Per Individual Sign (max):	
Awning Sign	20 SF
High Rise sign	Not allowed
Illuminated Canopy Sign	Not allowed
Marquee Sign	Not allowed
Monument Sign	9 SF (only 1 sign allowed)
Pedestrian Sign	Not allowed, except for RN Use Districts
Pole Sign	Not allowed
Projecting Sign	Not allowed
Roof Sign	Not allowed
Wall Sign	20 SF
Window Sign	Not allowed
Yard Sign	12 SF
ALL OTHER USE DISTRICTS	
Total Sign Area Allocation(1)	4 SF per foot of street frontage
Sign Area Per Individual Sign Type (max):	
Awning Sign	2 SF per foot of street frontage, no individual awning sign can exceed 12 SF
High Rise Sign	5% of the area of the wall where the signs are attached
Illuminated Canopy Sign	Not allowed
Marquee Sign	Limited by marquee size
Monument Sign	1.5 SF per foot of street frontage, no individual monument sign can exceed 32 SF per sign face
Pedestrian Sign	9 SF per sign face
Pole Sign	Not allowed
Projecting Sign	25 SF plus 1.5 SF per foot of street frontage, no individual projecting sign can exceed 48 SF per sign face,
Roof Sign	Not allowed
Wall Sign	2 SF per foot of street frontage, plus 1 SF for each foot of building frontage for a single-story building, no individual wall sign can exceed 80 SF.
Window Sign	Total area of all window signs cannot exceed 10% of window area; no individual window sign can exceed 50 SF
Yard Sign	Not allowed

⁽¹⁾ High Rise Signs and Marquee Signs are not counted towards the Total Sign Area Allocation

D. Measurement

1. Sign Area

An area circumscribed by the smallest geometric shape created with a maximum of eight straight lines that will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated areas and attention-attracting devices, forming an integral part of an individual message except that:

- a. For wall signs having no discernible boundary, each of the following shall be included in any computation of surface area:
 - i. The areas between letters;
 - ii. Words intended to be read together; and
 - iii. Any device intended to draw attention to the sign message.
- b. For spherical, cylindrical or other three-dimensional signs, the area of the sign shall be computed from the smallest two-dimensional geometrical shape or shapes, which will best approximate the greatest actual surface area visible from any one direction. Sign support structures are excluded if neutral in color.

2. Total Sign Area Allocation

- a. The sign area for all signs, including required signs and signs displaying addresses, is counted toward the total sign area allocation as specified in *Sec. 4C.11.5.C. (Sign Packages)*.
- b. The following signs are not counted towards the total sign area allocation:
 - i. High Rise Signs,
 - ii. Marquee Signs,
 - iii. Temporary Signs; and
 - iv. Temporary Signs on temporary construction walls and on fences surrounding vacant lots.

E. Exceptions

Flag lots containing less than 50 feet of street frontage are allotted 50 feet of street frontage for the purpose of determining the type of sign permitted and for the allowable sign area.

F. Relief

1. In sign package 2, deviations from the dimensional standards for projecting signs shall be authorized in accordance with *Sec. 13B.2.5. (Director Determination)*. In addition to the findings otherwise required by *Sec. 13B.2.5. (Director Determination)*, the Director shall find that the proposed projecting sign meets the following criteria:
 - a. The total sign area of all projecting signs, including existing projecting signs and existing pole signs (*Sec. 4C.11.6.C.8.ii.*), does not exceed 25 SF plus 1.5 SF per foot of street frontage, with no individual projecting sign exceeding 300 SF per sign face; and
 - b. The proposed projecting sign contributes to the existing pattern and character of signs of the area within a 500 foot radius of the site.
2. A deviation from any sign package dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. Deviation from any sign package standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.11.6. **SIGN TYPES**

A. Intent

That the regulations will provide reasonable protection to the visual environment by controlling the size, height, spacing and location of signs.

B. Applicability

1. General

2. Combination Signs

A sign subject to more than one type of classification, shall meet the requirements for the type to which each portion is subject.

C. Standards

1. Awning Sign



DEFINITION

A sign painted, sewn, or otherwise adhered to the material of an awning as an integrated part of the awning itself.

GENERAL PROVISIONS

- i. Signs are only allowed on awnings that comply with all applicable provisions of *LAMC Sec. 91.3202*, *LAMC Sec. 91.3202.3.1* and *Sec. 4C.11.1.C.8 (Prohibited Locations)*.
- ii. No sign can be placed on any portion of an awning except the valance that is parallel to the building face. No sign can extend outside the awning.
- iii. Signs are not allowed on awnings with a valance above 14 feet in height measured from the nearest sidewalk or edge of roadway grade to the top of the valance.

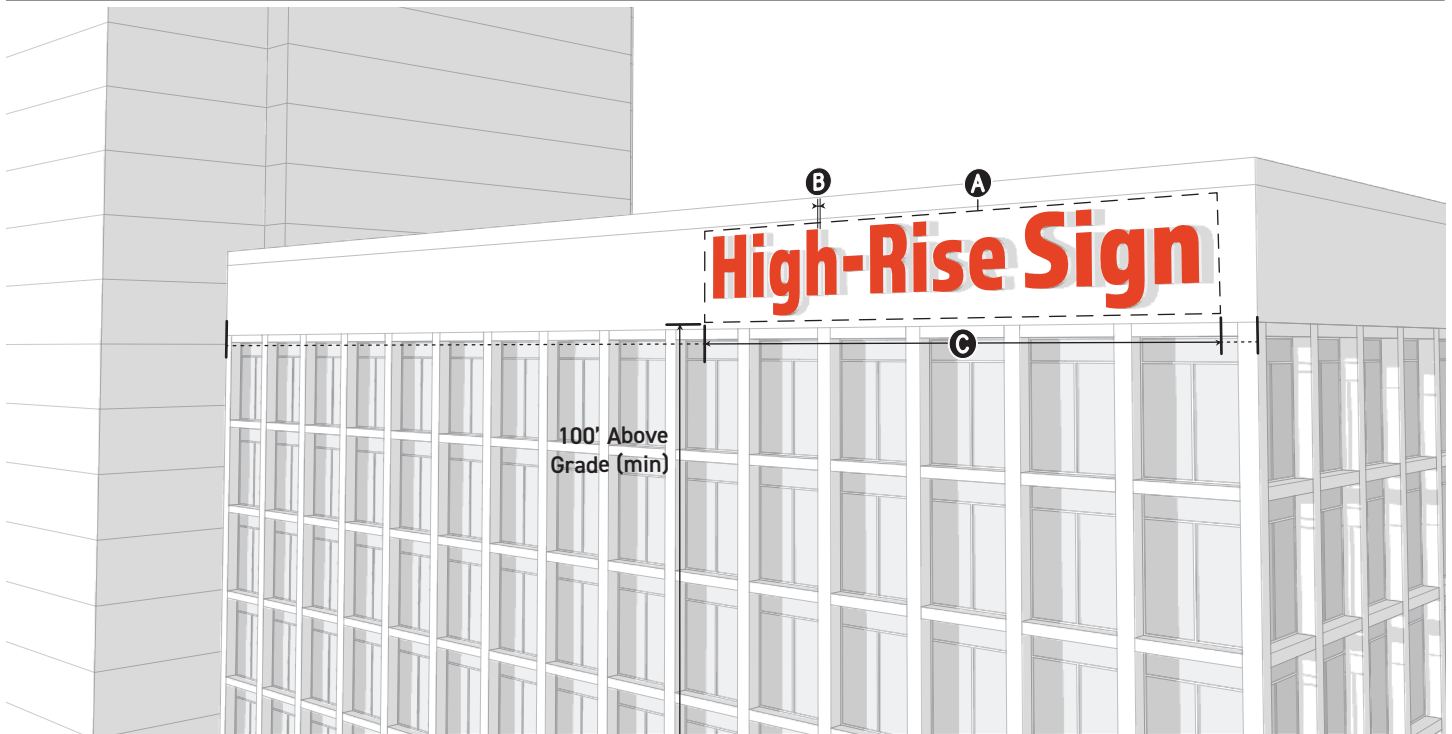
TOTAL SIGN AREA ALLOCATION

Sign Package 1	<i>Sec. 4C.11.5.C.2</i>
Sign Package 2	<i>Sec. 4C.11.5.C.3</i>

DIMENSIONS

A Area of individual sign (max)	
Sign Package 1	<i>Sec. 4C.11.5.C.2</i>
Sign Package 2	<i>Sec. 4C.11.5.C.3</i>
B Vertical dimension (max)	1'

2. High-Rise Sign



DEFINITION

A sign located at least 100 feet above grade and attached to the wall of a building.

GENERAL PROVISIONS

- i. The plane of the sign face of a high rise sign shall be approximately parallel to the face of the building.
- ii. A high rise sign shall not extend above the top of the wall of the building, except where there is less than 3 feet between the top of the wall and the top of a window, the high rise sign may extend above the top of the wall by a maximum of 3 feet.
- iii. On a flat-topped building, high rise signs must be located between the top of the windows on the topmost floor and the top of the roof parapet or within an area 16 feet below the top of the roof parapet.
- iv. On buildings with stepped, non-flat, or otherwise articulated tops, high rise signs may be located within an area 16 feet below the top of the building or within an area 16 feet below the top of the parapet of the main portion of the building below the stepped or articulated top. Tall Building Signs must be located on a wall and may not be located on a roof, including a sloping roof, and may not block any windows.
- v. No building may have no more than two high rise sign and no more than one on any side of the building. In the case of a cylindrical or elliptical building, the building should be considered to have four quadrants, which will in no case exceed 25% of the perimeter of the building. Both high rise signs on a building must be identical in design

DIMENSIONS

A Area of individual sign (max)	
Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Sec. 4C.11.5.C.3
B Projection from building face (max)	2'
C Width (max % of facade length)	80%

3. Illuminated Canopy Sign



DEFINITION

A sign integrated into an enclosed internally illuminated canopy that is attached to the wall of a building.

GENERAL PROVISIONS

- i. An illuminated canopy sign shall not extend above the top of the wall of a building.
- ii. For emergency personnel access, illuminated canopy signs shall not occupy a 4-foot distance along the exterior wall at one corner of the building's street frontage and an additional 4-foot distance along every 50 feet of the building frontage.
- iii. Illuminated canopy sign shall bear the electric sign label of an approved testing agency with a re-inspection service.
- iv. Only canopies at grade level may contain illuminated canopy signs over a door or window.
- v. Illuminated canopy signs may project over a street right-of-way, but shall comply with *LAMC Sec. 91.3202* and *Sec. 4C.11.1.C.8. (Prohibited Locations)*.

TOTAL SIGN AREA ALLOCATION*

Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Not allowed

DIMENSIONS

A Area of individual sign (max)*	
Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Not allowed
B Vertical dimension (max)	3'
Depth (max)	8"
C Clear height above grade (min)	8'2"
D Projection from building face (max)	3'

4. Marquee Sign



DEFINITION

A sign attached to the periphery of a marquee.

GENERAL PROVISIONS

- i. Signs shall not extend above or below the marquee.
- ii. Signs shall not be attached to any portion of the marquee except on the periphery.
- iii. Cloth or banner signs or drop-roll curtains may be suspended below the exterior periphery and extend within 7 feet of the grade.
- iv. Signs shall comply with *LAMC Sec. 91.3202* and *Sec. 4C.11.1.C.8. (Prohibited Locations)*.

DIMENSIONS

Limited by marquee size

5. Monument Sign



DEFINITION

A freestanding sign which is wholly independent of a building for support, erected directly upon the original grade or finished grade, or that is raised no more than 12 inches from the grade to the bottom of the sign.

GENERAL PROVISIONS

- i. A monument sign shall be set back at least 7.5 feet from a side lot line.
- ii. A monument sign shall be located at least 15 feet from any other monument sign, projecting sign or pole sign in any direction.
- iii. The location of a monument sign cannot interfere or present a hazard to pedestrian or automobile traffic.
- iv. A monument sign shall not project over a street right-of-way.

TOTAL SIGN AREA ALLOCATION

Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Sec. 4C.11.5.C.3

DIMENSIONS

A Area of individual sign (max)	
Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Sec. 4C.11.5.C.3
B Height (max)	
Agricultural, Residential District	6'
All other districts	8'
C Depth (max)	2'

6. Pedestrian Sign



DEFINITION

A small sign attached perpendicular to the building facade that hangs from a bracket or support.

GENERAL PROVISIONS

- i. A hanging bracket shall be an integral part of the sign design.
- ii. Pedestrian signs shall be located below the window sills of the 2nd story on a multi-story building or below the top of the exterior wall on a single-story building.
- iii. Pedestrian signs shall be located within 5 feet horizontally of a ground story tenant entrance.
- iv. Pedestrian signs shall be located at least 15 feet from any other pedestrian sign or projecting sign.
- v. Pedestrian signs shall be attached to a building to withstand the loads as required by LAMC Sec. 91.6212.
- vi. Pedestrian signs shall comply with Sec. 4C.11.1.C.8. (*Prohibited Locations*).

TOTAL SIGN AREA ALLOCATION

Sign Package 1

Sec. 4C.11.5.C.2

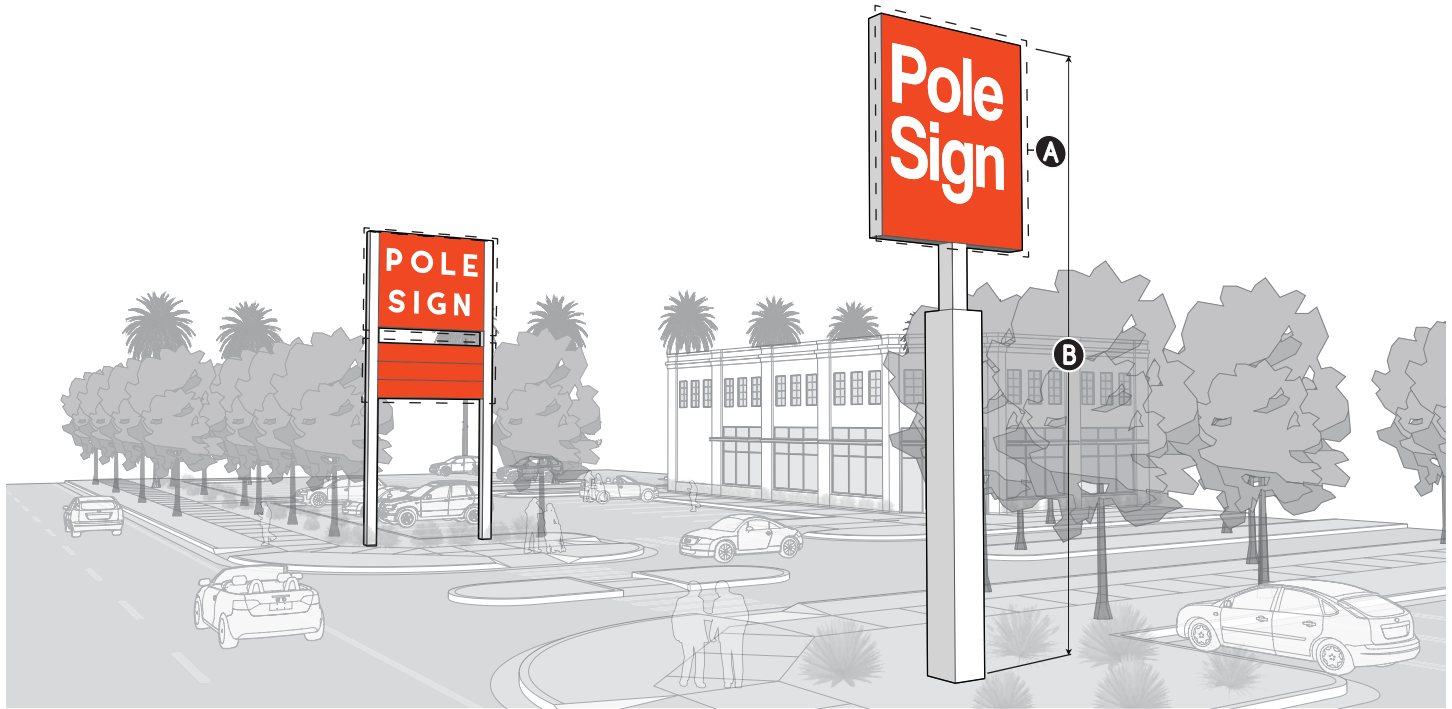
Sign Package 2

Sec. 4C.11.5.C.3

DIMENSIONS

A Area of individual sign (max)	9 SF
B Vertical dimension (max)	3'
C Projection from building face (min/max)	1'/3'
D Depth (max)	6"
E Clear height above adjacent grade (min)	8'2"

7. Pole Sign



DEFINITION

A freestanding sign that is wholly independent of a building for support, permanently affixed to the ground using one or two poles or posts.

GENERAL PROVISIONS

- i. Lots having a street frontage of at least 50 feet may have a pole sign for each 200 feet of street frontage. Existing pole signs and existing projecting signs are included in the count of the total number of pole signs allowed.

Street Frontage	Total Number of Signs Allowed
50' to ≤ 200'	1
>200' to ≤ 400'	2
>400' to ≤ 600'	3

One additional pole sign allowed for each additional increment of 200' of street frontage

- ii. A pole sign shall be located at least 10 feet from a side lot line; however, on a corner lot, a pole signs may be at least 5 feet from side lot lines.
- iii. A pole sign shall be located at least 15 feet from any other pole sign, projecting sign or monument sign.
- iv. The maximum width of a pole or post shall not exceed 10% of the overall sign height.
- v. A pole sign shall be located so as not to interfere or present a hazard to pedestrian or automobile traffic.

GENERAL PROVISIONS (CONTINUED)

- vi. Where the lower part of a pole sign is less than 8 feet above sidewalk grade or the edge of roadway grade nearest the sign, the sign shall extend to 18 inches from grade or be installed in a planter that extends beyond the edges of the sign and any support structure that is 18 inches minimum in height.
- vii. A pole sign may project over a street right-of-way, but shall comply with *Sec. 4C.11.6.D.2. (Projection Over Property Line)* and *Sec. 4C.11.1.C.8. (Prohibited Locations)*. Sign projections shall fall within an area that is perpendicular to the street right-of-way and has a width of 3 feet as measured parallel to the street right-of-way.

TOTAL SIGN AREA ALLOCATION

Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Not allowed

DIMENSIONS

A Area of individual sign (max)	
Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Not allowed
B Height⁽¹⁾ including pole (max)	
Agricultural or Residential District	6'
All other districts	
≤50' of street frontage	25'
>50 to ≤ 100 feet of street frontage	35'
>100 feet of street frontage	42'

⁽¹⁾ Any pole sign located at the street corner of a corner lot may use the greater street frontage for determining height limitations. In no event can a sign exceed the height in which the sign is located.

8. Projecting Sign



DEFINITION

A sign attached approximately perpendicular to the building facade that does not meet the standards for a pedestrian sign (Sec. 4C.11.6.C.6.).

GENERAL PROVISIONS

- i. The plane of the sign face shall be within 15 degrees of a line perpendicular to the face of the building, except at the corner of the building.
- ii. Lots having a street frontage of at least 50 feet may have a projecting sign for each 200 feet of street frontage. Existing projecting signs or existing pole signs are included in the count of the total number of projecting signs allowed.

Street Frontage	Total Number of Signs Allowed
50' to ≤ 200'	1
>200' to ≤ 400'	2
>400' to ≤ 600'	3

One additional projecting sign allowed for each additional increment of 200' of street frontage

- iii. A projecting sign cannot extend above the top of the wall.
- iv. A projecting sign shall be located at least 7.5 feet from any side lot line and be located at least 15 feet from any other projecting sign, monument sign or pole sign, measured in any direction.

GENERAL PROVISIONS (CONTINUED)

- v. Projecting signs shall be attached to a building to withstand the loads as required by Section 91.6212.
- vi. A projecting sign may project over the street right-of-way, but shall comply with Sec. 4C.11.6.D.2. (Projection Over Property Line) and Sec. 4C.11.1.C.8. (Prohibited Locations). Sign projections shall fall within an area that is perpendicular to the street right-of-way and has a maximum width of 3 feet as measured parallel with the street right-of-way.
- vii. For projecting signs located above 16 feet and on a lot having a street frontage greater than 50 feet, projections over the street right-of-way may vary linearly from 5 feet at 50 feet to 8 feet at 100 feet of street frontage.

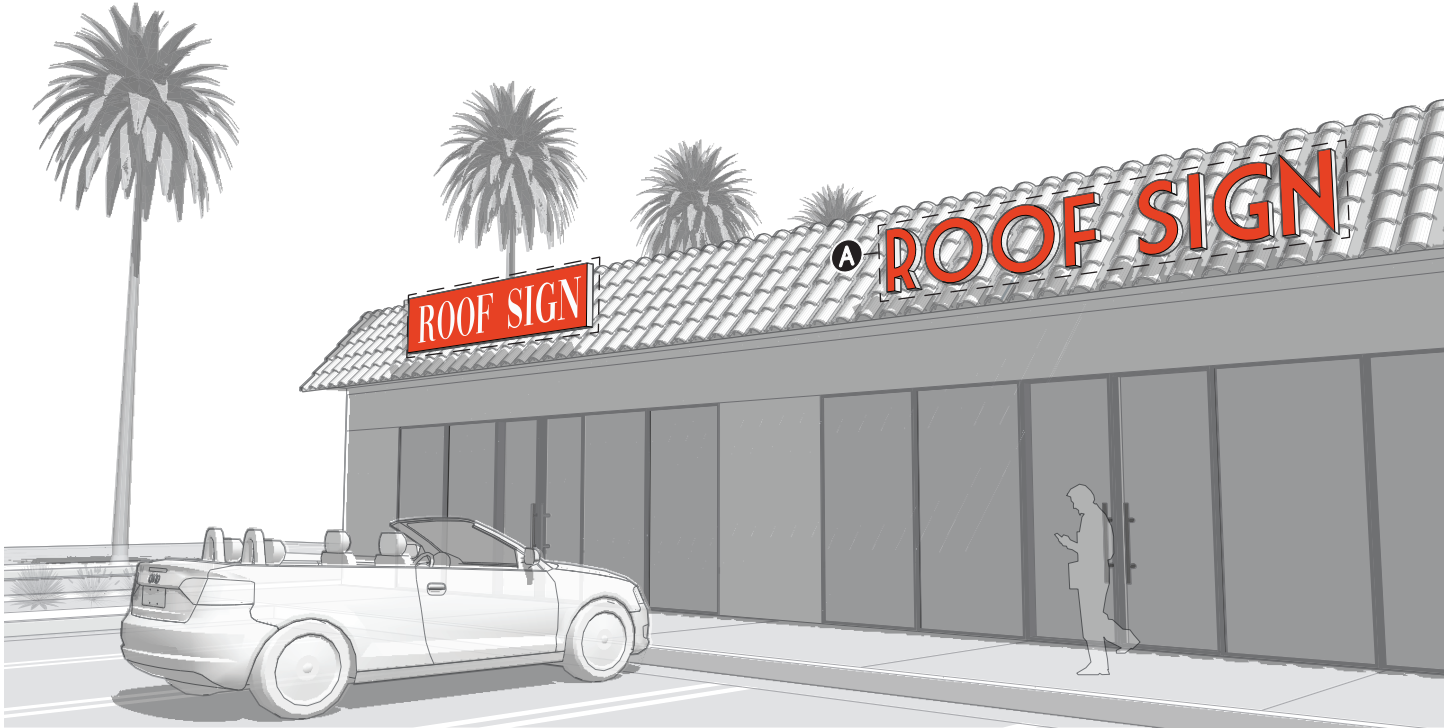
TOTAL SIGN AREA ALLOCATION

Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Sec. 4C.11.5.C.3

DIMENSIONS

A Area of individual sign (max)	
Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Sec. 4C.11.5.C.3
B Projection (min/max)	Sec. 4C.11.6.D.2.
C Clear height above adjacent grade (min)	8'-2"

9. Roof Sign



DEFINITION

A sign erected on a roof of a building.

GENERAL PROVISIONS

- i. Roof signs are allowed only when placed directly upon a roof that slopes downward toward and extends to or over the top of an exterior wall.
- ii. The top of the roof sign shall be located at least 2 feet below the highest point of the roof where the sign is located.
- iii. Roof signs shall be located at least 2 feet from the edge of the roof.
- iv. Roof signs shall be located at least 10 feet from side lot lines.
- v. The plane of the sign face of a roof sign shall be approximately parallel to the face of the building.

TOTAL SIGN AREA ALLOCATION

Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Not allowed

DIMENSIONS

A Area of individual sign (max)	Sec. 4C.11.5.C.2
--	------------------

10. Wall Sign



DEFINITION

A sign on the wall of a building or structure, with the exposed face of the sign in a plane approximately parallel to the plane of the wall, that has been attached to, painted on, or erected against the wall, projected onto the wall, or printed on any material which is supported and attached to the wall by an adhesive or other materials or methods.

GENERAL PROVISIONS

- i. For wall signs made up of individual letters that use the wall of the building as background, sign area allocated in *Sec. 4C.11.5.C.2.* and *Sec. 4C.11.5.C.3.* may be increased by 20%, provided there is no change in color between the background and the surrounding wall area.
- ii. For buildings more than one story in height, the combined wall sign area shall not exceed that permitted for a single story by more than 10% for each additional story. In no event, shall the combined wall sign area exceed by 50% that area permitted for a single-story building as specified by the applicable sign package (*Sec. 4C.11.5.*).
- iii. If any message is placed on the edge of a wall sign, then that portion of the wall sign is regulated as a pedestrian sign or a projecting sign.
- iv. A wall sign cannot extend above the top of the wall of the building, except where there is less than 3 feet between the top of the wall and the top of a window, the wall sign may extend above the top of the wall by a maximum of 3 feet.
- v. The plane of the sign face of a wall sign shall be approximately parallel to the face of the building.

GENERAL PROVISIONS (CONTINUED)

- vi. Wall signs cannot be illuminated when installed on a wall that faces the rear or side lot line that is located within 30 feet of properties zoned with an Agricultural or Residential Use Class and a density indicator of 8 to 60 or 1L to 4L .
- vii. No wall sign shall project over any public property or any street right-of-way greater than that permitted in *Sec. 4C.11.6.D.2. (Projection Over Property Line)* and shall comply with *Sec. 4C.11.1.C.8. (Prohibited Locations)*.
- viii. Where a parking lot exists between a wall sign and the street, and there is a freestanding wall or fence between the parking lot and the street, a sign may be placed on the wall or fence provided the sign does not project beyond the lot line. The sign is limited to that portion of the wall or fence between 2.5' and 3.5' in height above the finished grade at the base of the wall generally facing the street.

TOTAL SIGN AREA ALLOCATION

Sign Package 1	<i>Sec. 4C.11.5.C.2</i>
Sign Package 2	<i>Sec. 4C.11.5.C.3</i>

DIMENSIONS

A Area of individual sign (max)	
Sign Package 1	<i>Sec. 4C.11.5.C.2</i>
Sign Package 2	<i>Sec. 4C.11.5.C.3</i>
B Projection (max)	
Sign Package 1	2'
Sign Package 2	1'

11.Window Sign



DEFINITION

A sign, except for a supergraphic sign, that is attached to, affixed to, leaning against, or otherwise placed within 6 feet of a window or door in a manner so that the sign is visible from outside the building.

GENERAL PROVISIONS

Window area is the area of continuous glass (or other transparent material) panels separated by not more than 6 inches.

TOTAL SIGN AREA ALLOCATION

Sign Package 1	Sec. 4C.11.5.C.2
Sign Package 2	Sec. 4C.11.5.C.3

DIMENSIONS

A Area of individual sign (max)	
Sign Package 1	10%
Sign Package 2	10%

12. Yard Sign



DEFINITION

A small sign placed in a yard or other amenity space.

GENERAL PROVISIONS

Yard signs shall not have mechanical or moving parts and no electricity or other source of illumination or power may be attached or made a part of the sign.

TOTAL SIGN AREA ALLOCATION

Sign Package 1

Sec. 4C.11.5.C.2

Sign Package 2

Sec. 4C.11.5.C.3

DIMENSIONS

Ⓐ Area of individual sign (max)

20 SF

Ⓑ Height (max)

6'

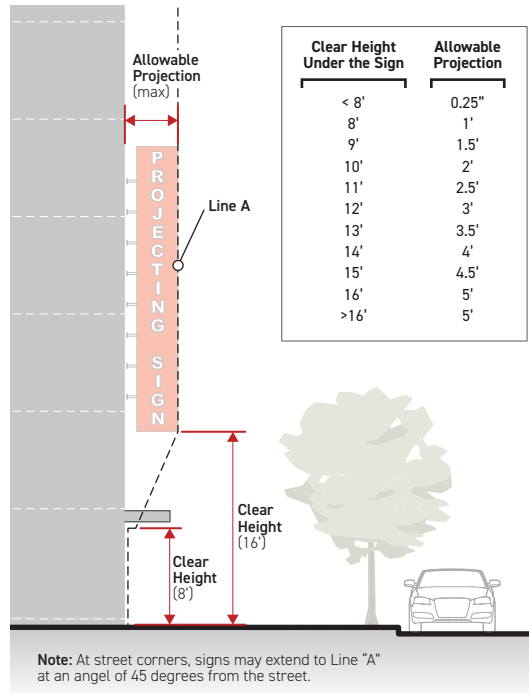
- Signs -

D. Measurement

1. Sign Height

The height of all signs shall be measured as the vertical distance from the top of the sign to the sidewalk grade or to the edge of roadway grade nearest the sign if there is no sidewalk.

2. Projection Over Property Line



E. Relief

1. A deviation from any sign type dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
2. Deviation from any sign type standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.12. **RIDGELINE PROTECTION**
[Reserved]

DIV. 4C.13. **ENVIRONMENTAL PROTECTION**

SEC. 4C.13.1. **ENVIRONMENTAL PROTECTION MEASURES**

A. **Intent**

1. Ensure that development in the City does not result in detrimental impacts to those residing or working in and around construction activities, and to abutting properties, and the public right of way, including the habitat, cultural resources, and historic or fragile buildings.
2. Provide a mechanism for mitigation measures adopted to certify environmental impact reports for City plans, policies, or regulations to be made enforceable on future development projects consistent with *CEQA Guidelines, Section 15162.4*.
3. Provide a flexible mechanism to adopt and amend uniformly applicable development standards to allow streamlined environmental review, including pursuant to *CEQA Guidelines Section 15183.3*.

B. **Applicability**

No permit shall be issued by the Department of Building and Safety without the applicant demonstrating compliance with applicable environmental protection measures.

C. **Adoption and Maintenance of the Environmental Protection Measures**

The Director of Planning shall prepare, maintain, and update the environmental protection measures, as deemed necessary and appropriate. The environmental protection measures, and any amendments, shall be adopted by the Director, according to *Sec. 13B.2.5. (Director Determination)*.

D. **Noncompliance**

Failure to comply with the environmental protection measures or any condition or commitments made in compliance with the environmental protection measures is a violation of the Code, subject to all available administrative, criminal and civil remedies. Additionally, upon confirmation of non-compliance, the Director may require as deemed necessary and appropriate the applicant or property owner to retain at its own expense an independent consultant, subject to Director approval, to ensure compliance with the environmental protection measures and any conditions or commitments made in compliance with the environmental protection measures.

DIV. 4C.14. **PROJECT REVIEW THRESHOLD**

SEC. 4C.14.1. **PROJECT REVIEW THRESHOLD PACKAGES**

A. **Intent**

To require the discretionary review of development projects when certain thresholds are met, and to allow for variation in these thresholds appropriate to the context of development.

B. **Applicability**

Individual projects and related or successive project activities which are determined by the Director to be part of a larger project, meeting a condition specified in either *project review threshold package 1* (Sec. 4C.14.1.C.1.) or *project review threshold package 2* (Sec. 4C.14.1.C.2.).

C. **Standards**

1. **Project Review Threshold Package 1**

When the applicable *Development Standards District (Part 4B)* specifies project review threshold package 1, the following development projects are subject to Sec. 13B.2.4. (*Project Review*):

- a. Any development project which creates, or results in an increase of, 50,000 square feet or more of nonresidential floor area.
- b. Any development project which creates, or results in an increase of, 50 or more dwelling units or guest rooms, or combination thereof.
- c. Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.
- d. Any change of use which results in a net increase of 1,000 or more average daily trips.
- e. Any one unit development with a floor area of 17,500 square feet or larger located in the Hillside Area Map (Sec. 1.4.4).

2. Project Review Threshold Package 2

When the applicable *Development Standards District (Part 4B)* specifies project review threshold package 2, development projects participating in the community benefits program (Div. 9.3.) having one of the characteristics listed below are subject to *Sec. 13B.2.4. (Project Review)*. Any development project that is not participating in the community benefits program is subject to project review threshold package 1:

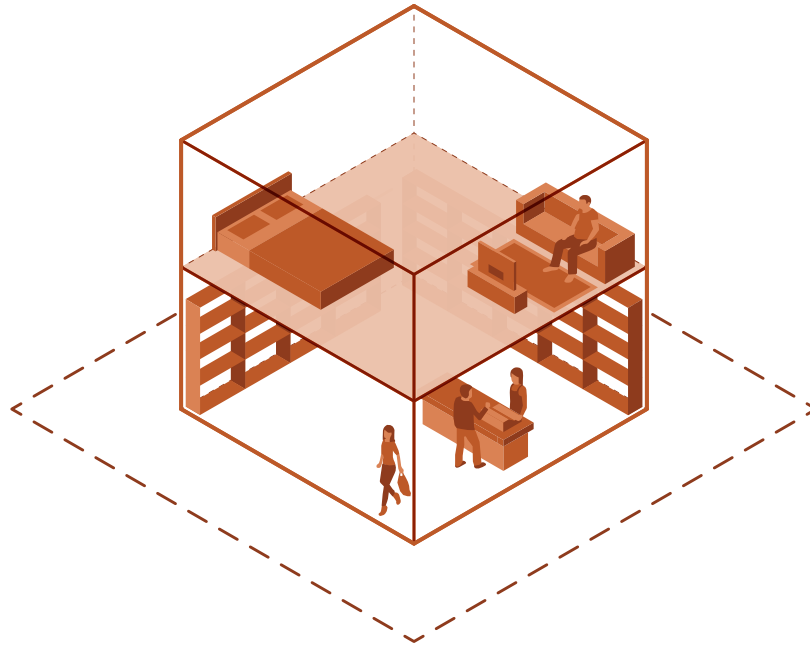
- a. Any development project including a building or structure having a height of 500 feet or taller.
- b. Any development project which adds at least 500,000 square feet of nonresidential floor area.
- c. Any development project which adds at least 500 dwelling units or guest rooms, or combination thereof.
- d. Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.
- e. Any change of use which results in a net increase of 1,000 or more average daily trips.
- f. Any one unit development with a floor area of 17,500 square feet or larger located in the Hillside Area Map (Sec. 1.4.4).

D. Measurement

1. For calculating floor area see *Sec. 14.1.7. (Floor Area)*.
2. Average daily trips are determined using the trip generation factors determined by LADOT.
3. For building height in feet see *Sec. 2C.4.2.D. (Height in Feet)*.

E. Relief

None.



ARTICLE 5. **USE**

[FORM - FRONTAGE - STANDARDS] [**USE** - DENSITY]

Part 5A. **Introduction**

Part 5B. **Use Districts**

Part 5C. **Use Rules**

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PART 5A. INTRODUCTION

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DIV. 5A.1. INTRODUCTION

SEC. 5A.1.1. PURPOSE

The purpose of this Article is to establish the Use Districts, Use Standards and Use Definitions in order to regulate the activities on a lot and to mitigate any potential impacts within a lot and on surrounding property as a result of those activities.

SEC. 5A.1.2. USE APPLICABILITY

A. Project Applicability

1. General

- a. Most lots, operations and facilities will contain more than one use. No use that is not permitted by the Use District, shall be allowed with the exception as established in Sec. 5A.1.2.A.4. (*Incidental Uses*).
- b. All projects filed after the effective date of this Zoning Code must comply with the provisions in this Article, as further specified in 5A.1.2.A.2. (*Project Activities*), 5A.1.2.A.3. (*Nonconformity*), and 5A.1.2.A.4. (*Incidental Uses*).

2. Project Activities

- a. Use District rules apply to each project activity as shown in the table below:

GENERAL USE DISTRICT RULE	PROJECT ACTIVITIES											
	Subdivision	New Construction	Addition	Facade Alteration	Site Alteration	Relocation	Major Renovation	Minor Renovation	Change/Expansion of Use	Temporary Use	Ordinary Maintenance and Repair	Demolition
<i>Div. 5C.1.</i> Use Definitions	○	●	●	●	●	●	●	●	●	●	○	○
<i>Div. 5C.2.</i> Use Permissions	○	●	●	●	●	●	●	●	●	●	○	●
<i>Div. 5C.3.</i> Use Standards	○	●	●	●	●	●	●	●	●	●	○	○

● = Rule generally applies to this project activity

○ = Rule is not applicable

- b. More than one project activity may apply to a project (for example, an addition will also include an expansion of use).
- c. Where a Division of the Use District rule is listed as generally applicable in the table above, the project activity shall meet the Use District rules within the Division. Applicability may be further limited for each standard in the applicability provisions in *Part 5C. (Use Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*.

- d. Where a Division of the Use District rules is listed as not applicable in the table above, the standards within the Division do not apply to the project activity.
- e. For more information about each project activity, see *Sec. 14.1.17. (Project Activities)*.

3. **Nonconformity**

For lots with uses nonconforming as to the provisions of *Div. 5C.3. (Use Permissions)*, *Div. 5C.2. (Use Standards)*, or *Div. 5C.1. (Use Definitions)* specified by the applicable *Use District (Part 5B)*, no project activity may decrease the conformance with any regulations specified in this Article, unless otherwise specified by *Div. 12.6. (Nonconforming Use)*.

4. **Incidental Uses**

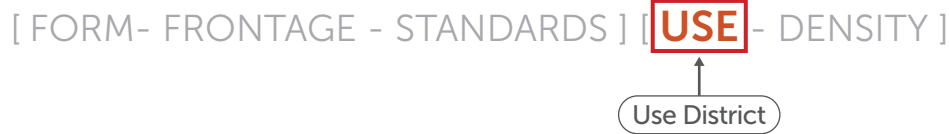
- a. A use may be allowed as an incidental use, provided the Zoning Administrator determines it is incidental to and directly associated with an allowed use.
- b. The Zoning Administrator shall consider the following characteristics when determining whether a use is incidental to and directly associated with an allowed use:
 - i. The use is customarily associated with the permitted use;
 - ii. The use is subordinate in both purpose and size to the permitted use;
 - iii. The use is located on the same lot as the permitted use;
 - iv. The use is abutting, adjacent to or integrated within the use area of the permitted use;
 - v. The impact of the use is not detrimental when compared to the impact of the permitted use.
- c. Where a use standard specifies the use is allowed only when incidental to a specified use, the subject use may not be allowed incidental to any other use except the specified use. See *Sec. 5C.3.14. (Incidental To)* for more standards rules.

B. **Applicable Components of Buildings and Lots**

- 1. Use regulations apply to all portions of a lot.
- 2. Use regulations apply to all portions of buildings and structures on a lot.
- 3. Specific use regulations may further limit which components of buildings and lots are required to comply with *Part 5C (Use Rules)*.

SEC. 5A.1.3. **RELATIONSHIP TO ZONE STRING**

A zone is comprised of the following Districts:



The Use District is a separate and independent component of each zone.

SEC. 5A.1.4. **RELATIONSHIP TO FORM, FRONTAGE, AND DEVELOPMENT STANDARDS**

Regardless of allowed uses, the form of a building, its architectural elements and site improvements are regulated by Form, Frontage, and Development Standards Districts which must be met. For example, a fast-food restaurant might be allowed, but the development regulations may prohibit drive-throughs.

SEC. 5A.1.5. **RELATIONSHIP TO DENSITY DISTRICTS**

Use Districts that contain provisions for Residential Uses do not include regulations regarding the number of household living units and group living units that are permitted. The Density District component of the zone, as described in *Article 6* (Density), is the mechanism that regulates the number of household living units and group living units permitted on any lot.

SEC. 5A.1.6. **HOW TO USE THIS ARTICLE**

A. **Lot-Based Approach**

A lot-based approach to using this Article is recommended when the location of the property has been determined, while the use has yet to be determined.

1. **Identify the Use District**

The fourth component in a zone string identifies the Use District for a property.

2. **Determine What Uses are Permitted**

a. **Reference the Table of Uses**

The Table of Uses outlines the permissions levels for all use groups across each Use District and is organized by use category and use groups.

b. **Reference the Use Permissions**

Use District permissions are outlined in *Div. 5C.1. (Use Permissions)*. Each Use District table and *Div. 5B.1. (Table of Uses)* identifies the permissions level for each use.

c. Reference the Use Definitions

Refer to *Div. 5C.1. (Use Definitions)* to confirm the definition of any use listed in each Use District table and in *Div. 5B.1. (Table of Uses)*.

3. Review Use District

a. Review Permitted Uses

Review the allowed uses and use limitations table for the Use District to determine which uses are permitted in the district.

b. Reference the Use Permissions

Use District permissions are outlined in *Div. 5C.2. (Use Permissions)*. Each Use District table identifies the permissions level for each permitted use.

c. Reference the Use Definitions

Refer to *Div. 5C.1. (Use Definitions)* to confirm the definition of any use listed in each Use District table and in *Div. 5B.1. (Table of Uses)*.

4. Identify Use Standards

Use District standards are outlined in *Div. 5C.3. (Use Standards)*. Each Use District page identifies the applicable standards specific to each use within that Use District.

a. Identify Supplemental Standards

When identified as a use standard on the Use District table, supplemental standards are required. The required supplemental standards for each use are outlined after the allowed uses and standards table for each Use District established in *Part 5B. (Use Districts)*.

b. Identify Supplemental Procedures

When identified as a use standard on the Use District table, supplemental procedures are required. The required supplemental procedures for each use are outlined after the supplemental standards for each Use District established in *Part 5B. (Use Districts)*.

5. Interpret Use Standards

Each use standard on a Use District page in *Part 5B. (Use Districts)* corresponds with a Section in *Part 5C. (Use Rules)*, where the use standard is explained in detail.

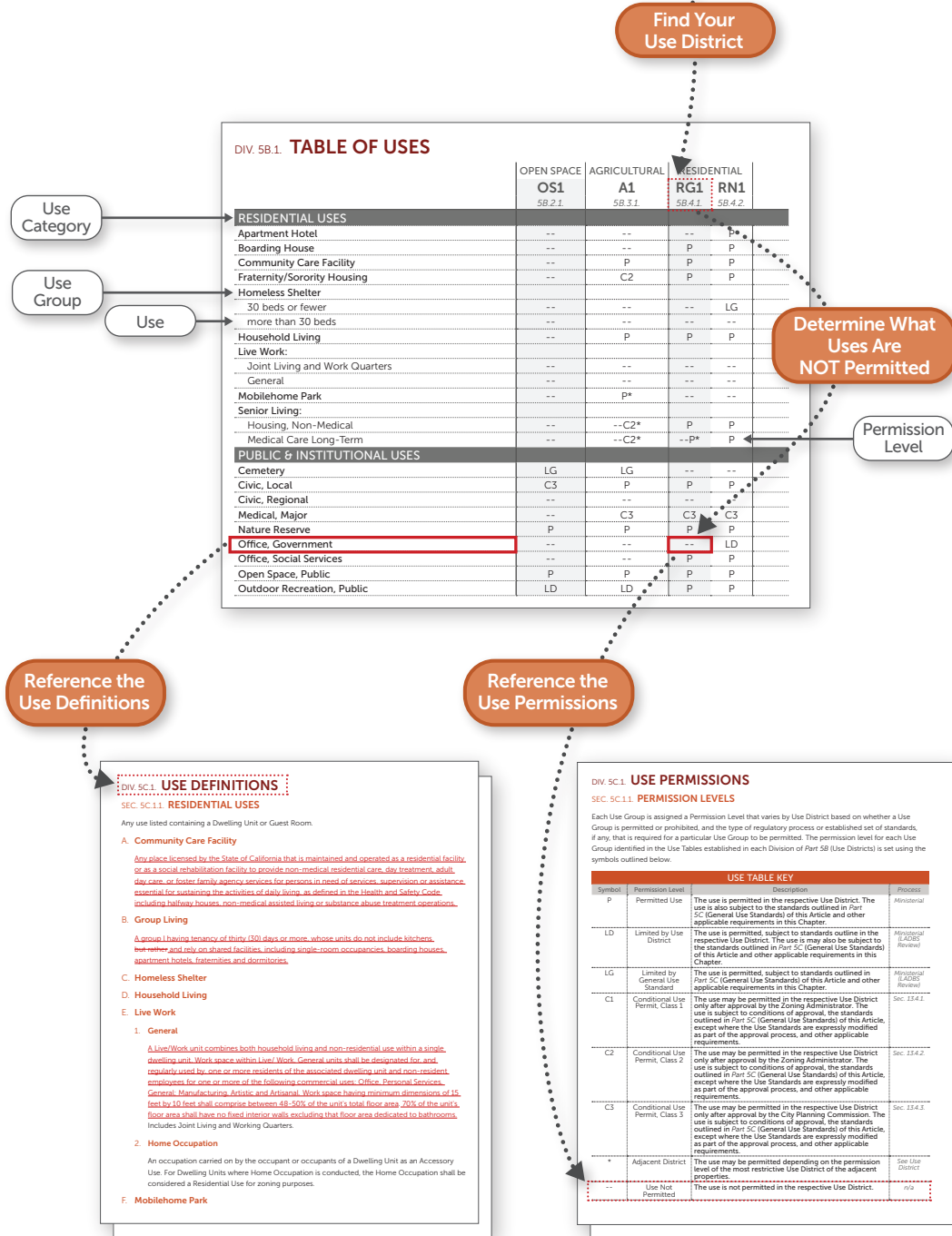
Lot-Based Approach Example:

Zone String

[LLM2-MU2-5] [**RG1** -FA]

See page 5-11

Part 5B & 5C (Use Districts & Use Rules)



See page 5-10

Find Your Use District

DIV. 5B.1. USE PERMISSIONS
 SEC. 5B.1.1. PERMISSION LEVELS

Each Use Group is assigned a permission level that varies by Use District based on whether a Use Group is permitted or prohibited, and the type of regulatory process or established set of standards, if any, that is required for a particular Use Group to be permitted. The permission level for each Use Group identified in the Use Tables established in each Division of Part 5B Use Districts is set using the symbols outlined below.

Symbol	Description	Use Table Key
LD	Limited by Use District	
LG	Limited by General Use Standard	
C1	Conditional Use Permit, Class 1	
C2	Conditional Use Permit, Class 2	

DIV. 5B.1. USE DEFINITIONS
 SEC. 5B.1.1. RESIDENTIAL USES

Any use listed containing a Dwelling Unit or Guest Room.

A. Community Care Facility
 Any facility licensed by the State of California that is maintained and operated as a residential facility to provide care, supervision, and protection for persons who are unable to care for themselves, including but not limited to persons who are unable to care for themselves because of mental illness, developmental disability, or physical disability, or who are unable to care for themselves because of age, infirmity, or other physical or mental condition.

B. Group Living
 A group living together of three (3) or more persons who do not share a common living space, but who are related by blood, marriage, or adoption, including single room occupancy, apartment hotels, fraternities and dormitories.

C. Homeless Shelter

D. Household Living

E. Live Work

1. General
 A live/work unit combines both household living and occupational use within a single residential unit. Work space within a live/work unit shall be designated for and clearly marked by the owner or operator of the unit. The live/work unit shall be used for the purposes of the General Manufacturing, Retail and Wholesale, Work and Living, and Minimum Dimensions of 25 feet by 25 feet shall be provided between 4:00 p.m. and 7:00 p.m. on the week days. The live/work unit shall have no front entrance with access to the street area designated to be used for mobile commerce and delivery services.

2. Home Occupation
 An occupation carried on by the occupant or occupants of a Dwelling Unit as an Accessory Use. For Dwelling Units where Home Occupation is conducted, the Home Occupation shall be considered a Residential Use for zoning purposes.

1. Mobilehome Park

Reference the Use Permissions

Reference the Use Definitions

Interpret Any Supplemental Standards

DIV. 5B.4. RESIDENTIAL DISTRICTS
 SEC. 5B.4.1. RESIDENTIAL GENERAL 1 (RG1)

A. Intent
 The RG1 Use District is intended to provide a variety of housing types for a variety of housing needs, in a manner that is consistent with the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL USES			
Community Care Facility	P		
Group Living	P		
Household Living	P		
Live Work: Home Occupation	P*	Accessory to: Household Living Hours of operation (early/late): 8AM/8PM Client visits per hour (max): 1 Supplemental Standards: Sec. 5B.4.1.C	
Permanent Supportive Housing	P		
Medical	P*	Accessory to: Senior Living Non-Medical	
PUBLIC & INSTITUTIONAL USES			
Civic: Local	P		
Medical: Major	C3	Supplemental Procedures: Sec. 5B.4.1.D	
Nature Reserve	P		
Office, Government, Social Services	P		
Open Space, Public	P		
Outdoor Recreation, Public	P*	Use separation: Residential Use 100' Hours of operation (early/late): 7AM/10PM Outdoor sound system: C3 Relief: C2	
Parking	P*	Accessory to: Allowed use	
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School: All	P		
Sports Arena and Stadium: Major	C3		

KEY: "P" = Permitted Use; "P*" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Determine What Uses Are Permitted

Interpret Any Supplemental Procedures

Interpret Any Use Standards

C. Supplemental Standards

1. Home Occupation
 On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a designation greater than Class 4 or having a gross vehicular weight rating greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Retail, Farmers' Market, Certified
 a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
 b. When located on a parking lot, a Certified Farmers' Market shall not use more than 80% of the parking stalls required for permanent uses on the site.
 c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

D. Supplemental Procedures

1. Medical, Major
 a. The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the conditional use application.
 b. In addition to the findings otherwise required by Sec. 13.4.2 (Conditional Use Permit, Class 2), the Zoning Administrator shall also consider:
 l. That the proposed use will not adversely affect the welfare of the pertinent community.

DIV. 5C.2. USE STANDARDS
 SEC. 5C.2.1. ACCESSORY TO

A. Intent
 To support the overall intent of the district by ensuring that the subject use exists as secondary to the specified use to which it is accessory, to allow for the flexibility of multi-use facilities while limiting the impacts of the subject use that would otherwise be detrimental.

B. Applicability
 Applies only when specified by the Use District as a required Use Standard.

C. Standards
 Uses that are accessory to a specified use shall not have a floor area greater than 25% of the floor area designated to the primary use to which it is accessory.

D. Measurement

- For measuring floor area, see Sec. 14.1.7 (Floor Area).
- The maximum allowed floor area of the accessory use is calculated by multiplying the total floor area designated for the primary use by 25%.

E. Relief
 See the Use District's allowed uses and use limitations.

SEC. 5C.2.2. ADAPTIVE REUSE PROJECT

A. Intent
 To encourage and facilitate the conversion and retention of existing or historically significant buildings. The goal is to reduce vacant space, as well as preserve the City's architectural and cultural past, and encourage the sustainable practice of retaining the inherent energy that goes into the construction of existing buildings.

B. Applicability
 Applies only when specified by the Use District as a required Use Standard.

C. Standards
 The specified use shall be provided within an adaptive reuse project that meets the standards of either Sec. 9.4.5 (Downtown Adaptive Reuse Projects) or Sec. 9.4.6 (Citywide Adaptive Reuse Projects).

SEC. 5A.1.7. **USE DISTRICT NAMING CONVENTION**

All Use District names are comprised of two components: a Use District type and a variation number.

A. **Use District Types**

The first component of each Use District name is a Use District type. Use District types group all districts with similar characteristics. Use District types are organized as follows:

1. Open Space
2. Agricultural
3. Residential
4. Residential-Mixed
5. Commercial-Mixed
6. Commercial
7. Industrial-Mixed
8. Industrial
9. Public

B. **Variation Number**

The last component of each Use District name is a variation number. All Use Districts are numbered in the order they fall within this Article.

PART 5B. USE DISTRICTS

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Sec. 5B.3.1. Agricultural 1 (A1)	5-23
Div. 5B.4. Residential Districts.	5-30
Sec. 5B.4.1. Residential 1 (RG1)	5-30
Div. 5B.5. Residential-Mixed Districts	5-36
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Div. 5B.6. Commercial-Mixed Districts	5-44
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- Table of Uses -

DIV. 5B.1. TABLE OF USES

	OS1 5B.2.1	A1 5B.3.1	RG1 5B.4.1	RX1 5B.5.1	CX1 5B.6.1	CX2 5B.6.2	CX3 5B.6.3	CX4 5B.6.4	IX1 5B.7.1	IX2 5B.7.2	IX3 5B.7.3	IX4 5B.7.4	I1 5B.8.1	I2 5B.8.2	P1 5B.9.1
RESIDENTIAL															
Community Care Facility	--	P	P	P	P	P	P	P	P	--	P	P*	--	--	#
Group Living	--	P*	P	P	P	P	P	P	P*	--	P*	P*	--	--	#
Homeless Shelter	--	--	--	P*	P*	P*	P*	P*	P*	P*	P*	P*	--	--	#
Household Living	--	P	P	P	P	P	P	P	P*	--	P*	P*	--	--	#
Household Office/Studio:															
Home Occupation	--	P*	P*	P*	P*	P*	P*	P*	P	--	P*	P*	--	--	#
Joint Living & Work Quarters	--	--	--	--	P	P	P	P	--	P	P	P*	--	--	#
Live/Work	--	--	--	--	P*	P*	P*	P*	P*	--	P*	P*	--	--	#
Mobilehome Park	--	P*	--	--	--	--	--	--	--	--	--	--	--	--	#
Permanent Supportive Housing	--	P	P	P	P	P	P	P	P	--	P	P*	--	--	#
Senior Living:															
Medical Care	--	C2*	P*	P	P	P	P	P	--	--	--	--	--	--	#
Non-medical	--	C2	P	P	P	P	P	P	P*	--	--	--	--	--	#
PUBLIC & INSTITUTIONAL															
Cemetery	P*	P*	--	--	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	#
Civic:															
Local	P	P	P	P	P	P	P	P	P	P	P	P*	P	P	P*
Regional	--	--	--	--	--	--	P	P	--	--	--	--	P	--	C3
Fleet services	--	--	--	--	--	--	--	--	P	P	P	P*	P	P	P
Medical, Major	--	C3	C3	C3	P	P	P	C3	C3	C3	C3	C3*	C3	C3	P*
Office, Government:															
General	--	--	--	P*	P	P	P	P	P	P	P	P*	P	P	P
Social Services	--	--	P	P	P	P	P	P	P	P	P	P*	P	P	P
Parking	P*	C2*	P*	P*	P	P	P	P	P	P	P	P*	P	P	#*
Penal Institution	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3*	C3	C3	C3
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P*	P	P	P
Religious Assembly	C2	C2	C2	C2	P	P	P	P	C2	C2	C2	C2*	C2	C2	#
School:															
K-12	P	P	P	P	P	P	P	P	P	P	P	P*	--	--	P*
Post-secondary	P	P	P	P	P	P	P	P	P	P	P	P*	C3	C3	C3
Utilities:															
Minor	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Major	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3*	C3	C3	C3
Wireless Telecommunication	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2	C2*	C2	C2	C2
OPEN SPACE & RECREATION															
Indoor Recreation, Commercial	--	--	--	P*	P*	P*	P	P	P	P	P	P*	P	P	#
Nature Reserve	P	P	P	P	P	P	P	P	P	P	P	P*	P	P	P
Open Space, Public	P	P	P	P	P	P	P	P	P	P	P	P*	P	P	P

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission; "#" = Use may be limited by adjacent Use District

	OS1 <small>5B.2.1</small>	A1 <small>5B.3.1</small>	RG1 <small>5B.4.1</small>	RX1 <small>5B.5.1</small>	CX1 <small>5B.6.1</small>	CX2 <small>5B.6.2</small>	CX3 <small>5B.6.3</small>	CX4 <small>5B.6.4</small>	IX1 <small>5B.7.1</small>	IX2 <small>5B.7.2</small>	IX3 <small>5B.7.3</small>	IX4 <small>5B.7.4</small>	I1 <small>5B.8.1</small>	I2 <small>5B.8.2</small>	P1 <small>5B.9.1</small>
Outdoor Recreation, Commercial:															
General	C3*	C2	--	--	P	P*	P	P	P	P	P	P*	--	--	#
Golf Course	C3*	P	--	--	--	--	--	--	--	--	--	--	--	--	#
Recreation, Public	P*	P*	P*	P*	P	P	P	P	P	P	P	P*	P	P	P
Sports Arena & Stadium, Major	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3*	C3	C3	C3
TRANSPORTATION															
Airport	--	--	--	--	--	--	--	--	--	--	--	--	--	C3	#
Freight Terminal	--	--	--	--	--	--	--	--	--	--	--	--	C3	C3	#
Heliport	--	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	#
Railway Facility	--	--	--	--	--	--	--	--	--	--	--	--	C3	C3	#
Transit Terminal	--	--	--	--	P	P	P	P	P	P	P	P*	P	P	#
GENERAL COMMERCIAL															
Animal Sales & Services:															
General	--	--	--	--	P*	P*	P	P	P	P	P	P*	P	P	#
Kennel	--	--	--	--	--	--	--	--	P*	P*	--	--	P*	P*	#
Veterinary Care	--	--	--	--	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	#
Commissary Kitchen	--	--	--	--	P*	P*	P	P	P	P	P	P*	P	P	#
Day Care Facility:															
General	--	P*	--	P*	P*	P*	P*	P*	P*	P*	P*	P*	--	--	#
In home	--	P*	P*	P*	P*	P*	P*	P*	P*	--	P*	P*	--	--	#
Eating & Drinking:															
General	C1*	--	--	P*	P*	P*	P	P	P	P	P	P*	P	P	#
Alcohol Service	C3*	--	--	C2*	P*	C2*	C2*	P*	C2*	C2*	C2*	C2*	C2*	C2*	#
Bar	--	--	--	C2*	C2*	C2*	C2*	P*	--	C2*	C2*	C2*	C2*	C2*	#
Restaurant	C3*	--	--	P*	P*	P*	P	P	P	P	P	P*	P*	P*	#
Entertainment Venue:															
Dancing & Live Entertainment	--	--	--	--	C2*	C2*	C2	P	C2	C2	C2	C2*	--	--	#
Indoor, Local	C2*	--	--	--	P*	P*	P	P	P	P	P	P*	--	--	#
Indoor, Regional	--	--	--	--	C3	P*	P	P	P	P	P	P*	--	--	C2
Outdoor	C3*	C3	--	--	C2	P*	P	P	P	P	P	P*	--	--	C2
Financial Services:															
General	--	--	--	--	P*	P*	P	P	P	P	P	P*	--	--	#
Alternative	--	--	--	--	--	C2*	C2	C2	--	--	--	--	--	--	#
Instructional Services															
General	--	--	--	P*	P*	P*	P	P	P	P	P	P*	P*	P*	#
Lodging:															
General	--	--	--	--	P*	P*	P*	P*	P*	--	C2*	C2*	--	--	#
Home Sharing	--	P*	P*	P*	P*	P*	P*	P*	P*	--	P*	--	--	--	#
Medical, Minor															
General	--	--	--	--	P*	P*	P	P	P	P	P	P*	--	--	P*
Office															
General	--	--	--	P*	P*	P	P	P	P	P	P	P	P*	P*	#

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- Table of Uses -

	OS1	A1	RG1	RX1	CX1	CX2	CX3	CX4	IX1	IX2	IX3	IX4	I1	I2	P1
	5B.2.1	5B.3.1	5B.4.1	5B.5.1	5B.6.1	5B.6.2	5B.6.3	5B.6.4	5B.7.1	5B.7.2	5B.7.3	5B.7.4	5B.8.1	5B.8.2	5B.9.1
Personal Services:															
General	--	--	--	P*	P*	P*	P	P	P	P	P	P	--	--	#
Massage, Licensed	--	--	--	P*	P*	P*	P	P	P	P	P	P*	--	--	#
Massage, Unlicensed	--	--	--	--	--	--	--	--	--	C2	--	--	C2	C2	#
Postmortem Services	--	C2	--	--	C2*	C2*	C2	C2	C2	C2	C2	C2*	P	P	#
Retail:															
General	C1*	--	--	P*	P*	P*	P	P	P	P	P	P*	P*	P*	#
Alcohol	C1*	--	--	C2*	C2*	C2*	C2*	C2*	--	C2*	C2*	C2*	C2*	C2*	#
Farmers' Market, Certified	C1*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	#
Firearms	C1*	--	--	--	--	--	C2*	--	C2*	C2*	C2*	C2*	C2*	C2*	#
Food & Beverage	C1*	--	--	P*	P*	P*	P	P	P	P	P	P*	P	P	#
Merchant Market	C1*	--	--	--	P*	P*	P	P	P	P	P	P*	P	P	
Temporary, Outdoor	C1*	--	--	--	C2	C2	C2	C2	P	P	P	P*	P	P	#
Smoke & Vape Shop	C1*	--	--	--	--	P*	P	P	--	P	P	P*	P	P	#
Sexually Oriented Business:															
General	--	--	--	--	--	P*	P	P	--	P*	P*	P*	P*	P*	#
Sexual Encounter	--	--	--	--	--	--	--	--	--	C2*	--	--	C2*	C2*	#
HEAVY COMMERCIAL															
Motor Vehicle Services:															
General	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	#
Car Wash	--	--	--	--	--	--	P*	--	--	P*	--	--	P*	P*	#
Fueling Station	--	--	--	--	--	--	P*	--	--	P*	--	--	P*	P*	#
Commercial Vehicle	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Motor Vehicle Sales & Rental:															
Household moving truck rental	--	--	--	--	--	--	C2*	--	--	C2*	--	--	P*	P*	#
Standard Vehicle	--	--	--	--	--	--	P*	P*	--	P*	P*	P*	P*	P*	#
Commercial Vehicle	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Storage, Indoor:															
General	--	--	--	--	--	--	--	--	P	P	P	P*	P	P	#
Self-Service Facility	--	--	--	--	--	--	C2	--	P	P	--	--	P	P	#
Storage, Outdoor:															
General	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	#
Cargo Container	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Official Motor Vehicle Impound	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	#
Standard Vehicle	--	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	#
Commercial Vehicle	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	#
LIGHT INDUSTRIAL															
Electronics Assembly	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	#
Maintenance & Repair Services	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	#

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	OS1	A1	RG1	RX1	CX1	CX2	CX3	CX4	IX1	IX2	IX3	IX4	I1	I2	P1
	5B.2.1	5B.3.1	5B.4.1	5B.5.1	5B.6.1	5B.6.2	5B.6.3	5B.6.4	5B.7.1	5B.7.2	5B.7.3	5B.7.4	5B.8.1	5B.8.2	5B.9.1
Manufacturing, Light:															
General	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	#
Alcoholic Beverage	--	--	--	--	--	C2*	P*	P*	P*	P*	P*	P*	P*	P*	#
Artistic & Artisanal	--	--	--	--	--	P*	P*	P*	P*	P*	P*	P*	P*	P*	#
Cosmetic, Pharmaceutical	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	#
Food & Drink	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	P*	P*	#
Textile & Apparel	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	P*	P*	#
Research & Development	C3	C2	--	--	C3*	C3*	C3	C3	P*	P*	P*	P*	P*	P*	C3
Soundstages & Backlots	--	C3	C3	C3	C3*	C3*	C3	C3	P*	P*	P*	P*	P*	P*	#
Wholesale Trade & Warehousing	--	--	--	--	--	--	--	--	P*	P*	P*	P*	P*	P*	#
HEAVY INDUSTRIAL															
Animal Products Processing	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Manufacturing, Heavy:															
General	--	--	--	--	--	--	--	--	--	--	--	--	--	P*	#
Chemical Products	--	--	--	--	--	--	--	--	--	--	--	--	--	P*	#
Petroleum & Coal Products	--	--	--	--	--	--	--	--	--	--	--	--	--	C3*	#
Salvage Yard	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Recycling Facility:															
Collection	--	--	--	--	--	--	C2*	--	C2*	C2*	C2*	C2*	P*	P*	C3
Sorting & Processing	--	--	--	--	--	--	--	--	--	--	--	--	P*	P*	C3
Resource Extraction:															
General	--	--	--	--	--	--	--	--	--	--	--	--	--	C3*	#
Exploratory Core Hole	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	C2*	#
Off-Shore Oil Drilling Servicing Installation	--	--	--	--	--	--	--	--	--	--	--	--	--	C3	#
Solid Waste Facility:															
Green Waste	--	C3	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Hazardous Waste Facility	--	--	--	--	--	--	--	--	--	--	--	--	--	C3*	#
Solid Waste	--	--	--	--	--	--	--	--	--	--	--	--	--	C3*	C3
AGRICULTURAL															
Animal Keeping:															
Bees	--	P*	P*	P*	--	--	--	--	--	--	--	--	P*	P*	#
Dairy	--	P*	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Equine, Commercial	--	P*	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Equine, Non-commercial	--	P*	P*	--	--	--	--	--	--	--	--	--	--	--	#
Livestock	--	P*	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Pets	--	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	#
Small Animals	--	P*	--	--	--	--	--	--	--	--	--	--	P*	P*	#
Wild Animals	--	C2*	--	--	--	--	--	--	--	--	--	--	C2*	C2*	#

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- Table of Uses -

	OS1 <i>5B.2.1</i>	A1 <i>5B.3.1</i>	RG1 <i>5B.4.1</i>	RX1 <i>5B.5.1</i>	CX1 <i>5B.6.1</i>	CX2 <i>5B.6.2</i>	CX3 <i>5B.6.3</i>	CX4 <i>5B.6.4</i>	IX1 <i>5B.7.1</i>	IX2 <i>5B.7.2</i>	IX3 <i>5B.7.3</i>	IX4 <i>5B.7.4</i>	I1 <i>5B.8.1</i>	I2 <i>5B.8.2</i>	P1 <i>5B.9.1</i>
Plant Cultivation:															
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	#
Farming	--	P*	--	--	--	--	--	--	P*	P*	P*	P*	P	P	#
Truck Gardening	--	P	P	P	P	P	P	P	P	P	P	P	P	P	#

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DIV. 5B.2. OPEN SPACE DISTRICTS

Open Space Use Districts regulate open spaces to be preserved as natural resources or used for outdoor recreation opportunities.

SEC. 5B.2.1. OPEN SPACE 1 (OS1)

A. Intent

The OS1 Use District is intended to protect and preserve natural resources, provide outdoor recreation opportunities, and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	--		
Group Living	--		
Homeless Shelter	--		
Household Living	--		
Household Office/Studio:			
Home Occupation	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Permanent Supportive Housing	--		
Senior Living:			
Medical Care	--		
Non-medical	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
Transition screen	T-Screen 1		
Civic:			
Local	P		
Regional	--		
Fleet Services	--		
Medical, Major	--		
Office, Government:			
General	--		
Social Services	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Open Space Districts -

Use	Permission	Use Standard	Specification
Parking	P*	Accessory to:	Any Use
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
K-12	--		
Post-secondary	--		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunications	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	C3*	Supplemental Standards	<i>Sec. 5B.2.1.C.1.</i>
Golf Course	C3*	Supplemental Standards	<i>Sec. 5B.2.1.C.1.</i>
Recreation, Public	P*	Use separation	
		Residential Use	100'
		Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
		Relief	C2
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Railway Facility	--		
Transit Terminal	--		
Heliport	--		
GENERAL COMMERCIAL			
	*	Supplemental Standards	<i>Sec. 5B.2.1.C.1.</i>
Animal Sales & Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Day Care Facility:			
General	--		
In Home	--		

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Use	Permission	Use Standard	Specification
Eating & Drinking:			
General	C1*	<i>(see General Commercial)</i>	
Alcohol Service	C3*	<i>(see General Commercial)</i> Accessory to Supplemental Procedures	Restaurant <i>Sec. 5B.2.1.D.1</i>
Bar	--		
Restaurant	C3*	<i>(see General Commercial)</i>	
Entertainment Venue:			
Dancing & Live Entertainment	--		
Indoor, Local	C2*	<i>(see General Commercial)</i>	
Indoor, Regional	--		
Outdoor	C3*		
Financial Services:			
General	--		
Alternative	--		
Instructional Services			
Lodging:			
General	--		
Home Sharing	--		
Medical, Minor			
Office			
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services			
Retail:			
General	C1*	<i>(see General Commercial)</i>	
Alcohol	C1*	<i>(see General Commercial)</i>	
Farmers' Market, Certified	C1*	<i>(see General Commercial)</i>	
Firearms	C1*	<i>(see General Commercial)</i>	
Food & Beverage	C1*	<i>(see General Commercial)</i>	
Merchant Market	C1*	<i>(see General Commercial)</i>	
Temporary, Outdoor	C1*	<i>(see General Commercial)</i>	
Smoke & Vape Shop	C1*	<i>(see General Commercial)</i>	
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		

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- Open Space Districts -

Use	Permission	Use Standard	Specification
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to: Screening	Any Use
		Outdoor Storage Screen	S-Screen 2
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	C3		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		

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Use	Permission	Use Standard	Specification
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:	--		
Collection	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.2.1.C.2.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	--		
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	--		

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C. Supplemental Standards

1. General Commercial Uses

All General Commercial Uses shall be operated by a public entity or in partnership with a public entity.

2. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to Sec. 13B.2.2. (*Class 2 Conditional Use Permit*), finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

DIV. 5B.3. **AGRICULTURAL DISTRICTS**

Agricultural Use Districts emphasize agriculture-related uses while also allowing for residential uses.

SEC. 5B.3.1. **AGRICULTURAL 1 (A1)**

A. **Intent**

The A1 Use District is intended to protect and preserve agricultural resources and facilitate the efficient management of municipal resources.

B. **Allowed Uses & Use Limitations**

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P		
Homeless Shelter	--		
Household Living	P		
Household Office/Studio:			
Home Occupation	P*	Accessory to:	Household Living
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental Standards	<i>Sec. 5B.3.1.C.1.</i>
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Relief	C2		
Permanent Supportive Housing	P		
Senior Living:			
Medical Care	C2*	Accessory to:	Senior Living Non-Medical
Non-medical	C2		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
Transition screen	T-Screen 1		

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Use	Permission	Use Standard	Specification
Civic:			
Local	P		
Regional	--		
Fleet Services	--		
Medical, Major	C3		
Office, Government:			
General	--		
Social Services	--		
Parking	C2*	Supplemental Standards	Sec. 5B.3.1.C.2.
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
K-12	--		
Post-secondary	--		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	C2		
Golf Course	P		
		Use separation	
		Residential Use	100'
Recreation, Public	P*	Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
		Relief	C2
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Use or Hospital
Railway Facility	--		
Transit Terminal	--		

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Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Day Care Facility:			
General	P*	Persons in care (max)	50
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	--		
Alcohol Service	--		
Bar	--		
Restaurant	--		
Entertainment Venue:			
Dancing & Live Entertainment	--		
Indoor, Local	--		
Indoor, Regional	--		
Outdoor	C3		
Financial Services:			
General	--		
Alternative	--		
Instructional Services			
Lodging:			
General	--		
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor			
Office			
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services			
Retail:			
General	--		
Alcohol	--		
Farmers' Market, Certified	P*	Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.3.1.C.3.
		Supplemental Procedures	Sec. 5B.3.1.D.1.
		Relief	C2

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- Agricultural Districts -

Use	Permission	Use Standard	Specification
Firearms	--		
Food & Beverage	--		
Merchant Market	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to: Screening	Any Use
		Outdoor Storage Screen	S-Screen 2
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		

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Use	Permission	Use Standard	Specification
Research & Development	C2		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.3.1.C.4.
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	C3		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:	*	Building separation	
		On-site dwelling units	35'
		Off-site dwelling units	75'
Bees	P*	Relief	C1
		Lot Area (min)	
		Per hive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
Dairy	P*	Supplemental Standards	Sec. 5B.3.1.C.5.
		Lot area (min)	871,200 SF
Equine, Commercial	C2*	Lot area (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		<i>(see Animal Keeping)</i>	

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Equine, Non-commercial	P*	Lot area (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		<i>(see Animal Keeping)</i>	
Livestock	P*	Lot area (min)	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
<i>(see Animal Keeping)</i>			
Pets	P*	Accessory to:	Any Use
Small Animals	P*	Lot area (min)	217,800 SF
		<i>(see Animal Keeping)</i>	
Wild Animals	C2*	<i>(see Animal Keeping)</i>	
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental Standards	Sec. 5B.3.1.C.6.
Truck Gardening	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Parking

All parking not designated for another allowed use located on-site shall be publicly available during all hours of operation.

3. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a certified farmers' market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

4. **Resource Extraction, Exploratory Core Hole**

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

5. **Animal Keeping, Bees**

- a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.
- b. A water source for bees shall be provided at all times on the lot where the bees are kept.

6. **Plant Cultivation, Farming**

One farm stand having an area no larger than 200 square feet is allowed accessory to farming provided it meets the following standards:

- a. Only agricultural products produced on the lot may be sold at the farm stand.
- b. The farm stand shall be set back a minimum of 10 feet from all frontage lot lines.

D. **Supplemental Procedures**

1. **Retail, Farmers' Market, Certified**

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

DIV. 5B.4. RESIDENTIAL DISTRICTS

Residential Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities.

SEC. 5B.4.1. RESIDENTIAL 1 (RG1)

A. Intent

The RG1 Use District is intended to: accommodate a wide variety of housing types for a variety of housing needs, in a predominately residential setting and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P		
Homeless Shelter	--		
Household Living	P		
Household Office/Studio:			
Home Occupation	P*	Accessory to:	Household Living
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental Standards	<i>Sec. 5B.4.1.C.1.</i>
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Permanent Supportive Housing	P		
Senior Living:			
Medical Care	P*	Accessory to:	Senior Living Non-Medical
Non-medical	P		
PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic:			
Local	P		
Regional	--		
Fleet Services	--		
Medical, Major	C3		
Office, Government:			
General	--		
Social Services	P		
Parking	P*	Accessory to:	Allowed use

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
K-12	P		
Post-secondary	P		
Utilities:			
Minor	P*	Screening Frontage screen Transition screen	F-Screen 2 T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Recreation, Public	P*	Use separation Residential Use Hours of operation (early/late) Outdoor sound system Relief	100' 7AM/10PM C3 C2
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Hospital
Railway Facility	--		
Transit Terminal	--		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Day Care Facility:			
General	--		
In-home	P*	Accessory to:	Household Living

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Residential Districts -

Use	Permission	Use Standard	Specification
Eating & Drinking:			
General	--		
Alcohol Service	--		
Bar	--		
Restaurant	--		
Entertainment Venue:			
Dancing & Live Entertainment	--		
Indoor, Local	--		
Indoor, Regional	--		
Outdoor	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services			
Lodging:			
General	--		
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor			
Office			
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services			
Retail:			
General	--		
Alcohol	--		
Farmers' Market, Certified	P*	Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.4.1.C.2.
		Supplemental Procedures	Sec. 5B.4.1.D.1.
		Relief	C2
Firearms	--		
Food & Beverage	--		
Merchant Market	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to: Screening	Any Use
		Outdoor Storage Screen	S-Screen 2
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	--		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator;
 "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Residential Districts -

Use	Permission	Use Standard	Specification
Salvage Yard	--		
Recycling Facility:			
Collection	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.4.1.C.3.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Household Living
		Lot Area (min)	
		Per hive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental Standards	Sec. 5B.4.1.C.4.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	P*	Lot area (min)	20,000SF
		Per equine	5,000SF
		Building separation	
		On-site Residential building	35'
		Off-site Residential building	75'
Relief	C1		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a certified farmers' market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

3. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

4. Animal Keeping, Bees

- a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.
- b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Retail, Farmers' Market, Certified

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

DIV. 5B.5. RESIDENTIAL-MIXED DISTRICTS

Residential-Mixed Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities and limited commercial uses.

SEC. 5B.5.1. RESIDENTIAL-MIXED 1 (RX1)

A. Intent

The RX1 Use District is intended to accommodate a wide variety of housing types for a variety of housing needs, in a primarily residential setting supported by neighborhood-serving commercial uses and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P		
Homeless Shelter	P*	Use separation	
		From other Homeless Shelter <i>Use (min)</i>	300'
		Beds (max)	30
		Relief	C2
Household Living	P		
Household Office/Studio:			
Home Occupation	P*	Accessory to:	Household Living
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental Standards	<i>Sec. 5B.5.1.C.1.</i>
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Permanent Supportive Housing	P		
Senior Living:			
Medical Care	P		
Non-medical	P		
PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic:			
Local	P		
Regional	--		
Fleet Services	--		
Medical, Major	C3		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Office, Government:			
General	P*	Tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Social Services	P		
Parking	P*	Accessory to:	Allowed use
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
K-12	P		
Post-secondary	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P*	Tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Nature Reserve	P		
Open Space, Public	P		
Recreation, Public	P*	Use separation	
		Residential Use	100'
		Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
Relief	C2		
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Use, Office or Hospital
Railway Facility	--		
Transit Terminal	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator;
 "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL	*	Tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Animal Sales & Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Day Care Facility:			
General	P*	Persons in care (max) <i>(see General Commercial)</i>	20
		Relief	C2
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	P*	<i>(see General Commercial)</i>	
		<i>(see General Commercial)</i>	
Alcohol Service	C2*	Accessory to:	Restaurant
		Supplemental Procedures	Sec. 5B.2.1.D.1.
Bar	C2*	<i>(see General Commercial)</i>	
		Supplemental Procedures	Sec. 5B.5.1.D.2.
Restaurant	P*	<i>(see General Commercial)</i>	
Entertainment Venue:			
Dancing & Live Entertainment	--		
Indoor, Local	--		
Indoor, Regional	--		
Outdoor	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	<i>(see General Commercial)</i>	
Lodging:			
General	--		
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor	--		
Office	P*	<i>(see General Commercial)</i>	
Personal Services:			
General	P*	<i>(see General Commercial)</i>	
Massage, Licensed	P*	<i>(see General Commercial)</i>	
Massage, Unlicensed	--		
Postmortem Services	--		

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 "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Retail:			
General	P*	(see General Commercial)	
Alcohol	C2*	(see General Commercial)	
Farmers' Market, Certified	P*	Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.5.1.C.2.
		Supplemental Procedures	Sec. 5B.5.1.D.3.
Firearms	--		
Food & Beverage	P*	(see General Commercial)	
Merchant Market	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:	--		
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Household Moving Truck Rental	--		
Standard Vehicle	--		
Commercial Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Any Use
		Screening	
		Outdoor Storage Screen	S-Screen 2
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Residential-Mixed Districts -

Use	Permission	Use Standard	Specification
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	--		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.5.1.C.3.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
		Accessory to:	Household Living
		Lot Area (min)	
		Per hive	2,500 SF
		Location	
		Frontage yard	Prohibited
Bees	P*	Use Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental Standards	Sec. 5B.5.1.C.4.
Dairy	--		

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Use	Permission	Use Standard	Specification
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Retail, Farmers' Market, Certified

- a. Farmers' Market Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a certified farmers' market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

3. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

4. Animal Keeping, Bees

- a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.
- b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the proposed use will not adversely affect the welfare of the pertinent community.
 - ii. That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a 1,000-foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

- iii. That the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from sensitive uses, and other establishments dispensing, alcoholic beverages, including beer and wine.

3. **Retail, Farmers' Market, Certified**

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

DIV. 5B.6. **COMMERCIAL-MIXED DISTRICTS**

Commercial-Mixed Use Districts promote neighborhoods with a mixture of uses including commercial and residential.

SEC. 5B.6.1. **COMMERCIAL-MIXED 1 (CX1)**

A. **Intent**

The CX1 Use District allows for commercial uses generally within a 5,000 square foot establishment size on the ground floor, as well as a wide range of housing types. The Use District is intended to support the clustering of commercial, cultural, entertainment, and institutional uses that cater to immediately surrounding neighborhoods.

B. **Allowed Uses & Use Limitations**

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P		
Homeless Shelter	P*	Use separation	
		From other Homeless Shelter <i>Use (min)</i>	300'
		Beds (max)	30
		Relief	C2
Household Living	P		
Household Office Studio:			
Home Occupation	P*	Accessory to:	Household Living
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental Standards	<i>Sec. 5B.6.1.C.1.</i>
Joint Living & Work Quarters	P		
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	Office
			Personal Services: General
			Manufacturing: General
	Manufacturing: Artistic & Artisanal		
	Open plan area (min)	70%	
Mobilehome Park	--		
Permanent Supportive Housing	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator;
 "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Senior Living:			
Medical Care	P		
Non-medical	P		
PUBLIC & INSTITUTIONAL			
		Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
Cemetery	P*	Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic:			
Local	P		
Regional	--		
Fleet Services	--		
Medical, Major	P		
Office, Government:			
General	P		
Social Services	P		
Parking	P		
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	P		
School:			
K-12	P		
Post-secondary	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
		Tenant size (max)	5,000 SF
Indoor Recreation, Commercial	P*	Relief	C2
		Upper story location	Prohibited
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
		Tenant size (max)	5,000 SF
General	P*	Relief	C2
		Upper story location	Prohibited
Golf Course	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Commercial-Mixed Districts -

Use	Permission	Use Standard	Specification
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Hospital
Railway Facility	--		
Transit Terminal	P		
GENERAL COMMERCIAL	*	Tenant size (max) Relief	5,000 SF C2
Animal Sales & Services:			
General	P*	(see General Commercial)	
Kennel	--		
Veterinary Care	P*	(see General Commercial) Use enclosure	Fully indoor
Commissary Kitchen	P*	(see General Commercial)	
Day Care Facility:			
General	P*	Persons in care (max) (see General Commercial)	50
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	P*	(see General Commercial) (see General Commercial)	
Alcohol Service	P*	Accessory to Supplemental Standards Relief Supplemental Procedures	Restaurant Sec. 5B.6.1.C.2 C2 Sec. 5B.6.1.D.1.
Bar	C2*	(see General Commercial) Supplemental Procedures	Sec. 5B.6.1.D.2.
Restaurant	P*	(see General Commercial)	
Entertainment Venue:			
Dancing or Live Entertainment	C2*	(see General Commercial)	
Indoor, Local	P*	(see General Commercial)	
Indoor, Regional	C3		
Outdoor	C2		
Financial Services:			
General	P*	(see General Commercial)	
Alternative	--		

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Use	Permission	Use Standard	Specification
Lodging:			
General	P*	Beds (max)	49
		Supplemental Standards	Sec. 5B.6.1.C.3.
		Relief	C3
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor	P*	(see General Commercial)	
Office	P*	(see General Commercial)	
Personal Services:			
General	P*	(see General Commercial)	
Massage, Licensed	P*	(see General Commercial)	
Massage, Unlicensed	--		
Postmortem Services	C2*	(see General Commercial)	
Retail:			
General	P*	(see General Commercial)	
Alcohol	C2*	(see General Commercial)	
		Supplemental Procedures	Sec. 5B.6.1.D.3.
Farmers' Market, Certified	P*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.6.1.C.4.
		Supplemental Procedures	Sec. 5B.6.1.D.4
		Relief	C2
Food & Beverage	P*	(see General Commercial)	
Merchant Market	P*	(see General Commercial)	
Temporary Outdoor	C2		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		

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- Commercial-Mixed Districts -

Use	Permission	Use Standard	Specification
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to: Screening	Any Use
		Outdoor storage	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL			
	*	Tenant size (max) Relief	5,000 SF C2
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	C3*	(see Light Industrial)	
Soundstages & Backlots	C3*	(see Light Industrial)	
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.6.1.C.5.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		

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Use	Permission	Use Standard	Specification
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Alcohol Sales

Alcoholic beverages shall be served in accordance with the standards established in Sec. 5C.4.2. (*Restaurant Beverage Program*).

3. Lodging, General

A General Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a certified farmers' market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

5. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

- ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
- iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. **Retail, Alcohol**

- a. The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

4. **Retail, Farmers' Market, Certified**

The Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the application for this use.

SEC. 5B.6.2. COMMERCIAL-MIXED 2 (CX2)

A. Intent

The CX2 Use District allows for commercial uses generally within a 50,000 square foot establishment size on the ground floor, as well as a wide range of housing types. The Use District is intended to support a broad range of residential, commercial, and civic uses to serve surrounding neighborhoods as well as visitors to the area. Public and institutional services and amenities are also allowed.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P		
Homeless Shelter	P*	Use separation	
		From other Homeless Shelter Use (min)	300'
		Beds (max)	30
		Relief	C2
Household Living	P		
Household Office/Studio:			
Home Occupation	P*	Accessory to:	Household Living
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental Standards	Sec. 5B.6.2.C.1.
Joint Living & Work Quarters	P		
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	Office
			Personal Services: General
			Manufacturing: General
			Manufacturing: Artistic & Artisanal
Open plan area (min)	70%		
Mobilehome Park	--		
Permanent Supportive Housing	P		
Senior Living:			
Medical Care	P		
Non-medical	P		

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Use	Permission	Use Standard	Specification
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic:			
Local	P		
Regional	--		
Fleet Services	--		
Medical, Major	P		
Office, Government:			
General	P		
Social Services	P		
Parking	P		
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	P		
School:			
K-12	P		
Post-secondary	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P*	Tenant size (max)	50,000 SF
		Upper story location	Prohibited
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P*	Tenant size (max)	50,000 SF
		Upper story location	Prohibited
Golf Course	--		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		

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Use	Permission	Use Standard	Specification
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Hospital
Railway Facility	--		
Transit Terminal	P		
GENERAL COMMERCIAL			
	*	Tenant size (max)	50,000 SF
Animal Sales & Services:			
General	P*	(see General Commercial)	
Kennel	--		
Veterinary Care	P*	(see General Commercial) Use enclosure	Fully indoor
Commissary Kitchen	P*	(see General Commercial)	
Day Care Facility:			
General	P*	Persons in care (max)	50
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	P*	(see General Commercial)	
Alcohol Service	C2*	(see General Commercial) Accessory to Supplemental Procedures	Restaurant Sec. 5B.2.1.D.1.
Bar	C2*	(see General Commercial) Supplemental Procedures	Sec. 5B.6.2.D.2.
Restaurant	P*	(see General Commercial)	
Entertainment Venue:			
Dancing or Live Entertainment	C2*	(see General Commercial)	
Indoor, Local	P*	(see General Commercial)	
Indoor, Regional	P*	(see General Commercial)	
Outdoor	P*	(see General Commercial)	
Financial Services:			
General	P*	(see General Commercial)	
Alternative	C2*	(see General Commercial)	
Instructional Services	P*	(see General Commercial)	
Lodging:			
General	P*	Supplemental Standards Relief	Sec. 5B.6.2.C.2. C3
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor	P*	(see General Commercial)	
Office	P		

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Use	Permission	Use Standard	Specification
Personal Services:			
General	P*	(see General Commercial)	
Massage, Licensed	P*	(see General Commercial)	
Massage, Unlicensed	--		
Postmortem Services	C2*	(see General Commercial)	
Retail:			
General	P*	(see General Commercial)	
Alcohol	C2*	(see General Commercial)	
		Supplemental Procedures	Sec. 5B.6.2.D.3.
		Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
Farmers' Market, Certified	P*	Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.6.2.C.3.
		Supplemental Procedures	Sec. 5B.6.2.D.4.
		Relief	C2
Food & Beverage	P*	(see General Commercial)	
Merchant Market	P*	(see General Commercial)	
Temporary Outdoor	C2		
Smoke & Vape Shop	P*		
Sexually Oriented Business:			
General	P*	(see General Commercial)	
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to: Screening	Any Use
		Outdoor storage	S-Screen 2
Cargo Container	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Commercial-Mixed Districts -

Use	Permission	Use Standard	Specification
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	Tenant size (max)	50,000 SF
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	C2*	Accessory to: <i>(see General Commercial)</i>	Restaurant
Artistic & Artisanal	P*	Accessory to: <i>(see General Commercial)</i>	General Retail or Merchant Market
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	C3*	<i>(see Light Industrial)</i>	
Soundstages & Backlots	C3*	<i>(see Light Industrial)</i>	
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.6.2.C.4.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		

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Use	Permission	Use Standard	Specification
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Lodging, General

A General Lodging use shall not be permitted where it requires a change of use from any residential use.

3. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a certified farmers' market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

4. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. **Retail, Alcohol**

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

4. **Retail, Farmers' Market, Certified**

The Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the application for this use.

SEC. 5B.6.3. COMMERCIAL-MIXED 3 (CX3)

A. Intent

The CX3 District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P		
Homeless Shelter	P*	Use separation	
		From other Homeless Shelter <i>Use (min)</i>	300'
		Beds (max)	30
		Relief	C2
Household Living	P		
Household Office/Studio:			
Home Occupation	P*	Accessory to:	Household Living
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental Standards	<i>Sec. 5B.6.3.C.1.</i>
Joint Living & Work Quarters	P*		
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	Office
			Personal Services: General
			Manufacturing: General
	Manufacturing: Artistic & Artisanal		
		Open plan area (min)	70%
Mobilehome Park	--		
Permanent Supportive Housing	P		
Senior Living:			
Medical Care	P		
Non-medical	P		
PUBLIC & INSTITUTIONAL			

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator;
 "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic:			
Local	P		
Regional	P		
Fleet Services	--		
Medical, Major	P		
Office, Government:			
General	P		
Social Services	P		
Parking	P		
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	P		
School:			
K-12	P		
Post-secondary	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Commercial-Mixed Districts -

Use	Permission	Use Standard	Specification
Railway Facility	--		
Transit Terminal	P		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	P		
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Day Care Facility:			
General	P*	Persons in care (max)	50
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	P		
Alcohol Service	C2*	Accessory to Supplemental Procedures	Restaurant Sec. 5B.6.3.D.1.
Bar	C2*	Supplemental Procedures	Sec. 5B.6.3.D.2.
Restaurant	P		
Entertainment Venue:			
Dancing or Live Entertainment	C2		
Indoor, Local	P		
Indoor, Regional	P		
Outdoor	P		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services			
	P		
Lodging:			
General	P*	Supplemental Standards Relief	Sec. 5B.6.3.C.2. C3
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor			
	P		
Office			
	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services			
	C2		
Retail:			
General	P		
Alcohol	C2*	Supplemental Procedures	Sec. 5B.6.3.D.3.

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Use	Permission	Use Standard	Specification
Farmers' Market, Certified	P*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.6.3.C.3.
		Supplemental Procedures	Sec. 5B.6.3.D.4.
		Relief	C2
Firearms	C2*	Supplemental Procedures	Sec. 5B.6.3.D.5.
Food & Beverage	P		
Merchant Market	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P		
Sexually Oriented Business:			
General	P		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	Prohibited
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of service and operation (early/late)	7AM/7PM
		Outdoor Sound System	Prohibited
Supplemental Standards	Sec. 5B.6.3.C.4.		
Commercial Vehicle	--		

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Use	Permission	Use Standard	Specification
Fueling Station	P*	Use separation	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor Amplified Sound	Prohibited
		Supplemental Standards	Sec. 5B.6.3.C.5.
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	C2*	Accessory to:	Self-Service Indoor Storage
		Screening	
		Transition screen	T-Screen 1
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	--		
Self-Service Facility	C2		
Storage, Outdoor:			
General	P*	Accessory to:	Any Use
		Screening	
		Outdoor storage	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	P*	Accessory to:	Restaurant
Artistic & Artisanal	P*	Accessory to:	Retail: General, Merchant Market
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	Accessory to:	Eating & Drinking: General, Restaurant
Textile & Apparel	P*	Accessory to:	Retail: General, Merchant Market

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Use	Permission	Use Standard	Specification
Research & Development	C3		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	In conjunction with:	Any use
		Area (max)	600 SF
		Use separation	
		Abutting properties (min)	10'
		Agricultural or Residential Use District (min)	50'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental Standards	Sec. 5B.6.3.C.6.
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.6.3.C.7.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		

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Use	Permission	Use Standard	Specification
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Lodging, General

A general lodging use shall not be permitted where it requires a change of use from any residential use.

3. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a certified farmers' market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

4. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

5. Motor Vehicle Services, Fueling Station

An off-street loading area shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods and any other activities requiring the use of commercial vehicles for transportation.

6. Recycling Facility, Collection

- a. Temporary installations, debris, trash and any other material associated with the use shall not be stored outdoors beyond the hours of operation.
- b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle must clearly indicate the type of material to be deposited.

7. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. **Retail, Alcohol**

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

4. **Retail, Farmers' Market, Certified**

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

5. **Retail, Firearms**

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the site.

SEC. 5B.6.4. COMMERCIAL-MIXED 4 (CX4)

A. Intent

The CX4 District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P		
Homeless Shelter	P*	Use separation	
		From other Homeless Shelter <i>Use (min)</i>	300'
		Beds (max)	30
		Relief	C2
Household Living	P		
Household Office/Studio:			
Home Occupation	P*	Accessory to:	Household Living
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental Standards	<i>Sec. 5B.6.4.C.1.</i>
Joint Living & Work Quarters	P		
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	Office
			Personal Services: General
			Manufacturing: General
	Manufacturing: Artistic & Artisanal		
		Open plan area (min)	70%
Mobilehome Park	--		
Permanent Supportive Housing	P		
Senior Living:			
Medical Care	P		
Non-medical	P		
PUBLIC & INSTITUTIONAL			

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Use	Permission	Use Standard	Specification
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic:			
Local	P		
Regional	P		
Fleet Services	--		
Medical, Major	C3		
Office, Government:			
General	P		
Social Services	P		
Parking	P		
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	P		
School:			
K-12	P		
Post-secondary	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		

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Use	Permission	Use Standard	Specification
Heliport	C2*	Incidental to:	Residential Uses, Office or Hospital
Railway Facility	--		
Transit Terminal	P		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	P		
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Day Care Facility:			
General	P*	Persons in care (max)	50
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	P		
Alcohol Service	P*	Accessory to	Restaurant
		Supplemental Standards	Sec. 5B.6.4.C.2
		Relief	C2
Bar	P*	Supplemental Procedures	Sec. 5B.6.4.D.1.
		Seating Capacity (max)	150
		Relief	C2
Restaurant	P*	Supplemental Standards	Sec. 5B.6.4.C.3.
		Relief	C2
		Supplemental Procedures	Sec. 5B.6.4.D.2.
Restaurant	P		
Entertainment Venue:			
Dancing or Live Entertainment	P		
Indoor, Local	P		
Indoor, Regional	P		
Outdoor	P		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services			
Instructional Services	P		
Lodging:			
General	P*	Supplemental Standards	Sec. 5B.6.4.C.4.
		Relief	C3
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor	P		
Office	P		
Personal Services:			
General	P		

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- Commercial-Mixed Districts -

Use	Permission	Use Standard	Specification
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			
General	P		
Alcohol	C2*	Supplemental Procedures	Sec. 5B.6.4.D.3.
Farmers' Market, Certified	P*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.6.4.C.5.
		Supplemental Procedures	Sec. 5B.6.4.D.4.
		Relief	C2
Food & Beverage	P		
Merchant Market	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P		
Sexually Oriented Business:			
General	P		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Any Use
		Screening	
		Outdoor storage	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		

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Use	Permission	Use Standard	Specification
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	P*	Accessory to:	Restaurant
Artistic & Artisanal	P*	Accessory to:	General Retail or Merchant Market
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	Accessory to:	General Eating & Drinking or Restaurant
Textile & Apparel	P*	Accessory to:	General Retail or Merchant Market
Research & Development	C3		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection			
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.6.3.C.7.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		

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Use	Permission	Use Standard	Specification
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Alcohol Service

Alcoholic beverages shall be served in accordance with the standards established in Sec. 5C.4.2. (*Restaurant Beverage Program*).

3. Bar

Shall meet the standards in the Sec. 5C.4.3. (*Nightlife Beverage Program*).

4. Lodging, General

A General Lodging use shall not be permitted where it requires a change of use from any residential use.

5. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a certified farmers' market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

- ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
- iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. **Retail, Alcohol**

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

4. **Retail, Farmers' Market, Certified**

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

DIV. 5B.7. **COMMERCIAL DISTRICTS**

Commercial Use Districts cater to light industrial and commercial uses including ones that may be create more significant impacts, such as vehicle repair and fueling stations.

[Reserved]

DIV. 5B.8. INDUSTRIAL-MIXED DISTRICTS

Industrial-Mixed Use Districts accommodate a mixture of light industrial, office, and research and development activity, with limited residential uses and other compatible uses.

SEC. 5B.8.1. INDUSTRIAL-MIXED 1 (IX1)

A. Intent

The IX1 District is intended to accommodate a wide variety of employment, cultural, and recreational opportunities while supporting vulnerable residents with affordable housing and social services and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P*	Restricted affordable units	100%
Homeless Shelter	P*	Use separation	
		From other Homeless Shelter <i>Use (min)</i>	300'
		Beds (max)	30
		Relief	C2
Household Living	P*	Restricted affordable units	100%
Household Office/Studio:			
Home Occupation	P		
Joint Living & Work Quarters	--		
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	Office Personal Services: General Manufacturing: General Manufacturing: Artistic & Artisanal
		Open plan area (min)	70%
		Restricted affordable units	100%
		Use Separation (min)	
		Heavy Industrial Uses	50'
		Mobilehome Park	--
Permanent Supportive Housing	P		
Senior Living:			

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Use	Permission	Use Standard	Specification
Medical Care	--		
Non-medical	P*	Restricted affordable units	100%
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic:			
Local	P		
Regional	--		
Fleet Services	P		
Medical, Major	C3		
Office, Government:			
General	P		
Social Services	P		
Parking	P		
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
K-12	P		
Post-secondary	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			

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- Industrial-Mixed Districts -

Use	Permission	Use Standard	Specification
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Hospital
Railway Facility	--		
Transit Terminal	P		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	P		
Kennel	P*	Use enclosure	Fully indoor
		Use separation	
		Residential Use District (min)	500'
Relief		C2	
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Day Care Facility:			
General	P*	Persons in care (max)	50
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	P		
Alcohol Service	C2*	Accessory to Supplemental Procedures	Restaurant <i>Sec. 5B.8.1.D.1.</i>
Bar	--		
Restaurant	P		
Entertainment Venue:			
Dancing or Live Entertainment	C2		
Indoor, Local	P		
Indoor, Regional	P		
Outdoor	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services			
	P		
Lodging:			
General	P*	Supplemental Standards	<i>Sec. 5B.8.1.C.2.</i>
		Relief	C3
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Postmortem Services	C2		
Retail:			
General	P		
Alcohol	--		
Farmers' Market, Certified	P*	Hours of operation (open/close) Service hours Operating days per week (max) Supplemental Standards Supplemental Procedures Relief	7AM/9PM 6AM/10PM 2 Sec. 5B.8.1.C.3. Sec. 5B.8.1.D.3. C2
Firearms	C2*	Supplemental Procedures	Sec. 5B.8.1.D.4.
Food & Beverage	P		
Merchant Market	P		
Temporary Outdoor	P		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	P*	Use separation (min) Sensitive Use Residential or Agricultural Use District Relief Use enclosure Screening Frontage screen Transition screen Hours of operation (early/late) Service hours (early/late) Outdoor sound system Supplemental Standards Relief	200' 200' C2 Fully indoors F-Screen 3 T-Screen 1 7AM/7PM 7AM/7PM Prohibited Sec. 5B.8.1.C.4. C2
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		

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Use	Permission	Use Standard	Specification
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	Accessory to:	Any Use
		Screening	
		Outdoor storage	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	P*	Screening	
		Frontage Screen	F-Screen 1
		Outdoor Storage	NEW 8'*
		Use separation (min)	
		Residential or Agricultural Use District	300'
Standard Vehicle	--		
LIGHT INDUSTRIAL			
		Use Standard Applicability	
		Abutting	Sensitive Use, Residential or Agricultural Use District
	*	Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	(see Light Industrial)	
Maintenance & Repair Services	P*	(see Light Industrial)	
Manufacturing, Light:			
General	P*	(see Light Industrial)	
Alcoholic Beverage	P*	(see Light Industrial)	
Artistic & Artisanal	P*	(see Light Industrial)	
Cosmetic, Pharmaceutical	P*	(see Light Industrial)	
Food & Drink	P*	(see Light Industrial)	
Textile & Apparel	P*	(see Light Industrial)	
Research & Development	P*	(see Light Industrial)	
Soundstages & Backlots	P*	(see Light Industrial)	
Wholesale Trade & Warehousing	P*	(see Light Industrial)	
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		

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Use	Permission	Use Standard	Specification
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	In conjunction with:	Any Use
		Area (max)	600 SF
		Use Enclosure:	Covered and Enclosed
		Use separation	
		Common lot line (min)	10'
		Agricultural or Residential Use District (min)	50'
		Hours of operation (early/late)	7AM/7PM
Supplemental Standards	Sec. 5B.8.1.C.5.		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.8.1.C.6.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*		
Truck Gardening	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Lodging, General

A general lodging use shall not be permitted where it requires a change of use from any residential use.

3. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a certified farmers' market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

4. Motor Vehicle Services, General

- a. Bay doors and other building entrances and exist designed and intended for motor vehicle access shall meet the following standards:
 - i. Shall remain closed except during the allowed hours of operation, and
 - ii. Shall not face any frontage lot line.
- b. An off-street loading area shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.
- c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

5. Recycling Facility, Collection

- a. All recycled goods shall be placed or stored in fully covered and enclosed recycling collection facility and not be left out on the site by the end of the business day.

- b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle must clearly indicate the type of material to be deposited.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

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- i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
- ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
- iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Farmers' Market, Certified

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

4. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

- a. Whether the proposed use will result in an over-concentration of this use in the area, and
- b. The number of firearms available for sale at the site.

5. Vehicle Rental, Household Moving Truck

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also find:

- a. That the use will provide an essential service or retail convenience to the immediate residential neighborhood or a benefit to the community; and
- b. That the use will be reasonably compatible with and not be detrimental to the public welfare or injurious to the improvements and use of adjacent properties.

SEC. 5B.8.2. INDUSTRIAL-MIXED 2 (IX2)

A. Intent

The IX2 District is intended to accommodate light industrial uses, office space, and research and development activity. The Use District also allows a wide range of commercial uses as well as Joint Living and Work Quarters.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	--		
Group Living	--		
Homeless Shelter	P*	Use separation	
		From other Homeless Shelter use (min)	300'
		Beds (max)	30
		Relief	C2
Household Living	--		
Household Office/Studio:			
Home Occupation	--		
Joint Living & Work Quarters	P		
Live/Work	--		
Mobilehome Park	--		
Permanant Supportive Housing	--		
Senior Living:			
Medical Care	--		
Non-medical	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen required	F-Screen 2
Transition screen required	T-Screen 1		
Civic:			
Local	P		
Regional	--		
Fleet Services	P		
Medical, Major	C3		
Office, Government:			
General	P		
Social Services	P		

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Use	Permission	Use Standard	Specification
Parking	P		
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
K-12	P		
Post-Secondary	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Office or Hospital
Railway Facility	--		
Transit Terminal	P		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	P		
		Use enclosure	Fully indoor
Kennel	P*	Use separation	
		Residential Use District (min)	500'
		Relief	C2
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Day Care Facility:			
General	P*	Persons in care (max)	50
In-home	--		

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Use	Permission	Use Standard	Specification
Eating & Drinking:			
General	P		
Alcohol Service	C2*	Accessory to Supplemental Procedures	Restaurant <i>Sec. 5B.8.2.D.1.</i>
Bar	C2*	Supplemental Procedures	<i>Sec. 5B.8.2.D.2.</i>
Restaurant	P		
Entertainment Venue:			
Dancing or Live Entertainment	C2		
Indoor, Local	P		
Indoor, Regional	P		
Outdoor	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services			
	P		
Lodging:			
General	--		
Home Sharing	--		
Medical, Minor			
	P		
Office			
	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	C2		
Postmortem Services			
	C2		
Retail:			
General	P		
Alcohol	C2*	Supplemental Procedures	<i>Sec. 5B.8.2.D.3.</i>
Farmers' Market, Certified	P*	Hours of operation (early/late)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Supplemental Standards	<i>Sec. 5B.8.2.C.1.</i>
		Supplemental Procedures	<i>Sec. 5B.8.2.D.4.</i>
		Relief	C2
Firearms	C2*	Supplemental Procedures	<i>Sec. 5B.8.2.D.5.</i>
Food & Beverage	P		
Merchant Market	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		

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Use	Permission	Use Standard	Specification
Sexually Oriented Business:	*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
General	P*	<i>(see Sexually Oriented Business)</i>	
Sexual Encounter	C2*	<i>(see Sexually Oriented Business)</i>	
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor Sound System	Prohibited
		Performance Standard	<i>Sec. 5B.8.2.C.2.</i>
		Car Wash	P*
Sensitive Use	200'		
Residential or Agricultural Use District	200'		
Relief	C2		
Use enclosure			
Car Wash, mechanized	Fully indoor		
Car Wash, self-service	Covered		
Screening	Prohibited		
Frontage screen	F-Screen 3		
Transition screen	T-Screen 1		
Hours of operation (early/late)	7AM/7PM		
Service hours (early/late)	7AM/7PM		
Outdoor Sound System	Prohibited		
Commercial Vehicle	--	Supplemental Standards	<i>Sec. 5B.8.2.C.3.</i>

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Use	Permission	Use Standard	Specification
Fueling Station	P*	Use separation	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor Amplified Sound	Prohibited
Motor Vehicle Sales & Rental: Commercial Vehicle	--	Supplemental Standards	<i>Sec. 5B.8.2.C.4.</i>
		Household Moving Truck Rental	Fueling Station, or Self-Service Storage
Standard Vehicle	P*	Supplemental Procedures	<i>Sec. 5B.8.2.D.6.</i>
		Screening	
Storage, Indoor: General	P	Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Self-service Facility	P		
Storage, Outdoor:			
General	P*	Accessory to:	Any Use
		Screening	
Cargo Container Commercial Vehicle	-- --	Outdoor storage	S-Screen 2
		Screening	
Official Motor Vehicle Impound	P*	Frontage Screen	F-Screen 1
		Outdoor Storage	NEW 8'*
		Use separation (min)	
Standard Vehicle	P*	Residential or Agricultural Use District	300'
Standard Vehicle	P*	Accessory to:	General Motor Vehicle Services

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Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL		Use Standard Applicability	
		<i>Abutting</i>	<i>Sensitive Use, Residential or Agricultural Use District</i>
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	(see Light Industrial)	
Maintenance & Repair Services	P*	(see Light Industrial)	
Manufacturing, Light:			
General	P*	(see Light Industrial)	
Alcoholic Beverage	P*	(see Light Industrial)	
Artistic & Artisanal	P*	(see Light Industrial)	
Cosmetic, Pharmaceutical	P*	(see Light Industrial)	
Food & Drink	P*	(see Light Industrial)	
Textile & Apparel	P*	(see Light Industrial)	
Research & Development	P*	(see Light Industrial)	
Soundstages & Backlots	P*	(see Light Industrial)	
Wholesale Trade & Warehousing	P*	(see Light Industrial)	
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	In conjunction with:	Any Use
		Area (max)	600 SF
		Use Enclosure:	Covered and Enclosed
		Use separation	
		Common lot line (min)	10'
		Agricultural or Residential Use District (min)	50'
		Hours of operation (early/late)	7AM/7PM
Supplemental Standards	Sec. 5B.8.2.C.5.		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.8.2.C.6.
Off-Shore Drilling Servicing Installation	--		

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Use	Permission	Use Standard	Specification
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURE			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*		
Truck Gardening	P		

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C. Supplemental Standards

1. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a Certified Farmers' Market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

2. Motor Vehicle Services, General

- a. Bay doors and other building entrances and exist designed and intended for motor vehicle access shall meet the following standards:
 - i. Shall remain closed except during the allowed hours of operation, and
 - ii. Shall not face any frontage lot line.

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- b. An off-street loading area shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.
- c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Motor Vehicle Services, Fueling Station

An off-street loading area shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods and any other activities requiring the use of commercial vehicles for transportation.

5. Recycling Facility, Collection

- a. All recycled goods shall be placed or stored in fully covered and enclosed recycling collection facility and not be left out on the site by the end of the business day.
- b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle must clearly indicate the type of material to be deposited.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

- i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
- ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
- iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Alcohol

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider.
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

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- ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
- iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

4. Retail, Farmers' Market, Certified

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

5. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

- a. Whether the proposed use will result in an over-concentration of this use in the area, and
- b. The number of firearms available for sale at the site.

6. Vehicle Rental, Household Moving Truck

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also find:

- a. That the use will provide an essential service or retail convenience to the immediate residential neighborhood or a benefit to the community; and
- b. That the use will be reasonably compatible with and not be detrimental to the public welfare or injurious to the improvements and use of adjacent properties.

SEC. 5B.8.3. INDUSTRIAL-MIXED 3 (IX3)

A. Intent

The IX3 District is intended to promote a mixing of uses that support creative production industries accommodate a wide variety of employment, cultural and recreational opportunities while supporting vulnerable residents with affordable housing and social services and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	P		
Group Living	P*	In conjunction with:	Jobs producing uses
		Floor area (min)	1.0 FAR
		Exception	Adaptive reuse project
Homeless Shelter	P*	Use separation	
		From other Homeless Shelter Use (min)	300'
Household Living	P*	Relief	C2
		In conjunction with:	Jobs producing uses
		Floor area (min)	1.0 FAR
Household Office/Studio:	P*	Exception	Adaptive reuse project
Home Occupation	P*	Incidental to:	Household Living
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental Standards	Sec. 5B.8.3.C.1.
Joint Living & Work Quarters	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

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Use	Permission	Use Standard	Specification	
Live/Work	P*	Unit size (min avg.)	750 SF	
		Designated work space		
		Work space area (min/max)	48%/50%	
		Work space dimensions (min)	10' X 15'	
		Workspace uses	Office	
			Personal Services: General	
			Manufacturing: General	
				Manufacturing: Artistic & Artisanal
		Open plan area (min)	70%	
		In conjunction with:	Office	
			Manufacturing: General	
		Manufacturing: Artistic & Artisanal		
Floor area (min)	1.0 FAR			
Supplemental Standards	<i>Sec. 5B.8.2.C.2.</i>			
Use Separation (min)				
		Heavy Industrial Uses	50'	
Mobilehome Park	--			
Permanent Supportive Housing	P			
Senior Living:				
Medical Care	--			
Non-medical	--			
PUBLIC & INSTITUTIONAL				
Cemetery	P*	Building separation		
		Street (min)	300'	
		Agricultural or Residential Use District (min)	300'	
		Residential use (min)	300'	
		Screening		
		Frontage screen required	F-Screen 2	
Transition screen required	T-Screen 1			
Civic:				
Local	P			
Regional	--			
Fleet Services	P			
Medical, Major	C3			
Office, Government:				
General	P			
Social Services	P			
Parking	P			
Penal Institution	C3			
Public Safety Facility	P			

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Use	Permission	Use Standard	Specification
Religious Assembly	C2		
School:			
K-12	P		
Post-secondary	P		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Hospital
Railway Facility	--		
Transit Terminal	P		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	P		
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Day Care Facility:			
General	P*	Persons in care (max)	50
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	P		
Alcohol Service	C2*	Accessory to Supplemental Procedures	Restaurant <i>Sec. 5B.8.3.D.1.</i>
Bar	C2*	Supplemental Procedures	<i>Sec. 5B.8.3.D.2.</i>
Restaurant	P		

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- Industrial-Mixed Districts -

Use	Permission	Use Standard	Specification
Entertainment Venue:			
Dancing or Live Entertainment	C2		
Indoor, Local	P		
Indoor, Regional	P		
Outdoor	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services			
	P		
Lodging:			
General	C2*	Supplemental Standards Relief	Sec. 5B.8.3.C.3. C3
Home Sharing	P*	Accessory to:	Household Living or Group Living
Medical, Minor			
	P		
Office			
	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services			
	C2		
Retail:			
General	P		
Alcohol	C2*	Supplemental Procedures	Sec. 5B.8.3.D.3.
Farmers' Market, Certified	P*	Hours of operation (open/ close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.8.3.C.4.
		Supplemental Procedures	Sec. 5B.8.3.D.4.
Firearms	C2*	Supplemental Procedures	Sec. 5B.8.3.D.5.
Food & Beverage	P		
Merchant Market	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:			
General	P*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
Sexual Encounter	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator;
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Use	Permission	Use Standard	Specification
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor Sound System	Prohibited
Performance Standard	Sec. 5B.8.3.C.5.		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Any Use
		Screening	
		Outdoor storage	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	P*	Screening	
		Frontage Screen	F-Screen 1
		Outdoor Storage	NEW 8*
		Use separation (min)	
Residential or Agricultural Use District	300'		
Standard Vehicle	P*	Accessory to:	General Motor Vehicle Services

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Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL		Use Standard Applicability	
		<i>Abutting</i>	<i>Sensitive Use, Residential or Agricultural Use District</i>
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	(see Light Industrial)	
Maintenance & Repair Services		(see Light Industrial)	
General	P*	(see Light Industrial)	
Alcoholic Beverage	P*	(see Light Industrial)	
Artistic & Artisanal	P*	(see Light Industrial)	
Cosmetic, Pharmaceutical	P*	(see Light Industrial)	
Food & Drink	P*	(see Light Industrial)	
Textile & Apparel	P*	(see Light Industrial)	
Research & Development	P*	(see Light Industrial)	
Soundstages & Backlots	P*	(see Light Industrial)	
Wholesale Trade & Warehousing	P*	(see Light Industrial)	
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
		In conjunction with:	Any Use
		Area (max)	600 SF
		Use Enclosure:	Covered and Enclosed
Collection	C2*	Use separation	
		Common lot line (min)	10'
		Agricultural or Residential Use District (min)	50'
		Hours of operation (early/late)	7AM/7PM
		Supplemental Standards	Sec. 5B.8.3.C.6.
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.8.3.C.7.
Off-Shore Drilling Servicing Installation	--		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*		
Truck Gardening	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Live/Work

The designated work space area within each Live/Work unit may count toward the minimum floor area requirement.

3. Lodging, General

A general lodging use shall not be permitted where it requires a change of use from any residential use.

4. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.

- Industrial-Mixed Districts -

- b. When located on a parking lot, a Certified Farmers' Market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

5. Motor Vehicle Services, General

- a. Bay doors and other building entrances and exist designed and intended for motor vehicle access shall meet the following standards:
 - i. Shall remain closed except during the allowed hours of operation, and
 - ii. Shall not face any frontage lot line.
- b. An off-street loading area shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.
- c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

6. Recycling Facility, Collection

- a. All recycled goods shall be placed or stored in fully covered and enclosed recycling collection facility and not be left out on the site by the end of the business day.
- b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, Hours of Operation, and a notice that no material shall be left outside the enclosure, and each Recycling Receptacle must clearly indicate the type of material to be deposited.

7. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

- b.** In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i.** That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.
 - ii.** Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii.** That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a.** In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b.** In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i.** That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.
 - ii.** Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii.** That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Alcohol

- a.** In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b.** In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

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- i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
- ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
- iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

4. Retail, Farmers' Market, Certified

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

5. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

- a. Whether the proposed use will result in an over-concentration of this use in the area, and
- b. The number of firearms available for sale at the site.

SEC. 5B.8.4. INDUSTRIAL-MIXED 4 (IX4)

A. Intent

The IX4 District supports office and commercial uses, as well as research and development, wholesale, and light industrial uses. The Use District allows for a limited amount of live/work units. The District is intended to promote productive industries and entrepreneurial activities.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification	
RESIDENTIAL	*	Construction Type	Type I, II, or IV	
Community Care Facility	P			
Group Living	P*	Adaptive reuse project	100%	
Homeless Shelter	P*	Use separation		
		From other Homeless Shelter <i>Use (min)</i>	300'	
		Relief	C2	
Household Living	P*	Adaptive reuse project	100%	
Household Office/Studio:				
Home Occupation	P*	Accessory to:	Household Living	
		Hours of operation (early/late)	8AM/8PM	
		Client visits per hour (max)	1	
		Supplemental Standards	<i>Sec. 5B.8.3.C.1.</i>	
Joint Living & Work Quarters	P			
Live/Work	P*	Unit size (min avg.)	1,000 SF	
		Designated work space		
		Work space area (min/max)	48%/50%	
		Work space dimensions (min)	10' X 15'	
		Workspace uses	Office	
			Personal Services: General	
			Manufacturing: General	
			Manufacturing: Artistic & Artisanal	
		Open plan area (min)	70%	
		In conjunction with:	Office	
			Manufacturing: General	
			Manufacturing: Artistic & Artisanal	
		Floor area (min)	1.5 FAR	
Supplemental Standards	<i>Sec. 5B.8.2.C.2.</i>			
Use Separation (min)				
Heavy Industrial Uses	50'			

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- Industrial-Mixed Districts -

Use	Permission	Use Standard	Specification
Mobilehome Park	--		
Permanent Supportive Housing	P*		
Senior Living:			
Medical Care	--		
Non-medical	--		
PUBLIC & INSTITUTIONAL	*	Construction Type	Type I, II, or IV
		Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
Cemetery	P*	Residential use (min)	300'
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic:			
Local	P*		
Regional	--		
Fleet Services	P*		
Medical, Major	C3*		
Office, Government:			
General	P*		
Social Services	P*		
Parking	P*		
Penal Institution	C3*		
Public Safety Facility	P*		
Religious Assembly	C2*		
School:			
K-12	P*		
Post-Secondary	P*		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Major	C3*		
Wireless Telecommunication	C2*		
OPEN SPACE & RECREATION	*	Construction Type	Type I, II, or IV
Indoor Recreation, Commercial	P*		
Nature Reserve	P*		
Open Space, Public	P*		
Outdoor Recreation, Commercial:			
General	P*		
Golf Course	--		

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Use	Permission	Use Standard	Specification
Recreation, Public	P*		
Sports Arena & Stadium, Major	C3*		
TRANSPORTATION	*	Construction Type	Type I, II, or IV
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Hospital
Railway Facility	--		
Transit Terminal	P*		
GENERAL COMMERCIAL	*	Construction Type	Type I, II, or IV
Animal Sales & Services:			
General	P*		
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P*		
Day Care Facility:			
General	P*	Persons in care (max)	50
In-home	P*	Accessory to:	Household Living
Eating & Drinking:			
General	P*		
Alcohol Service	C2*	Accessory to Supplemental Procedures	Restaurant Sec. 5B.8.4.D.1.
Bar	C2*	Supplemental Procedures	Sec. 5B.8.4.D.2.
Restaurant	P*		
Entertainment Venue:			
Dancing or Live Entertainment	C2*		
Indoor, Local	P*		
Indoor, Regional	P*		
Outdoor	P*		
Financial Services:			
General	P*		
Alternative	--		
Instructional Services	P*		
Lodging:			
General	C2*	Supplemental Standards Relief	Sec. 5B.8.4.C.3. C3
Home Sharing	--		
Office	P*		
Personal Services:			
General	P*		
Massage, Licensed	P*		
Massage, Unlicensed	--		

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Use	Permission	Use Standard	Specification
Postmortem Services	C2*		
Retail:			
General	P*		
Alcohol	C2*	Supplemental Procedures	Sec. 5B.8.4.D.3.
Farmers' Market, Certified	P*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Supplemental Standards	Sec. 5B.8.4.C.4.
		Supplemental Procedures	Sec. 5B.8.4.D.4.
		Relief	C2
Firearms	C2*	Supplemental Procedures	Sec. 5B.8.4.D.5.
Food & Beverage	P		
Merchant Market	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:			
General	P*	Use separation (min)	
		Other Sexually Oriented Business Unit	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
Sexual Encounter	--		
HEAVY COMMERCIAL	*	Construction Type	Type I, II, or IV
Motor Vehicle Services:			
General	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor Sound System	Prohibited
Supplemental Standards	Sec. 5B.8.4.C.5.		
Commercial Vehicle	--		
Car Wash	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			

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Use	Permission	Use Standard	Specification
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P*		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Any Use
		Screening	
		Outdoor storage	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	P*	Screening	
		Frontage Screen	F-Screen 1
		Outdoor Storage	NEW 8*
		Use separation (min)	
Residential or Agricultural Use District		300'	
Standard Vehicle	P*	Accessory to:	General Motor Vehicle Services
LIGHT INDUSTRIAL	*	Construction Type	Type I, II, or IV
		Use Standard Applicability	
		Abutting	Sensitive Use, Residential or Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	(see Light Industrial)	
Maintenance & Repair Services	P*	(see Light Industrial)	
Manufacturing, Light:			
General	P*	(see Light Industrial)	
Alcoholic Beverage	P*	(see Light Industrial)	
Artistic & Artisanal	P*	(see Light Industrial)	
Cosmetic, Pharmaceutical	P*	(see Light Industrial)	
Food & Drink	P*	(see Light Industrial)	
Textile & Apparel	P*	(see Light Industrial)	
Research & Development	P*	(see Light Industrial)	
Soundstages & Backlots	P*	(see Light Industrial)	

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- Industrial-Mixed Districts -

Use	Permission	Use Standard	Specification
Wholesale Trade & Warehousing	P*	(see <i>Light Industrial</i>)	
HEAVY INDUSTRIAL		Construction Type	Type I, II, or IV
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
		In conjunction with:	Any Use
		Area (max)	600 SF
		Use Enclosure:	Covered and Enclosed
Collection	C2*	Use separation	
		Common lot line (min)	10'
		Agricultural or Residential Use District (min)	50'
		Hours of operation (early/late)	7AM/7PM
		Supplemental Standards	Sec. 5B.8.3.C.6.
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental Standards	Sec. 5B.8.4.C.7.
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL	*	Construction Type	Type I, II, or IV
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	Accessory to:	Any Use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*		
Truck Gardening	P		

KEY: "P" = Permitted Use; "--" = Use Not Permitted; "*" = Use standard applies; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Live/Work

The designated work space area within each live/work unit shall not count toward the minimum floor area requirement.

3. Lodging, General

A General Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a Certified Farmers' Market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

5. Motor Vehicle Services, General

- a. Bay doors and other building entrances and exist designed and intended for motor vehicle access shall meet the following standards:
 - i. Shall remain closed except during the allowed hours of operation, and
 - ii. Shall not face any frontage lot line.
- b. An off-street loading area shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.
- c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

6. Recycling Facility, Collection

- a. All recycled goods shall be placed or stored in fully covered and enclosed recycling collection facility and not be left out on the site by the end of the business day.
- b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle must clearly indicate the type of material to be deposited.

7. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. **Retail, Alcohol**

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

4. **Retail, Farmers' Market, Certified**

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

5. **Retail, Firearms**

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

- a. Whether the proposed use will result in an over-concentration of this use in the area, and
- b. The number of firearms available for sale at the site.

DIV. 5B.9. INDUSTRIAL DISTRICTS

SEC. 5B.9.1. INDUSTRIAL 1 (I1)

A. Intent

The I1 District allows heavy commercial and light industrial uses as well as a limited amount of commercial activity. This District intends to support employment, goods movement, and warehousing.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	--		
Group Living	--		
Homeless Shelter	--		
Household Living	--		
Household Office/Studio:			
Home Occupation	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Permanent Supportive Housing	--		
Senior Living:			
Medical Care	--		
Non-medical	--		
PUBLIC & INSTITUTIONAL			
		Building setbacks	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
Cemetery	P*	Residential use (min)	300'
		Relief	C1
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic:			
Local	P		
Regional	P		
Fleet Services	P		
Medical, Major	C3		
Office, Government:			
General	P		
Social Services	P		

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Use	Permission	Use Standard	Specification
Parking	P		
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
K-12	--		
Post-Secondary	C2		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	--		
Heliport	C2*	Incidental to:	Office or Hospital
Freight Terminal	C3		
Railway Facility	C3		
Transit Terminal	P		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	P		
		Use enclosure	
		Animal Keeping	Fully indoor
Kennel	P*	Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Day Care Facility:			
General	--		
In Home	--		

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Eating & Drinking:			
General	P		
Alcohol Service	C2*	Accessory to Supplemental Procedures	Restaurant <i>Sec. 5B.9.1.D.1.</i>
Bar	C2*	Accessory to: Supplemental Procedures	Food & Drink Light Manufacturing <i>Sec. 5B.9.1.D.2.</i>
Restaurant	P*	Accessory to:	Food & Drink Light Manufacturing
Entertainment Venue:			
Outdoor	--		
Indoor, Regional	--		
Indoor, Local	--		
Dancing & Live Entertainment	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	Accessory to:	Any Use
Lodging:			
General	--		
Home Sharing	--		
Medical, Minor	--		
Office	P*	Accessory to:	Any Use
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P*	Accessory to:	Any Use
Alcohol	C2*	Accessory to: Supplemental Procedures	Food & Drink Light Manufacturing or Fueling Station <i>Sec. 5B.9.1.D.3.</i>
Farmers' Market, Certified	P*	Hours of operation (early/late) Operating days per week (max) Supplemental Standards Supplemental Procedures Relief	7AM/9PM 2 <i>Sec. 5B.9.1.C.1.</i> <i>Sec. 5B.9.1.D.4.</i> C2
Firearms	C2*	Supplemental Procedures	<i>Sec. 5B.9.1.D.5.</i>

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Use	Permission	Use Standard	Specification
Food & Beverage	P*	Accessory to:	Food & Drink Light Manufacturing or Fueling Station
Merchant Market	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:	*	Use separation (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
General	P*	<i>(see Sexually Oriented Business)</i>	
Sexual Encounter	C2*	<i>(see Sexually Oriented Business)</i>	
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	p*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor Sound System	Prohibited
		Performance Standard	Sec. 5B.9.1.C.2.
		Car Wash	p*
Sensitive Use	200'		
Residential or Agricultural Use District	200'		
Relief	C2		
Use enclosure			
Car Wash, mechanized	Fully indoor		
Car Wash, self-service	Covered		
Screening	Prohibited		
Frontage screen	F-Screen 3		
Transition screen	T-Screen 1		
Hours of operation (early/late)	7AM/7PM		
Service hours (early/late)	7AM/7PM		
Outdoor Sound System	Prohibited		
Supplemental Standards	Sec. 5B.9.1.C.3.		

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Commercial Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
Transition screen	T-Screen 1		
Fueling Station	P*	Use separation	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
Outdoor Amplified Sound	Prohibited		
Supplemental Standards	Sec. 5B.9.1.C.4.		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Household Moving Truck Rental	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 4
Outdoor Storage	T-Screen 1		
Standard Vehicle	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	Accessory to:	Any Use
		Screening	
		Outdoor storage	S-Screen 2

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Use	Permission	Use Standard	Specification
Cargo Container	p*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen NEW*
		Supplemental Standards	<i>Sec. 5B.9.1.C.5.</i>
		Supplemental Procedures	<i>Sec. 5B.9.1.D.6.</i>
Commercial Vehicle	p*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Outdoor Storage	S-Screen 2
		Use separation (min)	
		Sensitive Use	200'
Official Motor Vehicle Impound	p*	Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Outdoor Storage	S-Screen 2
		Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
Standard Vehicle	p*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Outdoor Storage	S-Screen 2

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- Industrial Districts -

Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL	*	Use Standard Applicability	
		Abutting	Sensitive Use, Residential or Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	(see Light Industrial)	
Maintenance & Repair Services	P*	(see Light Industrial)	
Manufacturing, Light:			
General	P*	(see Light Industrial)	
Alcoholic Beverage	P*	(see Light Industrial)	
Artistic & Artisanal	P*	(see Light Industrial)	
Cosmetic, Pharmaceutical	P*	(see Light Industrial)	
Food & Drink	P*	(see Light Industrial)	
Textile & Apparel	P*	(see Light Industrial)	
Research & Development	P*	(see Light Industrial)	
Soundstages & Backlots	P*	(see Light Industrial)	
Wholesale Trade & Warehousing	P*	(see Light Industrial)	
HEAVY INDUSTRIAL			
Animal Products Processing	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Use enclosure	Fully indoor
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Supplemental Standards	Sec. 5B.9.1.C.6.
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		

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Use	Permission	Use Standard	Specification
Salvage Yard	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen NEW*
Recycling Facilities			
Collection	P*	Use separation (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Supplemental Standards	<i>Sec. 5B.9.1.C.7.</i>
Sorting & Processing	P*	Use separation (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Supplemental Standards	<i>Sec. 5B.9.1.C.7.</i>
Resource Extraction:		Supplemental Standards	<i>Sec. 5B.9.1.C.8.</i>
General	--		
Exploratory Core Hole	C2*		
Off-Shore Drilling Servicing Installation	--		
Waste Facility			

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Green Waste	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Use enclosure	Fully indoor
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
Supplemental Standards	<i>Sec. 5B.9.1.C.9.</i>		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURE			
Animal Keeping:	*	Building separation	
		Off-site dwelling units	75'
		Relief	C1
Bees	P*	Lot Area (min)	
		Per hive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
Exception	Rooftop location		
Supplemental Standards	<i>Sec. 5B.9.1.C.10.</i>		
Dairy	P*	Lot area (min)	871,200 SF
Equine, Commercial	P*	Lot area (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		<i>(see Animal Keeping)</i>	
Equine, Non-commercial	--		
Livestock	P*	Lot area (min)	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
		<i>(see Animal Keeping)</i>	

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Use	Permission	Use Standard	Specification
Pets	P*	Accessory to:	Any Use
Small Animals	P*	Lot area (min) <i>(see Animal Keeping)</i>	217,800 SF
Wild Animals	C2*	<i>(see Animal Keeping)</i>	
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a Certified Farmers' Market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

2. Motor Vehicle Services, General

- a. Bay doors and other building entrances and exist designed and intended for motor vehicle access shall meet the following standards:
 - i. Shall remain closed except during the allowed hours of operation, and
 - ii. Shall not face any frontage lot line.
- b. An off-street loading area shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.
- c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Motor Vehicle Services, Fueling Station

An off-street loading area shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods and any other activities requiring the use of commercial vehicles for transportation.

5. Outdoor Storage, Cargo Container

- a. The entire site shall be graded pursuant to *LAMC Chapter 9, Division 70 (Grading, Excavation and Fills)*.
- b. All driveways, accessways and parking areas shall be covered with a decomposed granite, crushed gravel or similar material and be treated with dust control methods.
- c. All containers must be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. Animal Products Processing

No hides (raw) curing, tanning, or storage permitted.

7. Recycling Facilities, All

All leachates shall be collected, controlled, disposed of and shall not be allowed to remain at the site at any time.

8. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

9. Waste Facility, Green Waste and Wood Waste

All leachates shall be collected, controlled, disposed of and shall not be allowed to remain at the site at any time.

10. Animal Keeping, Bees

- a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.
- b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. **Retail, Alcohol**

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control’s guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

4. **Retail, Farmers' Market, Certified**

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

5. **Retail, Firearms**

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the site.

6. **Cargo Container Storage Yard**

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.9.2. INDUSTRIAL 2 (I2)

A. Intent

The I2 District allows heavy commercial, light industrial, and heavy industrial uses as well as a limited amount of commercial activity. This District is intended to support employment and accommodate the most intense industrial activities while minimizing potential disruptions to surrounding uses.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL USES			
Community Care Facility	--		
Group Living	--		
Homeless Shelter	--		
Household Living	--		
Household Office/Studio:			
Home Occupation	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Permanant Supportive Housing	--		
Senior Living:			
Medical Care	--		
Non-medical	--		
PUBLIC & INSTITUTIONAL			
		Building setbacks	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
Cemetery	P*	Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic:			
Local	P		
Regional	P		
Fleet Services	P		
Medical, Major	C3		
Office, Government:			
General	P		
Social Services	P		
Parking	P		

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Penal Institution	C3		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
K-12	--		
Post-Secondary	C3		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	C3		
Freight Terminal	C3		
Heliport	C2*	Incidental to: Relief	Office or Hospital C3
Railway Facility	C3		
Transit Terminal	P		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	P		
		Use enclosure	
		Animal Keeping	Fully indoor
Kennel	P*	Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Day Care Facility:			
General	--		
In Home	--		

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Use	Permission	Use Standard	Specification
Eating & Drinking:			
General	P		
Alcohol Service	C2*	Accessory to Supplemental Procedures	Restaurant <i>Sec. 5B.9.2.D.1.</i>
Bar	C2*	Accessory to: Supplemental Procedures	Manufacturing, Light: Food & Drink <i>Sec. 5B.9.2.D.2.</i>
Restaurant	P*	Accessory to:	Manufacturing, Light: Food & Drink
Entertainment Venue:			
Dancing & Live Entertainment	--		
Indoor, Local	--		
Indoor, Regional	--		
Outdoor	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	Accessory to:	Any Use
Lodging:			
General	--		
Home Sharing	--		
Medical, Minor	--		
Office	P*	Accessory to:	Any Use
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P*	Accessory to:	Any Use
Alcohol	C2*	Accessory to: Supplemental Procedures	Manufacturing, Light: Food & Drink, Fueling Station <i>Sec. 5B.9.2.D.3.</i>
Farmers' Market, Certified	P*	Hours of operation (early/late)	7AM/9PM
		Operating days per week (max)	2
		Supplemental Standards	<i>Sec. 5B.9.2.C.1</i>
		Supplemental Procedures	<i>Sec. 5B.9.2.D.4.</i>
		Relief	C2
Firearms	C2*	Supplemental Procedures	<i>Sec. 5B.9.2.D.5.</i>

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Food & Beverage	P*	Accessory to:	Manufacturing, Light: Food & Drink, Fueling Station
Merchant Market	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:	*	Use separation (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
General	P*	(See Sexually Oriented Business)	
Sexual Encounter	C2*	(See Sexually Oriented Business)	
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	p*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor Sound System	Prohibited
		Performance Standard	Sec. 5B.9.2.C.2
Car Wash	p*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	Prohibited
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Outdoor Sound System	Prohibited		
Supplemental Standards	Sec. 5B.9.2.C.3.		

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Use	Permission	Use Standard	Specification
Commercial Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Fueling Station	P*	Use separation	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor Amplified Sound	Prohibited
Supplemental Standards	<i>Sec. 5B.9.2.C.4.</i>		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Household Moving Truck Rental	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 4
Standard Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Cargo Container	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen NEW*
		Supplemental Standards	<i>Sec. 5B.9.2.C.5.</i>
		Supplemental Procedures	<i>Sec. 5B.9.2.D.6.</i>
Commercial Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Outdoor Storage	S-Screen 2
		Use separation (min)	
		Sensitive Use	200'
Official Motor Vehicle Impound	P*	Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Outdoor Storage	S-Screen 2

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Use	Permission	Use Standard	Specification
Standard Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Outdoor Storage	S-Screen 2
LIGHT INDUSTRIAL	*	Use Standard Applicability	
		Abutting	Sensitive Use, Residential or Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	<i>(see Light Industrial)</i>	
Maintenance & Repair Services	P*	<i>(see Light Industrial)</i>	
Manufacturing, Light:			
General	P*	<i>(see Light Industrial)</i>	
Alcoholic Beverage	P*	<i>(see Light Industrial)</i>	
Artistic & Artisanal	P*	<i>(see Light Industrial)</i>	
Cosmetic, Pharmaceutical	P*	<i>(see Light Industrial)</i>	
Food & Drink	P*	<i>(see Light Industrial)</i>	
Textile & Apparel	P*	<i>(see Light Industrial)</i>	
Research & Development	P*	<i>(see Light Industrial)</i>	
Soundstages & Backlots	P*	<i>(see Light Industrial)</i>	
Wholesale Trade & Warehousing	P*	<i>(see Light Industrial)</i>	
HEAVY INDUSTRIAL	*	Use Standard Applicability	
		Abutting	Sensitive Use, Residential or Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Use enclosure	Fully Indoor

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Animal Products Processing	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Use enclosure	Fully indoor
		<i>(See Heavy Industrial Uses)</i>	
Manufacturing, Heavy:			
General	P*	Use separation (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		<i>(See Heavy Industrial Uses)</i>	
Chemical Products	P*	Use separation (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		<i>(See Heavy Industrial Uses)</i>	
Petroleum and Coal Product	C3*	Use separation (min)	
		Sensitive Use	1,500'
		Residential or Agricultural Use District	1,500'
		Relief	C3
		Supplemental Procedures	<i>Sec. 5B.9.2.D.7.</i>
Salvage Yard	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen NEW*
Recycling Facilities			

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Use	Permission	Use Standard	Specification
Collection	p*	Use separation (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen 2
		Use enclosure	Fully indoor
		Supplemental Standards	<i>Sec. 5B.9.2.C.6.</i>
Sorting & Processing	p*	Use separation (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen 2
		Use enclosure	Fully indoor
		Supplemental Standards	<i>Sec. 5B.9.2.C.6.</i>
Resource Extraction:			
General	C3*	Supplemental Procedures	<i>Sec. 5B.9.2.D.8.</i>
Exploratory Core Hole	C2*	Supplemental Standards	<i>Sec. 5B.9.2.C.7.</i>
Off-Shore Drilling Servicing Installation	C3		
Waste Facility:			
Green Waste	p*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen 2
		Use enclosure	Fully indoor
		Supplemental Standards	<i>Sec. 5B.9.2.C.8.</i>

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- Industrial Districts -

Use	Permission	Use Standard	Specification
Hazardous Waste	C3*	Use separation (min)	
		Sensitive Use	1,500'
		Residential or Agricultural Use District	1,500'
		Relief	C3
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen 2
		Use enclosure	Fully indoor
		Supplemental Standards	Sec. 5B.9.2.C.9.
		Supplemental Procedures	Sec. 5B.9.2.D.9.
Solid Waste	C3*	Use separation (min)	
		Sensitive Use	1,500'
		Residential or Agricultural Use District	1,500'
		Relief	C3
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Outdoor Storage	S-Screen 2
		Use enclosure	Fully indoor
		Supplemental Standards	Sec. 5B.9.2.C.10.
		Supplemental Procedures	Sec. 5B.9.2.D.10.
AGRICULTURE			
Animal Keeping:	*	Building separation	
		Off-site dwelling units	75'
		Relief	C1
Bees	P*	Lot Area (min)	
		Per hive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
Supplemental Standards	Sec. 5B.9.2.C.11.		
Dairy	P*	Lot area (min)	871,200 SF

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Use	Permission	Use Standard	Specification
Equine, Commercial	P*	Lot area (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		<i>(see Animal Keeping)</i>	
Equine, Non-commercial	--		
Livestock	P*	Lot area (min)	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
<i>(see Animal Keeping)</i>			
Pets	P*	Accessory to:	Any Use
Small Animals	P*	Lot area (min)	217,800 SF
		<i>(see Animal Keeping)</i>	
Wild Animals	C2*	<i>(see Animal Keeping)</i>	
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Retail, Farmers' Market, Certified

- a. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.
- b. When located on a parking lot, a Certified Farmers' Market shall not use more than 80% of the parking stalls required for permanent uses on the site.
- c. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicular use areas and farmer's market activities are not separated by a permanent curb.

2. Motor Vehicle Services, General

- a. Bay doors and other building entrances and exist designed and intended for motor vehicle access shall meet the following standards:
 - i. Shall remain closed except during the allowed hours of operation, and
 - ii. Shall not face any frontage lot line.

- b. An off-street loading area shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.
- c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Motor Vehicle Services, Fueling Station

An off-street loading area shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods and any other activities requiring the use of commercial vehicles for transportation.

5. Outdoor Storage, Cargo Container

- a. The entire site shall be graded pursuant to *LAMC Chapter 9, Division 70 (Grading, Excavation and Fills)*.
- b. All driveways, accessways and parking areas shall be covered with a decomposed granite, crushed gravel or similar material and be treated with dust control methods.
- c. All containers must be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. Recycling Facilities, All

All leachates shall be collected, controlled, disposed of and shall not be allowed to remain at the site at any time.

7. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

8. Waste Facility, Green Waste

All leachates shall be collected, controlled, disposed of and shall not be allowed to remain at the site at any time.

9. Waste Facility, Hazardous Waste

All leachates shall be collected, controlled, disposed of and shall not be allowed to remain at the site at any time.

10. Waste Facility, Solid Waste

All leachates shall be collected, controlled, disposed of and shall not be allowed to remain at the site at any time.

11. Animal Keeping, Bees

- a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.
- b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

2. Bar

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

- Industrial Districts -

- i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
- ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
- iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Alcohol

- a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.
- b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:
 - i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the site according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.
 - ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.
 - iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

4. Retail, Farmers' Market, Certified

The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the application for this use.

5. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the site.

6. **Cargo Container Storage Yard**

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers or Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

7. **Manufacturing, Heavy, Petroleum and Coal Product Manufacturing**

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new petroleum-based oil refineries and existing refineries expanding operations beyond the current property lines are required to:

- a. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.
- b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.
- c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.
- d. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, day care centers, and other similar uses.

8. **Resource Extraction, General**

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new resource extraction facilities and existing resource extraction facilities expanding operations beyond the current property lines are required to:

- a. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.

- b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.
- c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.
- d. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, day care centers, and other similar uses.

9. **Waste Facility, Hazardous Waste**

In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall make all of the following findings:

- a. That the proposed location of the facility will not result in an undue concentration of waste processing facilities in the immediate area, will not create a cumulative impact with special consideration given to the location of waste facilities already permitted and will support the equitable distribution of these facilities citywide.
- b. That the facility will not detrimentally affect nearby residential uses and other sensitive land uses, taking into consideration the number and proximity of residential buildings, churches, schools, hospitals, public playgrounds, nursing homes, day care centers, and other similar uses within a 1,500-foot radius of the proposed site.
- c. That the facility operator will provide community benefits as determined appropriate to businesses and residents likely to be impacted by this facility, taking into consideration the location of the proposed site and nearby uses.

10. **Waste Facility, Solid Waste**

In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall make all of the following findings:

- a. That the proposed location of the facility will not result in an undue concentration of waste processing facilities in the immediate area, will not create a cumulative impact with special consideration given to the location of waste facilities already permitted and will support the equitable distribution of these facilities citywide.

- b.** That the facility will not detrimentally affect nearby residential uses and other sensitive land uses, taking into consideration the number and proximity of residential buildings, churches, schools, hospitals, public playgrounds, nursing homes, day care centers, and other similar uses within a 1,500-foot radius of the proposed site.
- c.** That the facility operator will provide community benefits as determined appropriate to businesses and residents likely to be impacted by this facility, taking into consideration the location of the proposed site and nearby uses.

DIV. 5B.10. PUBLIC DISTRICTS

Public Use Districts promote public and institutional uses and allow a limited amount of compatible uses.

SEC. 5B.10.1. PUBLIC 1 (P1)

A. Intent

The P1 Use District allows for government buildings, structures, offices, and services facilities. This District is intended to provide regulations for the use and development of land owned by a government agency.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Community Care Facility	#		
Group Living	#		
Homeless Shelter	#		
Household Living	#		
Household Office/Studio:			
Home Occupation	#		
Joint Living & Work Quarters	#		
Live/Work	#		
Mobilehome Park	#		
Permanent Supportive Housing	#		
Senior Living:			
Medical Care	#		
Non-medical	#		
PUBLIC & INSTITUTIONAL			
Cemetery	#		
Civic:			
Local	P*	Government owned	Required
		Relief	C3
Regional	C3		
Fleet Services	P		
Medical, Major	P*	Government owned	Required
Office, Government:			
General	P		
Social Services	P		
Parking	#*	Supplemental Standards	Sec. 5B.10.1.C.1.
Penal Institution	C3		
Public Safety Facility	P		

KEY: "P" = Permitted Use; "*" = Use standard applies; "#" = Dependent on adjacent zoning; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Religious Assembly	#		
School:			
K-12	P*	Government owned	Required
Post-secondary	C3		
Utilities:			
		Screening	
Minor	P*	Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Wireless Telecommunication	C2		
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	#		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	#		
Golf	#		
Recreation, Public	P		
Sports Arena & Stadium, Major	C3		
TRANSPORTATION			
Airport	#		
Freight Terminal	#		
Heliport	#		
Railway Facility	#		
Transit Terminal	#		
GENERAL COMMERCIAL			
Animal Sales & Services:			
General	#		
Kennel	#		
Veterinary Care	#		
Commissary Kitchen	#		
Day Care Facility:			
General	#		
In Home	#		
Eating & Drinking:			
General	#		
Alcohol Service	#		
Bar	#		
Restaurant	#		
Entertainment Venue:			
Dancing or Live Entertainment	#		

KEY: "P" = Permitted Use; "*" = Use standard applies; "#" = Dependent on adjacent zoning; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Public Districts -

Use	Permission	Use Standard	Specification
Indoor, Local	#		
Indoor, Regional	C2		
Outdoor	C2		
Financial Services:			
General	#		
Alternative	#		
Instructional Services	#		
Lodging:	#		
General	#		
Home Sharing	#		
Medical, Minor	P*	Government owned	Required
Office	#		
Personal Services:			
General	#		
Massage, Licensed	#		
Massage, Unlicensed	#		
Postmortem Services	#		
Retail:			
General	#		
Alcohol	#		
Farmers' Market, Certified	#		
Firearms	#		
Food & Beverage	#		
Merchant Market	#		
Temporary, Outdoor	#		
Smoke & Vape Shop	#		
Sexually Oriented Business:			
General	#		
Sexual Encounter	#		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	#		
Car Wash	#		
Commercial Vehicle	#		
Fueling Station	#		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	#		
Household Moving Truck Rental	#		
Standard Vehicle	#		
Storage, Indoor:	#		
General	#		
Self-Service Facility	#		

KEY: "P" = Permitted Use; "*" = Use standard applies; "#" = Dependent on adjacent zoning; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

Use	Permission	Use Standard	Specification
Storage, Outdoor:			
General	#		
Cargo Container	#		
Commercial Vehicle	#		
Official Motor Vehicle Impound	#		
Standard Vehicle	#		
LIGHT INDUSTRIAL USES			
Electronics Assembly	#		
Maintenance & Repair Services	#		
Manufacturing, Light:			
General	#		
Alcoholic Beverage	#		
Artistic & Artisanal	#		
Cosmetic, Pharmaceutical	#		
Food & Drink	#		
Textile & Apparel	#		
Research & Development	C3		
Soundstages & Backlots	#		
Wholesale Trade & Warehousing	#		
HEAVY INDUSTRIAL USES			
Animal Products and Processing	#		
Manufacturing, Heavy:			
General	#		
Chemical Products	#		
Petroleum & Coal Products	#		
Salvage Yard	#		
Recycling Facilities			
Collection	C3		
Sorting & Processing	C3		
Resource Extraction:			
General	#		
Exploratory Core Hole	#		
Off-Shore Drilling Servicing Installation	#		
Waste Facility:			
Green Waste	#		
Hazardous Waste	#		
Solid Waste	C3		
AGRICULTURE USES			
Animal Keeping:			
Bees	#		

KEY: "P" = Permitted Use; "*" = Use standard applies; "#" = Dependent on adjacent zoning; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

- Public Districts -

Use	Permission	Use Standard	Specification
Dairy	#		
Equine, Commercial	#		
Equine, Non-commercial	#		
Livestock	#		
Pets	#		
Small Animals	#		
Wild Animals	#		
Plant Cultivation:			
Community Garden	#		
Farming	#		
Truck Gardening	#		

KEY: "P" = Permitted Use; "*" = Use standard applies; "#" = Dependent on adjacent zoning; "C1" = Approval by Zoning Administrator; "C2" = Public Hearing by Zoning Administrator; "C3" = Review by City Planning Commission

C. Supplemental Standards

1. Parking

All parking shall be located within a freeway right-of-way and under a structure supporting a freeway.

D. Supplemental Procedures

There are no supplemental procedures currently required.

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DIV. 5C.1. **USE DEFINITIONS**

Where a use definition contains a list of included uses, the uses on the list are to be considered example uses, and not all-inclusive. The Zoning Administrator has the responsibility for categorizing all uses, including uses determined to be similar to those listed.

SEC. 5C.1.1. **RESIDENTIAL USES**

Uses that provide housing accommodations.

A. **Community Care Facility**

Any place licensed by the State of California that is maintained and operated as a residential facility or as a social rehabilitation facility to provide non-medical residential care, day treatment, adult day care, or foster family agency services for persons in need of services, supervision, or assistance essential for sustaining the activities of daily living, as defined in the Health and Safety Code. Includes halfway house, non-medical assisted living, and substance abuse treatment operation.

B. **Group Living**

Living quarters serving as a primary residency or having tenancy of 30 days or greater, whose units do not include a full kitchen or kitchenette, but instead rely on facilities shared with other group living or household living units including but not limited to a full kitchen. Includes single-room occupancy, boarding house, apartment hotel, fraternity or sorority, and dormitory.

C. **Homeless Shelter**

A facility operated by a "provider," other than a "community care facility" as defined in the *California Health and Safety Code, Section 1502*, which provides temporary accommodations or services to persons or families experiencing homelessness and which meets the standards for shelters contained in the *California Code of Regulations, Chapter 7, Title 25*. The term temporary accommodations means that a person or family experiencing homelessness will be allowed to reside at the shelter for a time period not to exceed 6 months. For the purpose of this definition, a provider shall mean a government agency or private non-profit organization which provides, or contracts with recognized community organizations to provide, emergency or temporary shelter or services for persons or families experiencing homelessness, and which has been certified by the Housing and Community Investment Department of the City of Los Angeles to meet all applicable requirements as such which are contained in the *California Health and Safety Code* and the *California Code of Regulations*.

D. **Household Living**

A dwelling unit serving as a primary residency or having a tenancy of 30 days or greater, whose units include a full kitchen or kitchenette. Includes accessory living quarters, home, apartment, and efficiency unit.

E. Household Office/Studio

Household office/studio uses combine dwelling units with productive uses and entrepreneurial activities within a unit or building.

1. Home Occupation

A live/work unit combines both household living and non-residential use within a single dwelling unit. Work space within live/work units is an accessory use to household living and may only be used by the residents of the associated dwelling unit. Includes joint living and working quarters.

2. Live/Work

A live/work unit combines both household living or group living with work space designated for productive uses and entrepreneurial activities within a single dwelling unit.

3. Joint Living & Work Quarters

- a.** The conversion of existing buildings, or portions of existing buildings, from commercial or industrial uses to a mix of dwelling units and designated work spaces, in conformance with the provisions of the *Health and Safety Code, Section 17958.11*.
- b.** Designated work space shall be limited to the following uses:
 - i.** Office.
 - ii.** Personal services: general.
 - iii.** Manufacturing: general.
 - iv.** Manufacturing: artistic & artisanal.
- c.** The total floor area shall be arranged to comply with one of the following standards:
 - i.** At least 10% but no more than 25% of the total floor area shall be work space; or
 - ii.** At least 25% but no more than 50% of the total floor area shall be work space.
- d.** For the purposes of this use, an existing building is a building for which a building permit was issued prior to April 1, 1994.

F. Mobilehome Park

Any lot or portion of a lot used to provide rental or lease sites for 2 or more individual manufactured homes, mobile homes, park trailers, or recreational vehicles

G. Permanent Supportive Housing

Housing with no limit on length of stay for persons with low incomes who have one or more disabilities. May include, among other populations, adults, emancipated minors, families with

children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and persons or families experiencing homelessness. The housing is linked to on-site or off-site supportive services, and any floor area used for the delivery of supportive services shall be considered incidental to the residential use.

H. Senior Living

Residential use for persons 62 years of age and older.

1. Non-Medical

Residential use for persons 62 years of age and older which may be licensed by the California Department of Social Services to provide assistance with non-medical activities of daily living as defined in the Department of Social Services licensing requirements and may include household living, common dining areas, or other community rooms. Full-time medical services shall not be provided on the premises. Includes assisted living and senior independent living.

2. Medical Care

Residential use of long, and short-term occupation for persons 62 years of age and older which may be licensed by the California Department of Health to provide full-time medical services on the premises. May include household living, common dining areas, or other community rooms. Includes Alzheimer's and dementia care housing, skilled nursing home, and hospice care.

SEC. 5C.1.2. PUBLIC AND INSTITUTIONAL USES

Any public, quasi-public, or institutional use serving a public purpose.

A. Cemetery

As defined by the *California Health and Safety Code*. The term cemetery includes columbarium, crematorium, crypt, mausoleum facilities integrated within a burial ground. Includes burial park, columbarium, and mausoleum.

B. Civic

Any publicly-accessible facility that provides essential or cultural services and is owned by a governmental or community organization. Includes post office, civic center, and library.

1. Local

A publicly-accessible facility that provides essential or cultural services to a city or town and is owned by a governmental or community organization. May include no more than 75 parking spaces. Includes post office, civic center, and branch library. For similar uses that include more than 75 parking spaces, see civic, regional (*Sec. 5C.1.2.B.2.*). For similar uses that are not publicly accessible see office (*Sec. 5C.1.5.J.*).

2. Regional

A publicly-accessible facility that provides essential or cultural services to a region and for display, preservation, or enjoyment of heritage, history, and the arts, or any municipal building which is owned by a governmental or community organization and includes more than 75 parking spaces. Includes city hall, cultural center, main library, museum, and observatory. For similar uses that include fewer than 75 parking spaces, see civic, local (Sec. 5C.1.2.B.1.). For similar uses that are not publicly accessible, see office (Sec. 5C.1.5.J.).

C. Fleet Services

Maintenance, storage, and management of motor vehicles, such as school buses or ambulances, in service of any civic institutional use. Where uses, such as dispatch, do not include motor vehicle maintenance or storage, they are allowed as Government Office.

D. Medical, Major

An inpatient or outpatient healthcare facility with a capacity of more than 100 beds that provides direct medical services to patients. Includes hospital, clinic, and mental institution.

E. Office, Government

Government administrative services and professional services that support government administration and are operated by a government entity.

1. General

Any government office, excluding social services.

2. Social Services

Publicly-accessible administrative services and governmental services that support public welfare through social programs. May be operated by a government entity, a non-profit or a non-governmental organization.

F. Parking

A use intended for the temporary storage of operable vehicles and designed to meet the standards of Sec 4C.4.3. (Parking Area Design). Includes parking structure and surface parking lot. For vehicle storage, see Sec. 5C.1.6.D. (Outdoor Storage).

G. Penal Institution

Any facility generally designed for the confinement, correction, and rehabilitation of adult or juvenile offenders sentenced by a court.

H. Public Safety Facility

Any government facility that provides public safety services. Includes fire station and police station.

I. Religious Assembly

Any facility which is used primarily for the congregation of people for religious or spiritual activities. Includes church, chapel, meditation center, mosque, religious meeting room, religious retreat, synagogue, or temple.

J. School

An institution of learning which offers instruction, inclusive of K-12 and post-secondary education. For other educational or instruction based uses, see *Sec. 5C1.5.G. (Instructional Services)*.

1. K-12

An institution of learning which offers instruction in grades Kindergarten through 12th grade, and associated recreation and athletic facilities serving its students.

2. Post-Secondary

- a. Any institution offering a formal educational program beyond K-12, including programs whose purpose is academic, vocational, or continuing professional education. Includes athletic and recreational facility associated with the educational facility, not including stadium with a capacity of 10,000 seats or more. Includes college, technical school, trade school, and university.
- b. For post-secondary school uses involving heavy industrial activities or equipment, see *Sec. 5C.1.8. (Heavy Industrial Uses)*.
- c. For postsecondary schools including stadiums with seating capacity in excess of 10,000 seats, see *Sec. 5C.1.3.F. (Sports Arena or Stadium, Major)*.

K. Utilities

Infrastructure necessary for the provision of services such as water, sewer, power or communications. Excluding off-site transmission lines, pipes or other systems for conveying and transmitting services within utility easements, those systems are allowed in all Use Districts.

1. Minor

Utility infrastructure with no on-site personnel and having relatively modest impact on surrounding properties. Minor Utilities includes passive energy generation such as wind turbine, geothermal system, and solar photovoltaic system, serving no more than 10 different lots with supporting on-site storage, control and transmission equipment, storm water retention or detention ponds, aeration and septic system, reservoir, lift station, water supply well and water tank or tower, telecommunications switching facility, and electrical substation. For wireless telecommunication facilities, see *Sec. 5C.1.2.K.3. (Wireless Telecommunication)*.

2. Major

Utility infrastructure providing services and having considerable impacts on adjacent lots, often including on-site staff. Includes power generation facilities serving 11 or more lots, wastewater treatment, and water supply treatment. For wireless telecommunication facilities, see Sec. 5C.1.2.K.3. (*Wireless Telecommunication*).

3. Wireless Telecommunication

Any device or system for the transmitting or receiving of electromagnetic signals, including, but not limited to, radio waves and microwaves, for cellular technology, personal communications services, mobile services, paging systems and related technologies. Facilities include antennas, microwave dishes, parabolic antennas and all other types of equipment used in the transmission and reception of such signals; structures for the support of such facilities, associated buildings or cabinets to house support equipment, and other accessory structures or development. A wireless communication facility is a type of telecommunications facility.

SEC. 5C.1.3. OPEN SPACE & RECREATION USES

A. Indoor Recreation, Commercial

Any indoor commercial use not operated by an educational or public institution, engaged in providing sports and recreation services. Includes gymnasiums, yoga studios, swimming pools, athletic facilities, and sports courts.

B. Nature Reserve

An area managed so as to protect its flora, fauna and physical features. Includes ecological preserve, marine preserve, natural resource preserve, and water conservation area.

C. Open Space, Public

Publicly accessible, outdoor areas for passive recreation. Includes plaza, walking trail, lawn, and picnic bench.

D. Outdoor Recreation, Commercial

Any outdoor commercial use engaged in providing sports, athletics, or recreation services, typically for an entry or membership fee. For outdoor recreation uses that are accessible to the public and where no entrance or membership fee is charged, see outdoor recreation, public (Sec. 5C.1.3.E.). For similar uses with seating capacity of more than 10,000 seats, see Sec. 5C.1.3.F. (*Sports Arena or Stadium, Major*).

1. General

Any commercial outdoor recreation use, excluding golf courses (Sec. 5C.1.3.D.2.). Includes outdoor batting cage, skate park, and sports court.

2. **Golf Course**

An area of land designed and intended for the game of golf with a series of holes each including tee, fairway, and putting green and often one or more natural or artificial hazards. A golf course use includes only standard-sized golf courses having an average fairway length of 125 yards or greater. This use also includes a clubhouse incidental to a standard-sized golf course. For miniature golf, pitch & putt, driving range, or any illuminated courses, see General Commercial Outdoor Recreation (*Sec. 5C.1.3.1.*).

E. **Outdoor Recreation, Public**

Publicly accessible, outdoor areas for active recreation. Public outdoor recreation includes sports courts or athletic fields charging no entry or membership fees and having fewer than 200 seat capacity. Includes skate parks, play equipment, sports courts and other athletic fields. For outdoor recreation uses with a capacity of 200s or greater, or where entry or membership fees are charged, see outdoor recreation, commercial (*Sec. 5C.1.3.D.*). For outdoor recreation associated with an educational institution, see *Sec. 5C.1.2.J. (School)*.

F. **Sports Arena or Stadium, Major**

A use operated by an institution including sports, athletic or performance facilities and associated seating capacity of 10,000 seats or more. For sports arenas or stadiums associated with postsecondary schools with a capacity of less than 10,000 seats, see *Sec. 5C.1.2.M.2. (Postsecondary School)*. For facilities with seating capacity of less than 10,000 seats, or for facilities with seating capacity of 10,000 or more that are not operated by an institutional entity, see *Sec. 5C.1.5.E. (Entertainment Venue)*.

SEC. 5C.1.4. **TRANSPORTATION USES**

A. **Airport**

A runway landing area or other facility used for the landing and taking off of aircraft including all the necessary taxiways, aircraft storage and tie-down areas, hangars passenger terminals and other necessary facilities.

B. **Freight Terminal**

A facility intended for freight pick-up, transfer, or distribution by ground or water, including facility used in connection with such activities. Includes freight yard, railroad yard, and trucking yard. For the storage of empty cargo containers, see *Sec. 5C.1.6.D.2. (Outdoor Storage, Cargo Container)*.

C. **Railway Facility**

Any facility related to a freight railway; or a railway yard, maintenance, or fueling facility related to a passenger or freight railway

D. Transit Terminal

Any facility, such as a bus or train station, where ground transport regularly load and unload passengers.

E. Heliport

Any public-use, special-use, or personal-use airport, as defined by the *California Code of Regulations*, suitable only for use by helicopters.

SEC. 5C.1.5. GENERAL COMMERCIAL USES

Any use involving the marketing, promoting, or sales, of goods or services.

A. Animal Sales & Services

A commercial use including services related to animal care and keeping, and sales of animal-keeping paraphernalia or animals.

1. General

Any use providing services or retail products for the care of pets. Includes facilities engaged in the retail sale, grooming, day care, or training of pets.

2. Kennel

Any use in which 4 or more dogs, at least 4 months of age, are kept. This definition does not include animal retail uses. For animal retail use, see animal sales and services, general (Sec. 5C.1.5.A.1.).

3. Veterinary

Any use in which animals or pets are given medical or surgical treatment and care.

B. Commissary Kitchen

Any room or any portion of a room used or intended or designed to be used for cooking and preparing food to be sold and consumed off-site. Research, design, and processing are allowed as an incidental use. Includes multi-tenant, incubator, preparatory kitchen, and catering kitchen.

C. Day Care Facility

Any use that provides non-residential care, for periods of less than 24 hours per day, to children or adults.

1. General

Any day care use not located in a household living unit, and which provides non-residential care to children when licensed as a day care by the State of California. Includes preschool.

2. In Home

A day care use located in a household living unit having 12 to 14 persons in care concurrently. Any children under the age of 10 years who reside within the household living unit and are in care count toward the maximum number of persons in care. Any such use shall comply with all regulations set forth in set forth in *Health and Safety Code Section 1597.465*.

D. Eating & Drinking

The sale of prepared, ready-to-consume meals or drinks for consumption by the public.

1. General

The sale of prepared, ready-to-consume meals or drinks for consumption by the public. General eating and drinking does not include the sale or consumption of alcoholic beverages. Includes both indoor and outdoor eating and drinking settings. Includes bakery, coffee shop, ice cream shop, fast-food establishment, diner, snack bar, deli, and tea room.

2. Alcohol Service

The sale of alcoholic beverages that are served to customers while seated at tables where food may also be served. Alcoholic beverages shall be consumed on-site while seated during a dining experience.

3. Bar

Any use, except for a restaurant, that sells alcoholic beverages for consumption by the public. Includes bars integrated within any other use, such as night club or bowling alley. Includes saloon, tavern, or pub.

4. Restaurant

An eating and drinking establishment that provides a dining environment where customers are seated at tables and served made-to-order meals and beverages for consumption on-site. Takeout and delivery service is incidental to the primary use of the establishment for on-site dining. Includes bistro, fine dining restaurant, and cantina.

E. Entertainment Venue

Any indoor or outdoor assembly use designed or intended for entertainment.

1. Outdoor

Any entertainment venue use located outdoors.

2. Indoor, Regional

Any indoor assembly use designed or intended for entertainment, having a capacity of 1,200 person or greater. Includes multiplex theater, auditorium, and concert hall. For similar

- Use Definitions -

indoor spaces having a capacity less than 1,200, see entertainment venue, indoor, local (Sec. 5C.1.5.E.3.). Does not include sexually oriented business.

3. Indoor, Local

Any indoor assembly facility designed or intended for entertainment having a capacity of less than 1,200 persons. For similar indoor spaces having a capacity of 1,200 or greater, see entertainment venue, indoor, regional (Sec. 5C.1.5.E.2.). Includes comedy theater, community theater, and movie theater. Does not include sexually oriented business.

4. Dancing and Live Entertainment

An entertainment venue where entertainers are physically present, and where such performance is to patrons who are also physically present. Includes dance performance, musical act, sporting event, show featuring comedian, magician, or actor, cafe show, karaoke, and other similar productions. Does not include sexually oriented business.

F. Financial Services

Professional services involving the investment, lending, or management of money and assets in a publicly-accessible setting rather than a private office setting. For private office settings, see Sec. 5C.1.5.J. (*Office*).

1. General

Financial institutions that provide retail banking services. This definition includes only those institutions engaged in the circulation of money, such as banks and credit unions. For uses such as check-cashing businesses and payday lenders, see financial services, alternative (Sec. 5C.1.5.F.2.).

2. Alternative

Any for-profit lending facility offering small, unsecured, short-term loans, such as bail bonds, or a use that primarily consists of check cashing services for a fee, or any business where articles of personal property may be left as security in exchange for a loan of money. Includes pawnshop, precious metal buyback center, short-term credit lender, and title loan center. Does not include remittance service.

G. Instructional Services

Any establishment primarily engaged in offering avocational or recreational educational courses to adults or children for the purposes of play, amusement, or relaxation, including education offered for the purpose of teaching the fundamentals, skills, or techniques of a hobby or activity. Includes establishments offering programs in art, cooking, drama, driving, language, music, sewing, tutoring, or other similar forms of self-improvement. For vocational and other educational uses, see Sec. 5C.1.2.J. (*School*).

H. Lodging

Any commercial use of dwelling units for transient occupancy, often for periods of less than 30 days consecutively. Lodging uses shall not serve as a primary residence. Does not include any penal, mental, or other institutional use. For penal institutions see *Sec. 5C.1.2.J. (Penal Institution)*. For mental institutions, see *Sec. 5C.1.2.D. (Medical, Major)*.

1. General

A lodging use not accessory to any household living or group living use. Includes short-term rental, hotel, and motel.

2. Home-Sharing

A lodging use accessory to a household living or group living use which is temporarily used for the purposes of lodging. Such uses shall be licensed and meet the standards in *Sec. 5C.4.4. (Home-Sharing Program)*.

I. Medical, Minor

A healthcare use with a capacity of fewer than 100 beds that provides direct medical services to patients. Except for hospice uses, this category does not include inpatient services. Includes clinic, hospice, dental, therapy, doctor, and optometry office or clinic. For those uses whose capacity exceeds 100 beds, or non-hospice uses providing inpatient services, see *Sec. 5C.1.2.D. (Medical, Major)*.

J. Office

Administrative and professional services that provide support to businesses in a private setting. Office uses may be operated independently or combined with other uses, provided each of the other uses is permitted and meets the applicable standards. Includes sales, clerical, legal, accounting, design, consulting, and dry lab.

K. Personal Services

Any commercial use providing services directly to individuals seeking services primarily for personal benefit, rather than commercial gain, in a publicly-accessible setting, rather than a private office setting. Includes repair and maintenance services that meet the above criteria and are less than 3,000 square feet in area. Personal services does not include medical office in *Sec. 5C.1.5.I. (Medical, Minor)*, professional service in *Sec. 5C.1.5.J. (Office)*, financial services in *Sec. 5C.1.5.F. (Sexually Oriented Business)*, or motor vehicle services as established in *Sec. 5C.1.6.A. (Motor Vehicle Services)*.

1. General

Any personal service use excluding licensed and unlicensed massage. Includes travel agent, real estate agent, hair cutting and styling, spa treatment, cleaning service, jewelry repair, tailor or seamstress, tattooing, body piercing, and bicycle repair.

2. **Massage, Licensed**

Any personal service use providing massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body, that is administered by a medical practitioner, chiropractor, physical therapist, or similar professional licensed by the State of California.

3. **Massage, Unlicensed**

Any personal service use providing massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body, that is administered by persons not licensed by the State of California.

L. **Postmortem Services**

Any commercial use engaged in the provision of services involving the care, preparation, or arrangement of human or animal remains, and conducting memorial services. Includes crematorium, funeral home, mortuary, and pet crematorium.) For cemetery, see Sec. 5C.1.2.A. (Cemetery).

M. **Retail**

A commercial use involved in the sale or dispensing of any material good to the public, including any associated outdoor display and point of sales. For outdoor storage, see Sec. 5C.1.6.D.

1. **General**

Any retail use involved in the sale of new or used products, or the provision of consumer or rental services, to individuals and businesses. Includes hardware store, pharmacy, electronics store, furniture store, print shop, and clothing store.

2. **Alcohol**

A retail use involving the sale or dispensing of alcoholic beverages for off-site consumption. Alcohol retail establishments shall be licensed or seeking a license to sell or otherwise dispense alcoholic beverages for off-site consumption, as defined by the *California State Alcoholic Beverage Control Act*. For uses offering on-site consumption of alcoholic beverages, see eating & drinking, bar (Sec. 5C.1.5.D.3.) and eating & drinking, restaurant (Sec. 5C.1.5.D.4.).

3. **Farmers' Market, Certified**

A retail use involved in the sale or dispensing of agricultural products by producers or certified producers directly to consumers or to individuals, organizations, or entities that subsequently sell or distribute the products directly to end users. Certified farmers' markets shall be certified by Los Angeles County Agricultural Commissioner.

4. **Firearms**

A use where firearms, ammunition, and related accessories are sold.

5. Food & Beverage

Any retail use primarily involved in the retail sale of food and beverages for off-site consumption. Includes meat market, produce market, and grocery store. Does not include alcoholic beverage sales, see retail, alcohol (Sec. 5C.1.5.M).

6. Merchant Market

Any retail use, which is permanent, rather than event-based, and includes multiple tenants or vendors where goods are offered or displayed for sale or exchange.

7. Temporary, Outdoor

Any event based or seasonal retail use primarily located outdoors. Includes seasonal sale of Christmas trees and pumpkins, swap meet, non-certified farmers' market.

N. Sexually Oriented Business

Any commercial use involving the retail sale, rental or exhibition, of any goods or services that are characterized by an emphasis on the exposure or display of specified sexual activities or specified anatomical areas. Each sexually oriented business use shall constitute a separate sexually oriented business, even if operated in conjunction with another adult business at the same establishment, for the purpose of meeting applicable use standards.

1. General

Any sexually oriented business use, other than a sexual encounter establishment. Includes adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater.

2. Sexual Encounter

Any sexually oriented business use, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with specified sexual activities or the exposure of specified anatomical areas. Does not include a use where a medical practitioner, psychologist, psychiatrist or similar professional licensed by the State of California engages in sexual therapy.

O. Smoke & Vape Shop

Any establishment, the main purpose of which is the sale of tobacco products, substances intended for smoking, or smoking accessories, including but not limited to pipes, vaporizing devices or other smoking paraphernalia. If the establishment is solely dedicated to the retail or wholesale sales of tobacco products, substances intended for smoking, or smoking accessories, an attached public or private smokers' lounge that is solely dedicated to smoking shall be permitted. Does not include any establishment with either an Alcoholic Beverage Control license

or Public Health Permit, and an attached smokers' lounge is not allowed with such uses. Does not include medicinal or recreational marijuana establishment.

SEC. 5C.1.6. **HEAVY COMMERCIAL USES**

Commercial uses which are impactful, or lack public activity, due to scale or the nature of the use. Includes service, sale, or rental of motor vehicles, and any storage use not incidental to another allowed use.

A. **Motor Vehicle Services**

A use involving the diagnosing of malfunctions, repairing, or maintaining motor vehicles.

1. **General**

Any motor vehicle services use involving the diagnosis, repair, maintenance or servicing of non-commercial motor vehicles. Includes automotive emissions testing, electrical diagnostic, battery testing, changing, and charging, tire removal, replacement, and repair, mechanical adjustment, lubrication, sound system, alarm service and installation, window tint, paint, and body work. Does not include car wash or fueling station.

2. **Car Wash**

Any motor vehicle services use engaged in cleaning, washing, or waxing of non-commercial motor vehicles, such as passenger cars, trucks, vans, and trailers. For wash facilities for commercial vehicles, see *Sec. 5C.1.6.A.4. (Commercial Vehicle)*.

3. **Fueling Station**

Any motor vehicle services use that sells and dispenses vehicle fuel, including diesel, gasoline, hydrogen, and other alternative fuels. Includes electric vehicle charging station and commercial vehicle fueling.

4. **Commercial Vehicle**

Any motor vehicle services use involving the diagnosing of malfunctions, repairing or maintaining of commercial vehicles.

B. **Motor Vehicle Sales and Rental**

Any heavy commercial use that sells, rents or leases motor vehicles.

1. **Household Moving Truck Rental**

Any use involving the rental of household moving rental trucks or utility trailers.

2. **Standard Vehicle**

Any display of 3 or more new or used non-commercial motor vehicles for sale, rental, or lease, including recreational vehicles, passenger vehicles, pickup trucks, motorcycles, or boats. For vehicle storage, see *Sec. 5C.1.6.D. (Outdoor Storage)*.

3. **Commercial Vehicle**

Any use involving the sale, rental or lease of new or used commercial motor vehicles. For vehicle storage, see *Sec. 5C.1.6.D. (Outdoor Storage)*.

C. **Storage, Indoor**

The holding of goods, merchandise, supplies, material, machinery, equipment, or other items for future use located indoors.

1. **General**

Any indoor storage use, excluding self-service indoor storage.

2. **Self-Service**

Any indoor storage use that offers secure self-storage for household goods in individual rooms, compartments, lockers, or containers, to which clients bring goods for storage and retrieve them at any time during normal business hours.

D. **Storage, Outdoor**

The outdoor holding of goods, merchandise, supplies, material, machinery, equipment, vehicles, or other items for future use. Includes contractor's equipment storage yard and lumber yard.

1. **General**

Any outdoor storage use that does not involve the keeping of empty cargo containers (*Sec. 5C.1.6.D.2.*), in-active commercial vehicles (*Sec. 5C.1.6.D.3.*), in-active standard vehicles (*Sec. 5C.1.6.D.4.*), or towing and storage for Los Angeles Police Department (LAPD) and Department of Transportation (DOT) (*Sec. 5C.1.6.D.5.*).

2. **Cargo Container**

Any outdoor storage use involving the keeping of empty cargo containers. Cargo container outdoor storage may include storage of container chassis and commercial truck cabs, repair facility, warehouse, and office, incidental to the movement or storage of cargo containers. For the storage of cargo containers that are not empty, or uses which are part of any freight transfer, see *Sec. 5C.1.4.D. (Freight Terminals)*.

3. **Commercial Vehicle**

The storage of commercial motor vehicles that are not actively used by the principal occupants of the site. Includes storage of tractor trailers, dump trucks, and specialized trailers

for oversized loads. For uses where vehicles are actively used by the principal occupants of site, see *Sec. 5C.1.2.I. (Parking)*.

4. **Official Motor Vehicle Impound**

Any vehicle towing and storage service that involves City-approved vendors that support the public safety mission of the Los Angeles Police Department (LAPD) and Department of Transportation (DOT).

5. **Standard Vehicle**

The storage of non-commercial motor vehicles, including passenger vehicles, pickup trucks, motorcycles, and boats, that are not actively used by the principal occupants of the site. Includes storage of inoperable vehicles. For uses where vehicles are actively used by the principal occupants of site, see *Sec. 5C.1.2.I. (Parking)*.

SEC. 5C.1.7. **LIGHT INDUSTRIAL USES**

Any use involving assembly, maintenance, repair, fabrication or manufacturing that does not create unusual fire, explosion, safety hazards, noise, emissions, particulates, toxic or offensive odors, heat, or glare.

A. **Electronics Assembly**

Light industrial use involved in the assembly of computer and electronic products, electrical equipment, appliances, fixtures, and electronic product components. This use includes testing and repair incidental to the product or component assembly. For uses including manufacturing of computer and electrical equipment see *Sec. 5C.1.7.C. (Manufacturing, Light)*.

B. **Maintenance & Repair Services**

Light industrial use engaged in the maintenance or repair of industrial, business, or consumer machinery, equipment, or products. Includes carpet cleaning, dry-cleaning, and maintenance and repair of household appliances, furniture, office equipment. For repair and maintenance under 3,000 square feet, see *Sec. 5C.1.5.K. (Personal Services)*. For motor vehicle repair and maintenance, see *Sec. 5C.1.6.A. (Motor Vehicle Services)*.

C. **Manufacturing, Light**

Any light industrial use involving the making or processing of materials or components into products.

1. **General**

Any light manufacturing use that makes a wide range of products that cannot readily be classified into other specific light industrial definitions. Includes billboard manufacturing, medical equipment and supplies manufacturing, furniture manufacturing, and toy manufacturing.

2. **Alcoholic Beverage**

Any light manufacturing use where beer, wine, or other alcoholic beverages are processed or prepared for consumption.

3. **Artistic & Artisanal**

A small-scale light manufacturing use which does not involve automated or mechanized production methods. Instead, skilled craftspersons are integral to the creation of each product, requiring products to be produced in small quantities. Artistic & artisanal uses are less than 3,000 square feet in area or include a staff of fewer than 25 persons.

4. **Cosmetic, Pharmaceutical**

Any light manufacturing use where cosmetics, soaps, or pharmaceutical drugs are produced. Includes manufacturing of makeup products, deodorants, shampoos, hair dyes, perfumes, skin moisturizers, medications, and supplements.

5. **Food & Drink**

Any light manufacturing use where food or drink products are processed or manufactured. The food and beverage products manufactured in these facilities are typically sold to wholesalers or retailers for distribution to consumers. Includes manufacturing and packaging of tobacco products, animal food, sodas, juices, dairy products, ice, the preserving of fruit and vegetables, grain milling, oilseed milling, seafood products, and sugar and confectionery products. For animal slaughtering or meat related products, see *Sec. 5C.1.8.A. (Animal Product Processing)*. For breweries, distilleries, and wineries see *Sec. 5C.1.7.C.2. (Alcoholic Beverage)*.

6. **Textile & Apparel**

Any light manufacturing use that processes or otherwise manufactures textile and other apparel products. Includes fabric mill, finishing and coating mill, jewelry manufacture, and leather product manufacture.)

D. **Research & Development**

Any light industrial use requiring a wet laboratory where chemicals, drugs, or other material or biological matter are handled in liquid solutions or volatile phases, requiring direct ventilation, and specialized piped utilities. For uses requiring a dry laboratory, see *Sec. 5C.1.5.K. (Office)*.

E. **Soundstages & Backlots**

Any light industrial use providing space for the construction and use of indoor sets, or any outdoor set, backlot, or other outdoor facility, including supporting indoor workshops and craft shops.

F. **Wholesale Trade & Warehousing**

Any light industrial use engaged in operating wholesale, warehousing, or storage facilities for general merchandise, refrigerated goods, food and beverage products, and other warehouse products. May also provide logistics services related to the distribution of goods.

SEC. 5C.1.8. HEAVY INDUSTRIAL USES

Any use listed under the Heavy Industrial Use Category on the Use Table in *Part 5B (Use Districts)* of this Article.

A. Animal Products Processing

A use engaged in one or more of the following: dressing or dyeing furs, preparing processed meat and meat byproducts, preparing, tanning, and finishing hides and skins, refining or rendering animal fat, bones, and meat scraps, and slaughtering animals.

B. Manufacturing, Heavy

Any heavy industrial use involving the making or processing of materials or components into finished products.

1. General

Any heavy manufacturing use that includes a wide range of processing and production not involving a chemical processes.

2. Chemical Products

Any heavy manufacturing use producing basic chemicals or manufacturing products by predominantly chemical processes. Includes production of acid, alkali, organic chemical, salt, dry color, pigment, synthetic fiber, fertilizer, explosive, and paint. For the production of asphalt coating, petroleum lubricating oil, plastic, and natural rubber, see *Sec. 5C.1.8.B.3. (Petroleum & Coal Products)*.

3. Petroleum & Coal Products

Any heavy manufacturing use that processes petroleum, coal, plastic, or rubber materials into products.

C. Salvage Yard

Any heavy industrial use, having any portion of the use located outdoors, where a junk dealer or automobile dismantler operates, or partially dismantled, obsolete, or wrecked automobiles are stored. For motor vehicle storage see *Sec. 5C.1.6.D. (Outdoor Storage)*.

D. Recycling Facility

Any heavy industrial use that includes the recovery and processing of recyclable materials.

1. Collection

Any recycling facility use where recyclable materials including metal, wood and paper products, machinery, fabricated metal, nonmetallic mineral product, petroleum or coal product, and plastic or rubber product, are deposited or redeemed for monetary value. May include baling or crushing operations for the purposes of efficiency of storage and transfer, but

shall not include sorting or processing activities for other than temporary storage purposes. Includes reverse vending machine and buyback center.

2. **Sorting & Processing**

Any recycling facility use that accepts recyclable materials for on-site sorting or processing. For the purpose of this definition, processing shall mean the process of changing the physical characteristics of a recyclable material, including the shredding, smelting, grinding and crushing of cans, bottles, and other materials, for other than temporary storage purposes. Includes scrap metal processing and transfer station.

E. **Resource Extraction**

Any heavy industrial use involving the withdrawal of materials from the natural environment.

1. **General**

Any resource extraction use engaged in the extraction of metallic minerals, non-metallic minerals, oil, or gas. Includes the exploration or development of any site for such purposes, and any preparation of those resources until the point of shipment from the producing property. Includes metal ore mining, nonmetallic mineral mining, quarrying, drilled wells, oil fields, sulfur recovery from natural gas, and recovery of hydrocarbon liquids.

2. **Exploratory Core Hole**

Any resource extraction use, including a seismic test hole or exploratory core hole, used or intended to be used exclusively for geological, geophysical, and other exploratory testing for natural gas, oil, or other hydrocarbon substances.

3. **Off-Shore Oil Drilling Servicing Installation**

Onshore installations required in connection with the drilling for, or production of oil, gas, or hydrocarbons in an offshore Oil Drilling District.

F. **Solid Waste Facility**

Any heavy industrial use involving receipt, storage, separation, conversion, combustion, processing of solid wastes, transfer of solid wastes directly from small to larger vehicles for transport, or operation as a landfill. Includes composting facility, construction, demolition debris and inert material facility, solid waste disposal site, transfer and processing facility, and transformation facility.

1. **General**

Solid waste facility use that does not involve any storage, treatment, and disposal of hazardous waste, or that does not exclusively receive green waste.

2. Green Waste

Any solid waste facility use that receives green waste or wood waste for chipping and grinding, composting, curing, or mulching. Does not include any chipping and grinding, composting, curing, or mulching conducted for noncommercial, nonprofit purposes.

3. Hazardous Waste

Any solid waste facility use involving the storage, treatment, and disposal of hazardous waste, as defined in the *California Health and Safety Code, Section 25117.1*.

SEC. 5C.1.9. AGRICULTURAL USES

Any use that includes the growing or raising of plants and animals for consumption or use.

A. Animal Keeping

Any agricultural use that includes the breeding, boarding, training, or raising of animals.

1. Bees

Any animal keeping use that includes the keeping of bees.

2. Dairy

An animal keeping use that including the storage, processing, or distribution of milk or milk products.

3. Equine, Commercial

The keeping, breeding, raising, training, or boarding of more than 2 equines not owned by and registered to residents on the same lot as the equine use. Includes mules and donkeys.

4. Equine, Non-Commercial

The keeping, breeding, raising, training, or boarding of equines owned by and registered to residents on the same lot as the equine use. No more than 2 equines owned by or registered to persons not residing on the same lot shall be allowed. Includes mules and donkeys.

5. Livestock

Any animal keeping use that includes the breeding, raising, training, boarding, and keeping of animals such as alpacas, cattle, donkeys, goats, mules, sheep, swine, or similar livestock, typically for fiber, meat, milk, or other products. Includes day-to-day care, selective breeding, raising, and selling of livestock.

6. Pets

Any animal keeping use that includes keeping common household domestic pets readily classifiable as being incidental to another use. Includes cats, guinea pigs, hamsters, fish, fowl,

lizards, rabbits, reptiles, small amphibians, snakes and dogs. For a use where more than three 3 dogs over the age of 4 months are locate on the same lot, see Sec. 5C.1.5.A.2. (*Kennel*).

7. Small Animals

Any animal keeping use not incidental to another use that includes the breeding, raising, training, boarding, and keeping of animals such as fish, fowl, rabbits, and rodents.

8. Wild Animals

The keeping of any wild, exotic, dangerous, or non-domestic animal. Shall, in no event, include the following wild animals: bear, civet, coyote, eagle, eland, elephant, elk, giraffe, gnu, gorilla, hyena, hippopotamus, jaguar, leopard, lion, lynx, moose, orangutan, puma, rhinoceros, sea lion, tiger, venomous reptile, vulture, walrus, wart hog, wolf or yak.

B. Plant Cultivation

Any agricultural use that includes the growing of plants.

1. Community Garden

A plant cultivation use designed and intended for multiple households or organizations to cultivate plants for domestic use. May include shared facilities for storage and services incidental to the agricultural use, and teaching garden.

2. Farming

The cultivation of plants for domestic use, or for sale or distribution either on-site or off-site.

3. Truck Gardening

The cultivation of plants for domestic use, or for off-site sale or distribution.

DIV. 5C.2. **USE PERMISSIONS**

SEC. 5C.2.1. **GENERAL**

Use permission levels set out in each Use District table indicate how a use is permitted within the district. Permission levels range from permitted without requiring conformance to any additional standards or conditions of approval, permitted only when specific standards are met, or permitted only through a process requiring approval by a decision-maker or decision-making body. Permission levels may be assigned to individual uses, use groups, or entire use categories. Permission levels are represented within each Use District table using symbols that indicate which permission level is assigned to a particular use, use group, or use category. The following sections summarize the meaning of each permission level.

SEC. 5C.2.2. **PERMITTED (P)**

A use that is permitted without requiring conformance to specific standards is indicated in the use table by the letter P. Permitted uses are considered generally appropriate within a district without the need for specific standards to achieve a certain performance outcome or moderate potential effects a use may have on its surroundings.

SEC. 5C.2.3. **USE STANDARD APPLIES (*)**

A use that is permitted only when conforming to a specific set of standards is indicated in the use table by the asterisk (*) symbol in combination with the underlying permission level. Any permission level may be combined with an * in order to cross-reference a specific set of standards, supplemental standards, or supplemental procedures, that shall be applied. Standards, supplemental standards, or supplemental procedures indicated by the presence of an * are important for ensuring that a use exists and operates in a manner that is consistent with the intent of the Use District.

SEC. 5C.2.4. **CONDITIONAL USES (C1, C2 & C3)**

A use that requires approval by an authority or decision-making body with input from the members of the public most likely to be affected by the existence of that use. The use may be approved under certain conditions that address potential issues the use may introduce to its surroundings. Uses that may require specific conditions of approval applied through a discretionary process are indicated within the use tables by the following permission levels: C1, C2, and C3.

A. Class 1 Conditional Use (C1)

A C1 permission level indicates that a Class 1 Conditional Use Permit must be obtained through approval granted by the Zoning Administrator in accordance with the processes and procedures described in *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*. A C1 permission level signifies that the use may be considered generally appropriate, but should be given thorough consideration to account for the welfare of uses and residents in the immediate surrounding properties, as well as specific site conditions.

B. Class 2 Conditional Use (C2)

A C2 permission level indicates that a Class 2 Conditional Use Permit must be obtained through approval granted by the Zoning Administrator in accordance with the processes and procedures described in *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*. A C2 permission level signifies that the use may be considered appropriate, but should be given thorough consideration to account for the welfare of uses and residents occupying the surrounding area, as well as specific site conditions.

C. Class 3 Conditional Use (C3)

A C3 permission level indicates that a Class 2 Conditional Use Permit must be obtained through approval granted by the City Planning Commission in accordance with the processes and procedures described in *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*. A C3 permission level signifies that the use may be considered appropriate, but should be given thorough consideration to account for the welfare of uses and residents occupying the surrounding area, the needs of the region, and specific site conditions.

SEC. 5C.2.5. **DEPENDENT ON ADJACENT ZONING (#)**

- A. A pound sign symbol (#) indicates that use permissions and use standards that differ depending on the adjacent zoning and uses are limited to joint public and private developments. Uses containing a pound sign (#) are regulated as follows:
1. The use permissions of the most restrictive adjoining Use District apply.
 2. The use standards of the most restrictive adjoining Use District apply.
 3. Adjoining Use Districts include abutting lots, lots separated from the subject lot by a street or alley right-of-way, and lots having a common corner with the subject property.
 4. Any use that is not permitted in the most restrictive adjoining Use District may be permitted by Class 3 Conditional Use Permit. In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall consider:
 - a. How the use provides a public benefit, whether as a result of additional taxes or the provision of public facilities; and
 - b. Whether the benefit is sufficient to outweigh any potential detriment to the public interest created by the proposed use of the land.
 5. Only joint public and private developments shall be permitted on a lot zoned with the # permission. No private developments are permitted unless specifically allowed by the Use District.

B. For the purposes of this Section, the order of restrictiveness of Use Districts, the first being the most restrictive and the last being the least restrictive, is as follows:

- a.** Open Space Use Districts
- b.** Agricultural Use Districts
- c.** Residential Use Districts
- d.** Residential-Mixed Use Districts
- e.** Commercial-Mixed Use Districts
- f.** Commercial Use Districts
- g.** Industrial-Mixed Use Districts
- h.** Industrial Use Districts
- i.** Public Use Districts

SEC. 5C.2.6. NOT PERMITTED (--)

When a double-dash line (--) is indicated as the permission level for a use or use group, the use is not permitted. A -- permission level signifies that under no circumstances shall the use be allowed to be established in the Use District.

DIV. 5C.3. **USE STANDARDS**

SEC. 5C.3.1. **ACCESSORY TO**

A. **Intent**

To support the overall intent of the Use District by ensuring that the subject use exists as secondary to the specified use to which it is accessory, and to allow for the flexibility of multi-use facilities while limiting the impacts of the subject use that would otherwise be detrimental.

B. **Applicability**

Applies only when specified by the Use District as a required use standard.

C. **Standards**

Uses that are accessory to a specified use shall not have a floor area greater than 25% of the floor area designated to the primary use to which it is accessory.

D. **Measurement**

1. For measuring floor area, see *Sec. 14.1.7. (Floor Area)*.
2. The maximum allowed floor area of the accessory use is calculated by multiplying the total floor area designated for the primary use by 25%.

E. **Relief**

See the allowed uses and use limitations of the applicable *Use District (Part 5B.)*.

SEC. 5C.3.2. **ADAPTIVE REUSE PROJECT**

A. **Intent**

To encourage and facilitate the conversion and retention of existing or historically significant buildings, to reduce vacant space, as well as preserve the City's architectural and cultural past, and to encourage the sustainable practice of retaining the inherent energy that went into the construction of existing buildings.

B. **Applicability**

Applies only when specified by the Use District as a required use standard.

C. **Standards**

The specified use shall be provided within an adaptive reuse project that meets the standards of either *Sec. 9.4.5. (Downtown Adaptive Reuse Projects)* or *Sec. 9.4.6. (Citywide Adaptive Reuse Projects)*.

D. **Measurement**

A use shall be measured as satisfying the adaptive reuse project requirement when it meets the standards.

E. **Relief**

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.3. **AREA**

A. **Intent**

To ensure the subject lot meets the intent of the Use District and allows for the flexibility of multi-use facilities by limiting the total lot area that may be designated for the subject use.

B. **Applicability**

Applies only when specified by the Use District as a required use standard.

C. **Standards**

The maximum lot area designated for the use shall be no greater than the percentage of the total lot area specified by the Use District.

D. **Measurement**

1. For calculating the total lot area, see *Sec. 2C.1.1. (Lot Area)*.
2. The maximum lot area that may be designated for the use is calculated by multiplying the total lot area by the percentage specified by the Use District.

E. **Relief**

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.4. **BEDS**

A. **Intent**

To lessen the impact of the subject use on the public realm and neighboring lots containing residential or other sensitive uses by limiting the number of occupants that may be present on the premises overnight.

B. **Applicability**

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall concurrently serve no more people as overnight clients or guests than the maximum number of beds specified by the Use District.

D. Measurement

1. Each sleeping facility associated with the subject use shall be included in the calculation of number of beds.
2. A sleeping facility designated for more than 1 occupant shall be measured as 1 bed for each occupant.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.5. BUILDING SEPARATION

A. Intent

To ensure that buildings and structures are located at an adequate distance from streets, uses, or districts so as not to negatively impact neighboring lots, uses, or the public realm.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

All portions of a building designated with the subject use shall be located at a distance of no less than the minimum required building separation from one or more of the following, as specified by the Use District:

1. A street;
2. A specified use;
3. A specified Use District;
4. An on-site dwelling unit; and
5. An off-site dwelling unit.

D. Measurement

Building separation shall be measured to any portion of a building designated with the subject use from one of the following:

1. When measured from a street, perpendicular from the street lot line inward.

2. When measured from a use, perpendicular from the nearest lot line of the lot designated with the specified use.
3. When measured from a Use District, from the nearest lot line of all lots zoned with the specified Use District.
4. When measured from an on-site or off-site dwelling unit, from the nearest portion of a building that is designated as a dwelling unit and is a habitable space.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.6. CLIENT VISITS PER HOUR

A. Intent

To limit the negative impacts of the subject use on neighboring lots containing residential or other sensitive uses.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The number of clients visiting the subject use per hour shall not exceed the maximum allowed client visits per hour specified by the Use District.

D. Measurement

Client visits shall be measured as the number of clients present on the property on which the subject use is located and are calculated for each hour.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.7. COMMERCIAL TENANT SIZE

A. Intent

To protect the character of the area and ensure that the scale of tenant spaces are appropriate to their neighboring context.

B. Applicability

1. Applies only when specified by the Use District as a required use standard.
2. Applies only to the ground story.

C. Standards

The maximum floor area permitted for a commercial tenant space shall not exceed the maximum commercial tenant size specified by the Use District.

D. Measurement

1. A “commercial tenant” shall refer to any individual tenant space that meets the following standards:
 - a. Is contained within walls;
 - b. Has a designated entrance;
 - c. Has no direct connections between other commercial tenant spaces; and
 - d. May have connections to common areas and shared facilities.
2. Any limitations on tenant size restrictions shall apply to the cumulative sum of related or successive permits that are a part of a larger project, such as piecemeal additions to a building, or multiple buildings on a lot or adjacent lots, as determined by the Director of Planning.
3. For the measurement of floor area see *Sec. 14.1.7. (Floor Area)*.
4. Common areas, including corridors and shared restrooms, shall not be included in the calculation of floor area for the purposes of measuring commercial tenant size.

E. Relief

1. A deviation from the maximum floor area permitted for a commercial tenant space of up to 20% may be requested in accordance with *Sec. 13B.7.2 (Adjustments)*.
2. Additional floor area for a commercial tenant space beyond 20% may be requested in accordance with *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

SEC. 5C.3.8. DESIGNATED WORK SPACE AREA

A. Intent

To ensure that each live/work unit contains an area designated for productive uses and entrepreneurial activities as a component of a dwelling unit.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

1. The designated work space area shall be provided within each live/work unit, and shall be at least the minimum work space size required by Use District.

2. The designated work space area for each unit shall be clearly demarcated on approved building plans.

D. Measurement

Designated work space area is measured as a percentage, calculated as the total floor area of the designated work space area divided by the total floor area of the live/work unit.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.9. DESIGNATED WORK SPACE DIMENSIONS

A. Intent

To ensure that any designated work space area required as a component of a live/work unit is designed to accommodate sufficient area for productive uses and entrepreneurial activities to take place within a dwelling unit.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

1. The designated work space area shall have the minimum horizontal dimensions set by the Use District.
2. The designated work space dimensions for each dwelling unit shall be clearly demarcated on approved building plans.

D. Measurement

Work space size is measured as the shortest horizontal distance along the boundaries of the dedicated work space area to determine the shortest minimum horizontal dimension. For determining any other required horizontal dimension that greater than the minimum horizontal dimension measurement may be taken between any two boundaries of the dedicated work space area.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.10. DESIGNATED WORK SPACE USES

A. Intent

To ensure that any designated work space area required as a component of a live/work unit is used for productive uses and entrepreneurial activities to take place within a dwelling unit.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

1. The designated work space area within each live/work unit shall be reserved for use by any of the uses specified as designated work space uses within the Use District.
2. Uses not specified as designated work space uses within the Use District shall not be allowed within a live/work unit.

D. Measurement

A designated work space use is measured based on the utilization of the designated work space area for regular business activity, or activities related to the design and production of products, associated with any use specified as a designated work space use within the Use District.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.11. GOVERNMENT OWNED

A. Intent

To limit private development of certain uses and facilitate the efficient management of municipal resources.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall be permitted if the site is owned by a government agency.

D. Measurement

A site is measured as government owned when the lot owner is a government agency.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.12. HOURS OF OPERATION

A. Intent

To limit the negative impacts of the subject use on neighboring lots containing residential or other sensitive uses by limiting the duration of activity for a subject use.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. The subject use shall not open earlier than the time of earliest open specified by the Use District.
2. The subject use shall not close later than the time of latest close specified by the Use District.
3. The earliest open and latest close times may differ for each day of the week.
4. Service hours are not considered hours of operation, see Sec. 5C.3.18. (Service Hours).

D. Measurement

Times at which the subject use is open to the public.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.13. IN CONJUNCTION WITH

A. Intent

To allow for the subject use only when accompanied by a specified use, allowing for the flexibility of multi-use facilities and ensuring compatibility with district intent and neighborhood context.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. The subject use shall be permitted on a lot, provided that the use it is required to be in conjunction with is located concurrently on the same tenant space or lot.
2. When a subject use is required to be in conjunction with a specified use, the specified use shall have a minimum floor area ratio (FAR) of no less than the minimum required by the Use District.
3. Where permitted, any subject use located within an adaptive reuse project shall not be required to meet the standards for in conjunction with.

D. Measurement

1. A use shall be measured as in conjunction with another use when both uses are present concurrently on the same tenant space or lot.

2. Floor area ratio (FAR) shall be measured according to the provisions in *Sec. 2C.4.1. (Floor Area Ratio)*.
3. Jobs-producing uses that are included in a work area of a live/work use shall count towards the jobs-producing floor area, for the purposes of meeting the minimum FAR requirement.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.14. INCIDENTAL TO

A. Intent

To ensure that the existence of the incidental use is subordinate to the permitted use on the tenant space or lot, to ensure compatibility with the district's intent, and to allow for flexibility of multi-use facilities.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. The subject use is only allowed as incidental to the specified use.
2. The subject use shall not be allowed incidental to any other use except for the specified use.
3. Uses that are incidental to another use shall not have a floor area greater than the floor area designated to the specified use to which it is incidental.

D. Measurement

For measuring floor area, see *Sec. 14.1.7. (Floor Area)*.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.15. MINIMUM FLOOR AREA

A. Intent

To ensure the subject lot meets the intentions of the district and allows for the prioritization of a subject use by requiring a minimum floor area for that subject use in proportion to the lot area.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The minimum floor area designated for the subject in proportion to the lot area shall be no less than the ratio specified by the Use District.

D. Measurement

1. For calculating the floor area, see *Sec. 14.1.7. (Floor Area)*.
2. The minimum floor area of the subject use is calculated based on the proportion of the subject use to the lot area specified by the Use District.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.16. OPEN PLAN AREA

A. Intent

To ensure that live/work units are designed to promote the flexible use of floor area for productive uses and entrepreneurial activities to take place within each dwelling unit.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

Excluding area used for bathrooms and storage, a minimum of 70% of the total floor area of each live/work unit shall be open, with no fixed interior separation wall.

D. Measurement

Open plan area shall be measured as the presence of a contiguous floor area with no fixed interior separation walls.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.17. OPERATING DAYS PER WEEK

A. Intent

To limit the negative impacts of the subject use on neighboring lots containing residential or other sensitive uses by limiting the duration of activity for a subject use.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall not be in operation for more than the maximum number of operating days per week permitted by the Use District.

D. Measurement

Any day that the use is in operation for any length of time shall be measured as an operating day.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.18. OUTDOOR SOUND SYSTEM

A. Intent

To limit the negative impacts of the subject use on neighboring lots containing residential or other sensitive uses due to sound amplification.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

Where prohibited, there shall be no fixed systems for amplified sound present outdoors on the site. This prohibition includes public address systems.

D. Measurement

An outdoor sound system is measured as present when it is located outdoors and is installed or affixed for permanent or long-term use.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.19. PERSONS IN CARE

A. Intent

To limit the number of persons on a property at any given time to lessen the impact of the subject use on neighboring lots containing residential or other sensitive uses.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The number of persons that may be in the care of the facility associated with the subject use at any given time shall not exceed the maximum specified by the Use District.

D. Measurement

1. Any person who is in the care of the facility associated with the subject use shall be included in the calculation of number of persons in care.
2. Employees, visitors, and legal guardians shall not be considered persons in care.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.20. RESTRICTED AFFORDABLE UNITS

A. Intent

To increase the production of affordable housing in the City of Los Angeles, consistent with the General Plan and other City policies related to housing.

B. Applicability

1. Applies only when specified by the Use District as a required use standard.
2. Does not apply to a manager's dwelling unit.

C. Standards

The percentage of dwelling units on a lot that are affordable shall be at least the percentage specified by the Use District.

D. Measurement

1. The percentage of dwelling units on a lot that are affordable is calculated by dividing the number of affordable units by the total number of dwelling units on the lot.
2. Dwelling units designed and intended for property managers are not included in the calculation of affordable units.
3. Dwelling units are measured as affordable when its rental or mortgage amounts are restricted so as to be affordable to and occupied by deeply low income, extremely low income, very low income, low income, or moderate income households, as determined by the Los Angeles Housing and Community Investment Department.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.21. **SCREENING**

A. **Intent**

To mitigate negative impacts from subject uses to adjacent uses, promoting visual interest and increasing comfort for users of the subject lot, the public realm, and adjacent lots.

B. **Applicability**

Applies only when specified by the Use District as a required use standard.

C. **Standards**

1. Subject uses shall be screened using the screen type specified by the Use District.
2. Frontage screens shall meet the standards provided in *Sec. 4C.8.1.C. (Frontage Screens)*.
3. Transition screens shall meet the standards provided in *Sec. 4C.8.2.C. (Transition Screens)*.
4. Outdoor storage screens shall meet the standards provided in *Sec. 4C.8.2.C. (Outdoor Storage Screens)*.

D. **Measurement**

1. Frontage screens shall be measured according to the provisions of *Sec. 4C.8.1.D. (Frontage Screens)*.
2. Transition screens shall be measured according to the provisions of *Sec. 4C.8.2.D. (Transition Screens)*.
3. Outdoor storage screens shall be measured according to the provisions of *Sec. 4C.8.2.D. (Outdoor Storage Screens)*.

E. **Relief**

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.22. **SEATING CAPACITY**

A. **Intent**

To limit the negative impacts of the gathering of large numbers of persons on any neighboring lots containing residential or other sensitive uses, and to contribute to the overall intent of the Use District.

B. **Applicability**

Applies only when specified by the Use District as a required use standard.

C. Standards

The number of seats provided by a subject use shall not exceed the maximum seating capacity specified by the Use District.

D. Measurement

Seating capacity is measured as the number of seats provided by a subject use.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.23. SERVICE HOURS

A. Intent

To limit the negative impacts of deliveries, trash pickup, and other services necessary for operation of the subject use on neighboring lots containing residential or other sensitive uses.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. Services necessary for business operation shall be conducted within the hours specified by the Use District.
2. Services may include the following:
 - a. Site preparation associated with the use;
 - b. Clearing of all temporary installations, debris, trash and any other material associated with the use;
 - c. Trash service; and
 - d. Loading and unloading activities, including deliveries and shipments.
3. Trash service is prohibited on Sundays and legal holidays.

D. Measurement

Times at which service activities are occurring.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.24. **SUPPLEMENTAL PROCEDURES**

Supplemental procedures are additional policies or administrative requirements that apply to uses when specified by the Use District. Supplemental procedures are unique for each use and for each Use District. See the Use District for applicable supplemental procedures.

SEC. 5C.3.25. **SUPPLEMENTAL STANDARDS**

Supplemental standards are development and operational regulations that apply only to the specified use. Supplemental standards are unique for each use and for each Use District. See the Use District for applicable supplemental standards.

SEC. 5C.3.26. **UNIT SIZE**

A. **Intent**

To ensure that adequate space is provided for the subject use and support the intent of the Use District.

B. **Applicability**

Applies to all dwelling units on a lot having the specified use designation where required by Use District.

C. **Standards**

The average dwelling unit size shall be at least the minimum average unit size specified by the Use District.

D. **Measurement**

1. Unit size when specified as a minimum average is calculated as follows:
 - a. Average unit size is measured by calculating the sum of the floor area of all applicable dwelling units; then
 - b. Divide the sum by the number of applicable units.
2. For the measurement of floor area see *Sec. 14.1.7. (Floor Area)*.

E. **Relief**

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.27. **UPPER STORY LOCATION**

A. **Intent**

To regulate the placement of the subject use in order to ensure compatibility with the intent of the Use District and the neighboring context.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

Where upper story location is prohibited, no portion of the subject use shall be located on any upper story of a building.

D. Measurement

1. Any story located above the ground story of a building shall be considered an upper story.
2. For the determination of the ground story, see *Sec. 14.1.10. (Ground Story Determination)*.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.28. USE ENCLOSURE

A. Intent

To ensure the subject use is contained indoors to limit any negative impacts on neighboring lots containing residential or other sensitive uses.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. When a subject use is required to be fully indoors no area on a lot designated with the subject use shall be located outdoors.
2. When a subject use is required to be covered it shall meet the standards of a covered area specified in *Sec. 14.1.1.A. (Covered Area %)*.
3. When a subject use is required to be enclosed it shall meet the standards of enclosure specified in *Sec. 14.1.4.A. (Enclosure)*.

D. Measurement

1. A subject use shall be measured as "fully indoors" where the area on a lot designated with the subject use is contained entirely within a building envelope.
2. For the measurement of covered, see *Sec. 14.1.1.B. (Covered Area %)*.
3. For the measurement of enclosed, see *Sec. 14.1.4.B. (Enclosure)*.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.29. USE SEPARATION

A. Intent

To limit negative impacts of the subject use on nearby uses, Use Districts, or buildings by requiring a minimum distance between them.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall be located at least the minimum distance away from any specified use or Use District.

D. Measurement

Use separation shall be measured to any portion of a lot or floor area designated with the subject use from one of the following:

1. When measured from a use, the nearest lot line of all lots containing the specified use.
2. When measured from a Use District, the nearest lot line of all lots zoned as the specified Use District.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.30. USE STANDARD APPLICABILITY

A. Intent

To ensure that Use Standards are met in specified contexts where their intended impact provides a necessary benefit, while limiting the requirement of Use Standards where their impact may be detrimental or unnecessary.

B. Applicability

1. Applies only when specified by the Use District as a required use standard.
2. Where listed bold and not indented, use standard applicability limits the applicability of all use standards required of a use category, use group, or call-out use as specified by the Use District.

- Use Standards -

3. Where listed indented, use standard applicability only limits the applicability of the use standard in bold located above the use standard applicability standard.

C. Standards

When use applicability is specified as abutting specified uses or Use Districts, lots containing the subject use that are abutting a lot containing a specified use or zoned with a specified Use District must satisfy the Use Standards.

D. Measurement

1. The use standard applicability standard shall be measured as satisfied when the required use standards are met by the lot containing an applicable subject use.
2. A lot is measured as abutting another lot when the two lots share a common lot line.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

DIV. 5C.4. **BUSINESS LICENSING**

In addition to the business licensing requirements of *LAMC Chapter 2 (Licenses, Permits, Business Regulations)*, the following provisions shall also apply to uses seeking a business license.

SEC. 5C.4.1. **FARMERS' MARKET**

- A. A Food and Nutrition Service (FNS) Number issued by the United States Department of Agricultural shall be available at the public's request as proof of Electronic Benefit Transfer (EBT) card acceptance.
- B. If selling fruits, nuts or vegetables, the producer is authorized by the County Agricultural Commissioner to sell directly to consumers these products that are produced upon the land which the certified producer farms and owns, rents, leases or sharecrops; and
- C. If selling eggs, honey, fish and other seafood and freshwater products, live plants, and other agricultural products, the market operator and producer secure all necessary licenses, certificates and health permits which are required to sell these products directly to consumers, provided these products are raised, grown, caught, and processed, if necessary, in California.
- D. Certification of the Certified Farmers' Market and contact information for the operator shall be posted at the main entry, and otherwise available at the public's request. The contact person shall be available during the hours of operation and shall respond to any complaints. The operator shall keep a log of complaints received, the date and time received, and their disposition.
- E. (EBT) card payments shall be accepted by all vendors for all hours of operation.
- F. Trash containers shall be provided during the hours of operation.

SEC. 5C.4.2. **RESTAURANT BEVERAGE PROGRAM**

[THE FOLLOWING PROVISIONS ARE CURRENTLY PENDING ADOPTION BY THE CITY COUNCIL PURSUANT TO CASE NO.CPC-2018-4660-CA]

- A. Daily hours of operation shall start after 7:00 am and not extend beyond 11:00 pm. After-hours use of the establishment, other than for routine clean-up and maintenance, is not permitted.
- B. The establishment shall be maintained as a bona fide eating place (restaurant) with an operational kitchen, and shall provide a full menu containing an assortment of foods normally offered in such restaurants. Food service shall be available at all times during operating hours. The establishment shall provide seating, and dispense food and refreshments primarily for consumption on the premises and not solely for the purpose of food takeout or delivery.
- C. The establishment shall be limited to a single operator and a single alcohol license holder.
- D. The establishment shall be limited to a maximum of 200 patron seats, including outdoor seating, if any.

- E.** The owner or the operator shall apply for a new administrative clearance if there is:
 - 1.** a change in alcohol license type;
 - 2.** an expansion of floor area; or
 - 3.** a change in the ownership or the operator of the business
- F.** For properties abutting or across an alley from an Agricultural or Residential Use District any outdoor eating areas associated with the establishment shall:
 - 1.** meet the definition of "Outdoor Eating Area" as defined in LAMC Section 12.03; and
 - 2.** be entirely screened and buffered from the A or R zoned lot by a building.
- G.** Any music, sound or noise which is under control of the applicant shall not constitute a violation of Sections 112.06 or 116.01 of the Los Angeles Municipal Code (citywide noise regulations). At any time, a City inspector may visit the site during operating hours to measure the noise levels. If, upon inspection, it is found that the noise level exceeds those allowed by the citywide noise regulations, the owner/operator will be notified and will be required to modify or eliminate the source of the noise or retain an acoustical engineer to recommend, design, and implement noise control measures within property, such as noise barriers, sound absorbers, or buffer zones.
- H.** There shall be no live entertainment on the premises. There shall be no karaoke or disc jockeys.
- I.** Indoor music shall be limited to recorded, ambient music at a low volume such that it is not audible beyond the premises.
- J.** There shall be no outdoor music, amplified or live.
- K.** Television monitors or screens shall be prohibited in the outdoor eating area, if any.
- L.** The owner or the operator shall be responsible for maintaining the premises, adjoining sidewalk, and adjoining alley free of debris or litter.
- M.** The owner or the operator shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his or her control to ensure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
- N.** The owner or the operator shall comply with California Labor Code 6404.5 which prohibits the smoking of tobacco or any non-tobacco substance, including from electronic smoking devices or hookah pipes, within any enclosed place of employment.
- O.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
- P.** Loitering is prohibited on or around these premises or the area under the control of the applicant. A "No Loitering or Public Drinking" sign that is a minimum of four inches by six inches shall be posted outside next to every exit.

- Q.** Pool tables shall be prohibited.
- R.** Adult Entertainment pursuant to LAMC Section 12.70 shall be prohibited.
- S.** Dancing shall be prohibited.
- T.** The establishment shall not be a drive-through fast food establishment, as defined in LAMC Section 12.03.
- U.** The establishment shall not be leased or contracted out to third party promoters that will require a cover charge or prepayment for admission to the establishment for uses such as or similar to rave parties, electronic music parties, or record release parties advertised and open to the general public.
- V.** Any use of the establishment for private events, including, but not limited to, corporate events, birthday parties, weddings or other private events which are not open to the general public, shall be subject to all the same provisions and hours of operation stated herein.
- W.** Parking shall be subject to the determination of the Department of Building and Safety. Any off-site parking shall be provided pursuant to the requirements of Los Angeles Municipal Code Sections 12.21 A.4(g) and 12.26 E.1(b).
- X.** Lighting shall be installed in all areas within the business in conformance with the Los Angeles Municipal Code. The lighting shall be such that it renders all objects and persons clearly visible within the establishment.
- Y.** A camera surveillance system shall be installed and operating at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
- Z.** An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
- AA.** Complaint Log. A telephone number and an email address shall be provided for complaints or concerns regarding the operation of the establishment. The phone number and email address shall be posted on a sign at least four inches by six inches in size and at the following locations:
 - 1.** Entry, visible to pedestrians
 - 2.** Customer service desk, front desk or near the reception area
- AB.** Complaints shall be responded to within 24 hours. The applicant shall maintain a log of all calls and emails trailing a period of three years, detailing: date complaint received; nature of complaint; and the manner in which the complaint was resolved. This log shall be presented as part of the application if and when a new application to continue the operation is submitted to the Department of City Planning.

- AC.** Within the first six months of operation or issuance of administrative clearance, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department “Standardized Training for Alcohol Retailers” (STAR) or Department of Alcoholic Beverage Control “Licensee Education on Alcohol and Drugs” (LEAD) training program. Upon completion of such training, the applicant shall request the Police Department to issue a letter identifying which employees completed the training.
- AD.** STAR or LEAD training shall be conducted for all new hires within three months of their employment.
- AE.** A copy of these conditions shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety, the Department of City Planning, or the California Department of Alcoholic Beverage Control.
- AF.** A minimum of one on-duty manager with authority over the activities within the establishment shall be on the premises at all times that the establishment is open for business. The on-duty manager’s responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC). Every effort shall be undertaken in managing the establishment to discourage illegal and criminal activity on the subject premises and any exterior area over which the building owner exercises control, in effort to ensure that no activities associated with such problems as narcotics sales, use or possession, gambling, prostitution, loitering, theft, and vandalism occur.
- AG.** MViP – Monitoring, Verification and Inspection Program. Prior to the effectuation and administrative clearance, fees required per LAMC section 19.01 E.3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City.
- 1.** Within the first 24 months of issuance of administrative clearance, a City inspector will conduct a site visit to assess compliance with, or violations of, any of the operating standards. Observations and results of said inspection will be documented. A second inspection shall take place after 36 months of the first inspection.
 - 2.** The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective actions taken by the City.
- AH.** Within 14 days of an establishment obtaining administrative clearance, the applicable City Council District Office and the applicable Certified Neighborhood Council shall be notified. If the establishment is not within the boundaries of a Neighborhood Council, then notification to only the applicable Council District Office shall be sufficient. The notification shall contain evidence of the administrative clearance, its covenanted operating standards, and contact information for the Department of Building and Safety to report code violations.

- AI.** Prior to the issuance of an administrative clearance, the applicant shall execute and record a covenant and agreement in a form satisfactory to the Director of Planning, acknowledging that the owner shall implement each of the provisions set forth in this subdivision. A certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the operating standards attached must be submitted to the Department of City Planning for approval before being recorded. Fees required per L.A.M.C section 19.01 E.3 for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City prior to obtaining administrative clearance.

SEC. 5C.4.3. NIGHTLIFE BEVERAGE PROGRAM (ON-SITE ALCOHOL CONSUMPTION IN ENTERTAINMENT DISTRICTS)

- A.** The entire establishment is never closed to the public or used as a private club.
- B.** A telephone number and email address shall be provided for complaints or concerns regarding the operation of the establishment. The phone number and email address shall be posted on a sign at least 8.5" x 11" in size at the following locations: the entry, visible to pedestrians, and at the customer service desk, front desk, or near the reception area.
- C.** Complaints shall be responded to within 24 hours by the establishment. The establishment shall maintain a log of all calls and emails trailing a period of three years, detailing the date the complaint was received, the nature of the complaint, and the manner in which the complaint was resolved. This log shall be made available to the Department of City Planning upon request.
- D.** Within the establishment, the interior shall be adequately illuminated so as to make discernible all objects and persons, or have a minimum average surface illumination of 2.0 footcandles (21.5 lx).
- E.** All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space, or have a minimum average surface illumination of 0.2 footcandles (2.15 lx).
- F.** A camera surveillance system shall be installed and in operation at all times to monitor the interior, entrance, exits and exterior areas, in front of and around the premises.
- G.** Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.
- H.** The establishment shall be responsible for maintaining the premises and adjoining rights-of-way free of debris and litter.
- I.** The establishment shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under its control to prevent behavior that adversely affects or detracts from the quality of life for adjoining residents, property owners, and businesses.

- J.** Loitering is prohibited on all areas under the control of the restaurant establishment. A "No Loitering or Public Drinking" sign that is a minimum of 4 x 6 inches shall be posted outside next to every exit.
- K.** Within 24 hours of its occurrence, all graffiti on the property under the establishment's control shall be removed or painted over to match the color of the surface to which it is applied.
- L.** All trash and recycling bins under control of the restaurant establishment shall be kept closed and locked at all times when they are not in use, and shall be maintained such that they do not overflow.
- M.** An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.
- N.** A minimum of one on-duty manager with authority over the activities within the establishment shall be on the premises at all times that the establishment is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC). The establishment shall be responsible for discouraging illegal and criminal activity on the subject premises and any exterior area under its control.
- O.** Within the first six months of operation or the administrative clearance, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the applicant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.
- P.** The applicant shall pay the fees required per Article 15 (Fees) of this Chapter for Monitoring Restaurant Beverage Program Compliance and Inspection and Field Compliance Review of Operations. The applicant shall comply with the requirements of the City's Monitoring, Verification, and Inspection Program (MViP).
- Q.** A copy of these limitations shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety, the Department of City Planning, or the California Department of Alcoholic Beverage Control.

SEC. 5C.4.4. **HOME-SHARING**

A. **Purpose**

The purpose of this Section is to allow for the efficient use and sharing of a residential structure which is a host's primary residence, without detracting from the surrounding residential character or the City's available housing stock.

B. **Definitions**

The following definitions shall apply to this Section:

1. **Administrative Guidelines**

The Department of City Planning or Office of Finance may promulgate regulations, which may include, but are not limited to, application requirements, interpretations, conditions, reporting requirements, enforcement procedures, and disclosure requirements, to implement the provisions, and consistent with the intent, of this Section.

2. **Booking Service**

Any reservation or payment service provided by a person that facilitates a short-term rental transaction between a person and a prospective guest or transient user, and for which the person collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation or payment of services provided for the transaction.

3. **Citation**

Includes any enforcement citation, order, ticket or similar notice of violation, relating to the condition of or activities at a person's primary residence or property, issued by the Los Angeles Department of Building and Safety, Los Angeles Housing and Community Investment Department, Los Angeles Police Department or Los Angeles Fire Department, including an Administrative citation issued pursuant to *Chapter 1, Article 1.2. (Administrative Citations)*.

4. **Extended Home-Sharing**

Home-sharing that is permitted for an unlimited number of days in a calendar year.

5. **Hosting Platform**

A person that participates in short-term rental business by collecting or receiving a fee, directly or indirectly through an agent or intermediary, for conducting a booking service transaction using any medium of facilitation.

6. **Host**

An individual who is registered for home-sharing as the term is defined in *Sec. 5C.1.4.1.2. (Home-Sharing)*.

7. Person

Person shall have the same meaning as that term is defined in *LAMC Chapter 2, Section 21.7.2. (Definitions)*.

8. Platform Agreement

A signed agreement between a home-sharing hosting platform (platform) and the City, which, among other things, provides that the platform will collect and submit the transient Occupancy Tax to the City on behalf of hosts and persons listed for Short Term Rentals.

9. Primary Residence

The sole residence from which the host conducts home-sharing and in which the host resides for more than 6 months of the calendar year.

10. Rental Unit

A dwelling unit, accessory living quarters, other residential structure, or portion thereof.

11. Short-Term Rental

A rental unit, rented in whole or in part, to any person(s) for transient use of 30 consecutive days or less. Rental units within City-approved hotels, motels, transient occupancy residential structures and bed and breakfasts shall not be considered a short-term rental.

12. Transient

Transient shall have the same meaning as that term is defined in *LAMC Chapter 2, Section 21.7.2. (Definitions)*.

C. Home-Sharing Registration

1. Department of City Planning in a manner provided by the Department, and shall include: information needed to verify the host's identification and primary residence; identification of a local responsible contact person; a list of all hosting platforms to be used; whether home-sharing is for an entire rental unit or a portion thereof; and any other information required by the instructions on the application or by the guidelines promulgated by the Director of Planning. Payment of any filing fee required under *Article 14. (Fees)* shall be included with the application. If the required information for registration, including any filing fee, is not received within 45 days of submittal of the application, the home-sharing registration will be considered withdrawn.

2. Eligibility Requirements

The following requirements must be met at the time of submitting an application for home-sharing registration:

- a. The applicant has obtained a transient Occupancy Registration Certificate from the Office of Finance pursuant to *LAMC Chapter 2, Section 21.7.6. (Registration)*, unless the applicant exclusively lists his or her primary residence on hosting platforms that have a platform agreement with the City of Los Angeles.
- b. The proposed home-sharing is consistent with the provisions of this Subsection and is limited to the host's primary residence.
 - i. A renter or lessee shall not engage in home-sharing without prior written approval of the landlord. A renter or lessee shall provide copies of the landlord's written approval to the City at the time of filing the application for registration. A landlord may proactively prohibit home-sharing by tenants at any or all of the owner's properties by submitting a notification in writing to the Department of City Planning.
 - ii. A primary residence that is subject to affordable housing covenants, or *LAMC Chapter 15 (Rent Stabilization Ordinance)*, or are income-restricted under City, State or Federal law, is not eligible for home-sharing.
 - iii. No primary residence which is the subject of any pending citation may be registered for home-sharing.
 - iv. No person may apply for or obtain more than one home-sharing registration or otherwise operate more than one home-sharing rental unit at a time in the City of Los Angeles.

3. Expiration and Renewal

- a. A home-sharing registration is valid for one year from the date of issuance. It may not be transferred or assigned and is valid only at the host's primary residence. A home-sharing registration may be renewed annually if the host:
 - i. Pays the renewal fee;
 - ii. Has complied with the provisions of this Section for the past year;
 - iii. Provides information concerning any changes to the previous application for, or renewal of, the home-sharing registration; and
 - iv. Submits home-sharing records described in *Sec. 5C.4.4.D.2.* for the last year to demonstrate compliance with this Section, unless the host lists exclusively on a hosting platform with a platform agreement that includes a provision for pass-through registration for applicants for a home-sharing registration.
- b. The records described in *Sec. 5C.4.4.D.2.* shall be made public to the extent required by law.

4. Suspensions and Revocations

Notwithstanding any other provision to the contrary, the Director may require the suspension, modification, discontinuance or revocation of any home-sharing registration if it is found that the host has violated this subdivision or any other City, State, or Federal regulation, ordinance or statute.

a. Suspension

If a host receives two citations, the host's home-sharing registration shall be suspended for 30 days or as long as at least one citation is open, whichever is longer. The suspension shall become effective 15 days after the mailing of a Notice of Intent to Suspend the host. If a host initiates an appeal of either citation, the suspension will take effect only if the appeal is not resolved entirely in the host's favor.

- i. A host may challenge a citation by submitting an appeal to the City department that issued the citation and providing notice to the Department of Planning as described in the Administrative Guidelines.
- ii. Where no process is described in the citation, a host may challenge a citation by submitting an appeal to the Director of Planning in accordance with the process in *Sec. 13B.6.1. (Evaluation of Non-Compliance)*, with no further appeal to a Commission or City Council.

b. Revocation

If three citations have been issued to the host and have been sustained (after exhaustion of any related remedies, including appeals) within a registration year, the host's home-sharing registration shall be revoked. The revocation of a host's home-sharing registration shall become effective 15 days after the mailing of a Notice of Intent to Revoke to the host.

- i. A host may challenge a Notice of Intent to Revoke by submitting an appeal to the Director of Planning in accordance with the process in *Sec. 13B.6.1. (Evaluation of Non-Compliance)*, with no further appeal to a Commission or City Council.
- ii. Pursuant to the revocation, the host shall be prohibited from participating in home-sharing for one year from the effective date of the Notice of Intent to Revoke.

c. Modification

The Director may modify, discontinue or revoke any home-sharing registration based upon an order to show cause, pursuant to *Sec. 13B.6.2.A.1. (Zoning Administrator Authority)*, why any proposed modifications, discontinuances or revocations of any home-sharing registration should not be issued. The Director shall provide notice to the host or recorded owner and lessees of the host's primary residence to appear at a public hearing at a time and place fixed by the Director to respond to the Director's order to show cause.

5. Prohibitions

- a. No person shall offer, advertise, book, facilitate or engage in home-sharing or short-term rental activity in a manner that does not comply with this subdivision.
- b. A host may not participate in home-sharing unless all advertisements clearly list the City-issued home-sharing registration number or pending registration status number.
- c. No host shall engage in home-sharing for more than 120 days in any calendar year unless the City has issued the host an extended home-sharing registration pursuant to Paragraph (h) (Extended home-sharing).
- d. Accessory dwelling units for which a complete building permit application was submitted on or after January 1, 2017, to the Department of Building and Safety pursuant to Sec. 13B.10.1. (General Provisions; Permits and Vesting of Development Plan) may not be used for home-sharing, unless an applicant demonstrates the Accessory Dwelling Unit is the applicant's primary residence.
- e. No host shall offer, advertise, or engage in home-sharing in a non-Residential Building, including but not limited to, a vehicle parked on the property, a storage shed, trailer or any temporary structure, including, but not limited to, a tent.
- f. If a host lists a primary residence on multiple listings on multiple hosting platforms, only one listing may be booked at any given time.
- g. A host may not rent all or a portion of his primary residence for the purposes of home-sharing to more than one group of guests or under more than one booking, at any given time.
- h. Home-sharing is not permitted in buildings that have been converted from units subject to *LAMC Chapter 15 (Rent Stabilization Ordinance)* to single-unit dwellings until 5 years after the date of conversion.
- i. Except for allowable Home Occupations, non-residential uses including, but not limited to, sales or exchange of products, events that charge a fee, or the promotion, display or servicing of any product shall not be permitted during home-sharing activity.
- j. A host shall only advertise on a hosting platform that was listed on the host's home-sharing application form, unless the host has submitted a written request and received written approval from the Department of City Planning to use another hosting platform.
- k. No more than 2 overnight guests (not including children) are allowed per habitable room, not including kitchens, during home-sharing activities.

- l. There shall be no use of sound amplifying equipment, as that term is defined in *LAMC Chapter 11, Section 111.01.(j)* after 10:00 pm and no evening outdoor congregations of more than 8 people (excluding children) during home-sharing activities. Home-sharing activities are subject to the noise regulations in *LAMC Chapter 11 (Sound Amplifying Equipment)*.
- m. A host whose home-sharing registration has been suspended is prohibited from participating in home-sharing for the duration of the suspension.
- n. A host whose home-sharing registration has been revoked may not participate in home-sharing unless and until a new registration is authorized.

D. Host Requirements

1. A host may be responsible for any nuisance violations, as described in *Sec. 13B.6.2.A.1. (Nuisance Abatement/Revocation; Applicability; Zoning Administrator Authority)*, arising at the host's primary residence during home-sharing activities. The host, or owner of the host's primary residence if the host does not own it, may be assessed a minimum inspection fee, as specified in *Chapter 9, Section 98.0412. (Inspection Fees)* for each site inspection.
2. The host shall keep and preserve, for a minimum period of three years, all records regarding each home-sharing stay, including the length of stay and the price paid for each stay, and any other records required by Administrative Guidelines promulgated by the Director.
3. On the home-sharing registration application, a host shall acknowledge and consent to Office of Finance and other City agencies' inspection of records at all reasonable times and places for purposes of enforcement of this Subdivision.
4. The host shall fully comply with all the requirements of *LAMC Chapter 2, Article 1.7. (Transient Occupancy Tax)*.
5. The host shall pay a per-night fee for each night of home-sharing, which will be deposited into the Short Term Rental Enforcement Fund per the requirements in Section 5.576 of the Los Angeles Administrative Code. The City Council shall adopt, by resolution, a per-night fee based on an analysis of the cost of implementing, maintaining, and enforcing this Subsection.
6. Every host shall provide and maintain working fire extinguishers, smoke detectors, and carbon monoxide detectors, in compliance with fire, life and safety codes; information related to emergency exit routes on the property and contact information, including the contact information of the host or a designated responsible agent of the host.
7. Every host that lists a primary residence located in a Very High Fire Hazard Severity Zone designated by the City of Los Angeles Fire Department pursuant to *California Government Code Section 51178* shall include in all host listings and post written notices on any patio or deck that smoking is not permitted in any exterior of the property.

8. Every host shall provide a code of conduct to guests that includes the relevant provisions of this Subdivision and other information to address behavioral, safety, security, and other matters, as required in the Department's Administrative Guidelines.
9. Every host shall authorize any hosting platform on which his or her primary residence is listed to provide to the City the host listing and other information described in Sec. 5C.4.4.E.4.
10. Every host must consent to receive all City notices and citations regarding their home-sharing registration by U.S. mail.

E. Hosting Platform Responsibilities

1. Hosting platforms shall not process or complete any booking service transaction for any person unless the person has a valid home-sharing registration number issued by the City or a pending registration status number.
2. Hosting platforms shall not process or complete any booking service transaction for any host listing that has exceeded the authorized 120-day limit in one calendar year unless the host has obtained an extended home-sharing approval.
3. Within 45 days of the effective date of this Section, hosting platforms with listings located in the City shall provide to City Planning the contact information for an employee or representative responsible for responding to requests for information, including requests related to possible violations of this Subdivision. hosting platforms that commence listings in the City after the effective date must provide this information prior to facilitating home-sharing activity or providing booking services within the City.
4. Subject to applicable laws, a hosting platform with listings in the City shall provide to City Planning, on at least a monthly basis, in a format as specified by the City, the home-sharing registration number of each listing, the name of the person responsible for each listing, the street address of each listing and, for each booking that occurs within the reporting period, the number of days booked.
5. In the event a hosting platform has entered into an agreement with the Office of Finance to collect and remit transient Occupancy Tax pursuant to *LAMC Chapter 2, Article 1.7. (Transient Occupancy Tax)*, and a host has assigned the responsibilities for the collection and remittance of the transient Occupancy Tax to the hosting platform, then the hosting platform and the host shall have the same duties and liabilities, including but not limited to the collection and remittance of the tax to the City on a monthly basis.
6. Exception. The provisions of this paragraph shall not apply to a hosting platform whenever it (a) complies with the Administrative Guidelines, issued by DCP and approved by resolution of the City Council, that describe how the platform shall satisfy the hosting platform responsibilities in this paragraph, or (b) enters into a platform agreement, the terms of which shall be set forth in a master platform agreement approved by the City Council, that

establishes the manner in which the hosting platform supports the City's enforcement of this subdivision and meets the purposes of the platform responsibilities in this paragraph. Each individual platform agreement shall be approved by the City Council.

F. Enforcement of Violations

1. The provisions in this Subsection shall be in addition to any criminal, civil or other legal remedy established by law that may be pursued to address violations of this Section.
2. Any person who has failed to comply with the provisions of this Section may be subject to the provisions of *LAMC Chapter 1, Section 11.00 (Provisions Applicable to Code)*. The owner or operator of any property used for Short Term Rentals, including the host or owner of any host primary residence, may be assessed a minimum inspection fee, as specified in *LAMC Chapter 9, Section 98.0412. (Inspection Fees)* for each site inspection.
3. The Director may, at any time, require the modification, discontinuance, or revocation of any home-sharing registration in the manner prescribed in Subdivision C.4. (Suspensions and Revocations).
4. The ACE program in *LAMC Chapter 1, Article 1.2. (Administrative citations)* may be utilized to issue administrative citations and impose fines pursuant to this Section. The citation shall be served by personal service or by depositing in the mail for delivery by the United States Postal Service, in a sealed envelope, postage prepaid, addressed to the operator of the Short Term Rental, the host, or the property owner, if different than the operator or host, shown on the County's last equalized property tax assessment roll. Fines for violations of this subdivision shall be as follows:
 - a. Hosting platform: a \$1,000 fine per day shall be imposed for any of the following violations:
 - i. Completing a booking service transaction for each listing without a valid City home-sharing registration number or pending registration status number.
 - ii. Completing a booking service transaction for each listing where more than one property is affiliated with a single host, or each listing where the host's home address does not match the listing location.
 - iii. Completing a booking service transaction for any listing for a rental unit where the host's home-sharing or extended home-sharing registration has been revoked or suspended by the City.
 - iv. Completing a booking service transaction for any rental unit lacking extended home-sharing approval that has exceeded the authorized 120-day limit for hosting short-term rentals in one calendar year.
 - b. Owner of primary residence or host or person:

- i. A daily fine of \$500, or two times the nightly rate charged, whichever is greater, for advertising a rental unit for the purposes of short-term rental in violation of this Subdivision.
 - ii. A daily fine of \$2,000, or two times the nightly Rent charged, whichever is greater, for each day of home-sharing activity beyond the 120 day limit in a calendar year, unless the host has a valid extended home-sharing Registration.
 - iii. For all other violations of this subdivision, the administrative fine shall be levied according to the amounts described in *Chapter 1, Section 11.2.04.(a)(2) (Administrative Fines)* of Chapter 1 (General Provisions and Zoning). The square footage for the use in calculating the fine shall be the amount of indoor space to which the transient guest has access. If the square footage is unable to be ascertained, it shall be deemed to be between 500 and 2,499 square feet.
- c. The fine amounts listed above shall be updated annually, from the date of effective date of this ordinance, according to the Consumer Price Index for All Urban Consumers (CPI-U).

G. Extended Home-Sharing

For hosts who participate in extended home-sharing, the following shall apply:

1. Application and Eligibility Requirements

a. Ministerial Approval

Extended home-sharing may be approved by the Director if, in addition to the eligibility requirements for home-sharing, all of the following requirements are met:

- i. The host maintains a current home-sharing registration and has maintained a home-sharing registration for at least six months or has hosted for at least 60 days based on substantial evidence provided by the host or hosting platform.
- ii. No more than one citation was issued within the prior three years.
- iii. The host provides proof of mailing of a notification concerning commencement of extended home-sharing, which includes a Director-issued publication outlining the complaint process, to adjacent and abutting owners and occupants on a form provided by the Department.

b. Discretionary Approval

A discretionary review of an extended home-sharing application is required if the host complies with Subparagraph a.i., but two citations have been issued within the prior three years.

- c. If the Director finds that the matter may have a significant effect on neighboring properties, the Director may set the matter for public hearing. Written notice of the hearing shall be sent by First Class Mail at least 21 days prior to the hearing to the applicant,

owners and tenants of the property involved, owners and tenants of all properties adjacent and abutting the proposed extended home-sharing activity, the City Councilmember representing the area in which the property is located, and the applicable Neighborhood Council. If the Director determines that the matter will not have a significant effect on neighboring properties, no hearing shall be held.

- d.** The extended home-sharing application may only be approved if, in addition to the eligibility requirements for home-sharing, all of the following requirements are met, to the satisfaction of the Director of Planning:
 - i.** The host provides proof of mailing of a notification, which includes a Director-issued publication outlining the complaint process, to adjacent and abutting owners and occupants on a form provided by the Department.
 - ii.** In consideration of any comments received by the public on the application, the Director finds the use is in substantial conformance with the following findings:
 - a)** That the extended home-sharing will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region;
 - b)** That the extended home-sharing operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, the availability of housing, or the public health, welfare, and safety;
 - c)** That the extended home-sharing substantially conforms with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any applicable Specific Plan; and
 - d)** That there is no substantial evidence of continued nuisance behavior from the location.
- e.** If no appeal is filed within 15 days from the date of the Director's determination approving or denying an extended home-sharing application, the Director's decision is final. An appeal to the Area Planning Commission may be filed by the applicant or any adjacent and abutting owner and occupant. An appeal shall be filed at the public counter of the Planning Department within 15 days of the date of the Director's decision. The appeal shall set forth specifically how the appellant believes the Director's findings and decision are in error. The Area Planning Commission may grant, conditionally grant or deny the appeal. The failure of the Commission to act upon an appeal within 75 days after the expiration of the appeal period, or within an additional period as may be agreed upon by the applicant and the Director, shall be deemed a denial of the appeal and the original action on the matter shall become final.

i. Ineligibility

If the host's home-sharing registration has been suspended or revoked, the host is not eligible to apply for extended home-sharing for two years from the effective date of the revocation or suspension or as long as a citation remains open or unresolved, whichever is later.

ii. Expiration and Renewal

An extended home-sharing registration is valid for one year from the date of issuance. An extended home-sharing registration is subject to the same expiration and renewal terms described in Subdivision C.3. (Expiration and Renewal) and may be renewed annually if the host meets the same renewal requirements in that subparagraph.

iii. Revocations

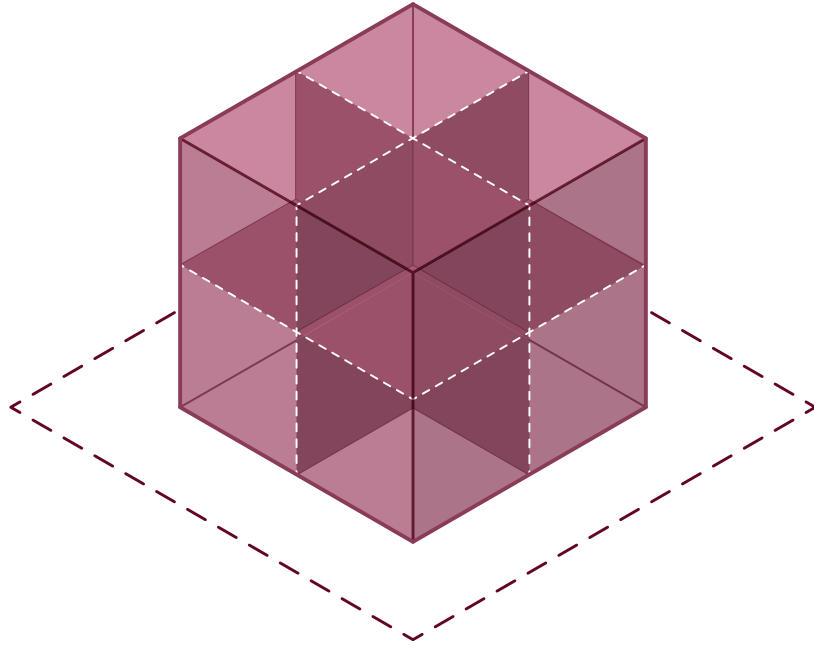
An extended home-sharing approval shall be revoked if there are two citations within a registration year in accordance with the process set forth in Subdivision C.4. (Suspensions and Revocations). Pursuant to the revocation, the host shall be prohibited from participating in home-sharing for two years from the effective date of the Notice of Revocation or as long as a citation remains open or unresolved, whichever is later.

H. Administration and Regulations

No person shall fail to comply with the Administrative Guidelines.

I. Effective Date

This effective date of this Section is July 1, 2019.



ARTICLE 6. **DENSITY**

[FORM - FRONTAGE - STANDARDS] [USE - **DENSITY**]

Part 6A. **Introduction**

Part 6B. **Density Districts**

Part 6C. **Density Rules**

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DIV. 6A.1. INTRODUCTION

SEC. 6A.1.1. PURPOSE

The purpose of this Article is to establish Density Districts, a mechanism that regulates the number of household living units or group living units permitted on any lot, otherwise known as density. Density Districts allow for a wide variety of zoning approaches to housing.

SEC. 6A.1.2. DENSITY APPLICABILITY

A. General Project Applicability

All projects filed after the effective date of this Zoning Code shall comply with the Density Standards in this Article, as further specified below.

1. Project Activities

- a. Density district standards apply to project activities as shown in the table below. More than one project activity may apply to a project (for example, an addition may also include the expansion of a use).
- b. Where a rule is listed as generally applicable in the table below, the project activity shall meet the Density District rules in the specified Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 6C. (Density Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a Division of the Density District rules is listed as not applicable in the table below, the standards within the Division do not apply to the project activity.

DENSITY DISTRICT RULES		PROJECT ACTIVITIES									
		Subdivision	New Construction	Addition	Facade Alteration	Site Alteration	Relocation	Major Renovation	Minor Renovation	Change/Expansion of Use	Ordinary Maintenance and Repair
Div. 6C.1	Maximum Density	●	●	●	○	○	●	●	●	●	○

● = Rule generally applies to this project activity

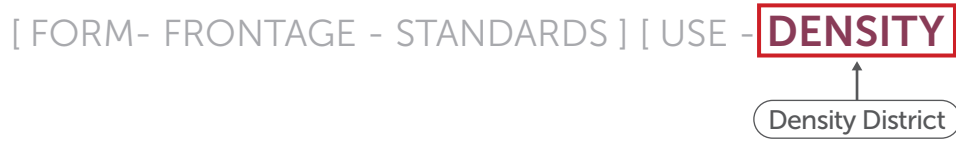
○ = Rule is not applicable

2. General Nonconformity

No project activity shall decrease the conformance with any density standards in this Article for a nonconforming use, unless otherwise specified by *Div. 12.7. (Nonconforming Density)*. For example, a major renovation shall meet the Density District maximum density, even where nonconforming density exists in the current building.

SEC. 6A.1.3. **RELATIONSHIP TO ZONE**

A zone is comprised of the following districts, as established in *Sec. 1.4.2. (Zoning Map)*:



The Density District is a separate and independent component of each zone.

SEC. 6A.1.4. **RELATIONSHIP TO USE DISTRICTS**

- A. When household living units are permitted by a Use District in *Part 5B. (Use Districts)*, the Density Districts in this Article establish limits on the number of household living units and group living units. While maximum density is set by the Density Districts, minimum density may be set by the Use District.
- B. Some Use Districts in *Part 5B. (Use Districts)* establish additional requirements for household living units and group living units in addition to those in this Article.

SEC. 6A.1.5. **RELATIONSHIP TO PUBLIC BENEFIT SYSTEMS**

Affordable housing incentive programs, outlined in *Article 9. (Public Benefit Systems)*, offer a variety of methods to obtain additional density (in excess of the limits established in this Article) in exchange for different affordability levels and types of affordable housing.

SEC. 6A.1.6. **RELATIONSHIP TO FORM DISTRICTS**

Form Districts do not directly limit density, but do establish requirements that may result in physical constraints that could impact the number of household living units or group living units that can be accommodated on a lot.

SEC. 6A.1.7. **HOW TO USE THIS ARTICLE**

A. **Identify the Density District**

The fifth component in a zone string identifies the Density District for a property.

B. **Density District Standards**

Density Districts standards are located in *Part 6B. (Density Districts)*. Each Density District identifies the standards specific to that Density District.

C. **Interpreting Density District Standards**

Each standard in a Density District in *Part 6B. (Density Districts)* provides a reference to *Part 6C. (Density Rules)* where the standard is explained in detail.

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DIV. 6B.1. **MAXIMUM DENSITY**

Every Density District has a corresponding maximum density. The maximum density either limits the number of household living units or group living units allowed based on lot area or indicates a flat limit on the number of household living units allowed per lot.

SEC. 6B.1.1. **LOT-BASED DISTRICTS**

In 1L, 2L, 3L and 4L Density Districts, the maximum number of household living units permitted on a lot is limited to the ratios established in the table below.

LOT-BASED DISTRICTS	
Density District	Household Living Units Per Lot (max) <i>Sec. 6C.1.1.</i>
1L	1
2L	2
3L	3
4L	4

SEC. 6B.1.2. LOT AREA-BASED DISTRICTS

In FA, 2, 3, 4, 6, 8, 10, 12, 15, 20, 30, 40, 50, 60, and N Density Districts, the maximum density of household living units and group living units permitted on a lot is determined using the table below. A lot may contain any combination of household living units and group living units, except where limited by the applicable Use District.

LOT AREA-BASED DISTRICTS		
Density District	Lot Area per Household Living Unit (min sq-ft) <i>Sec. 6C.1.2.</i>	Lot Area per Group Living Unit (min sq-ft) <i>Sec. 6C.1.3.</i>
FA	Limited by Floor Area	Limited by Floor Area
2	200	Limited by Floor Area
3	300	150
4	400	200
6	600	300
8	800	400
10	1000	500
12	1200	600
15	1500	750
20	2000	1000
30	3000	1500
40	4000	2000
50	5000	2500
60	6000	3000
N	Not Permitted	Not Permitted

PART 6C. DENSITY RULES

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DIV. 6C.1. MAXIMUM DENSITY

SEC. 6C.1.1. HOUSEHOLD LIVING UNITS PER LOT

The maximum number of household living units allowed on a lot.

A. Intent

The intent of regulating the number of household living units based on a fixed number per lot is to provide a method to establish a specific maximum number of household living units, regardless of lot area.

B. Applicability

Household living units per lot applies to any project that includes household living units and is constructed in a lot-based district.

C. Standards

1. Regardless of lot area, the number of household living units in the 1L, 2L, 3L and 4L Density Districts is limited to the maximums outlined in *Sec. 6B.1.1. (Lot-Based Districts)*.
2. Where a lot is large enough to be subdivided following the applicable Form District lot area standards and the subdivision requirements in *Article 11. (Division of Land)*, each new lot is entitled to the maximum household living units per lot.
3. Group living units are not permitted on properties zoned with lot-based districts.

D. Measurement

1. Household living Units per lot is measured as the cumulative number of household living units on a lot as defined in *Sec. 14.1.11. (Lot)*.

E. Exceptions

Accessory dwelling units, compliant with *Sec. 5C.9.1. (Accessory Dwelling Units)* and *Sec. 9.4.7. (Accessory Dwelling Units)*, are exempt from the density limit for lots having one or more household living units.

F. Relief

1. An increase in the maximum household living units per lot may be requested as a variance pursuant to *Sec. 13B.5.3. (Variance)*.

SEC. 6C.1.2. **LOT AREA PER HOUSEHOLD LIVING UNIT**

The maximum number of household living units allowed on a lot based on lot area.

A. **Intent**

The intent of regulating the number of household living units based on a lot area is to provide a method that ensures there is a specified maximum ratio of household living units in relation to the size of a lot.

B. **Applicability**

Lot area per household living unit applies to any project that includes household living units in a lot area-based Density District.

C. **Standards**

The number of household living units on a lot shall not exceed the maximum established by the applicable Density District in *Sec. 6B.1.2. (Lot Area-Based Districts)*.

D. **Measurement**

1. The maximum number of household living units is calculated by dividing the lot area by the household living units per lot area value outlined in *Sec. 6B.1.2. (Lot Area-Based Districts)*, and can be provided in conjunction with group living units where permitted, as calculated in *Sec. 6C.1.3. (Lot Area per Guest Room)*.
2. Lot area is counted only once - for either a household living unit or a group living unit.
3. Fractions of units do not count toward an additional household living unit or guest room, except as permitted in *Article 9. (Public Benefit Programs)*.
4. When density is designated as Limited by Floor Area, there is no maximum density. Household living units are limited only by the physical constraints of the applicable Form District and are subject to the dimensional requirements in *Chapter 9. (Building Regulations)*.
5. When density is designated as Not Permitted, household living units or group living units are not permitted.

E. **Exceptions**

Accessory dwelling units, compliant with *Sec. 5C.9.1. (Accessory Dwelling Units)* and *Sec. 9.4.7. (Accessory Dwelling Units)*, are exempt from the density limit for lots having one or more household living units.

F. **Relief**

A decrease in the minimum lot area per household living unit may be requested as a variance pursuant to *Sec. 13B.5.3. (Variance)*.

SEC. 6C.1.3. LOT AREA PER GROUP LIVING UNIT

The maximum number of group living units allowed on a lot based on lot area.

A. Intent

The intent of regulating the number of group living units based on lot area is to provide a method that ensures there is a specified maximum ratio of group living units in relation to the size of a lot.

B. Applicability

Lot area per guest room applies to any project that includes group living units in a lot area-based Density District.

C. Standards

The number of group living units on a lot shall not exceed the maximum established by the applicable Density District in *Sec. 6B.1.2. (Lot Area-Based Districts)*.

D. Measurement

1. The maximum number of group living units is calculated by dividing the lot area by the group living units per lot area value as outlined in *Sec. 6B.1.2. (Lot Area-Based Districts)*, and can be provided in conjunction with any household living units if permitted on a lot as calculated in *Sec. 6C.1.2. (Lot Area per Household Living Unit)*.
2. Lot area is counted only once - for either a household living unit or a group living unit.
3. Fractions of units do not count toward an additional household living unit or guest room, except as permitted in *Article 9. (Public Benefit Programs)*.
4. When density is designated as Limited by Floor Area, there is no maximum density. Group living units are limited only by the physical constraints of the applicable Form District and are subject to the dimensional requirements in *Chapter 9. (Building Regulations)*.
5. When density is designated as Not Permitted, household living units or group living units are not permitted.

E. Exceptions

Accessory dwelling units, compliant with *Sec. 5C.9.1. (Accessory Dwelling Units)* and *Sec. 9.4.7. (Accessory Dwelling Units)*, are exempt from the density limit for lots having one or more household living units.

F. Relief

An decrease in the minimum lot area per guest room may be requested as a variance pursuant to *Sec. 13B.5.3. (Variance)*.

ARTICLE 7.
**ALTERNATE
TYPOLOGIES**

Part 7A. **Introduction**

Part 7B. **Alternate Typologies**

Part 7C. **Alternate Typology Rules**

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PART 7A. INTRODUCTION

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DIV. 7A.1. INTRODUCTION

SEC. 7A.1.1. PURPOSE

There are certain cases where the desired physical form for a specific type of development is prohibited by the zoning applied to a lot. In those cases, Alternate Typologies provide an option to override specific standards in the underlying zoning that may otherwise prohibit the desired form. In exchange for providing greater flexibility on particular standards, Alternate Typologies require other higher standards that promote the desired form and ensure projects are contextually appropriate.

SEC. 7A.1.2. ALTERNATE TYPOLOGIES APPLICABILITY

A. Eligibility

Alternate Typologies are only allowed in eligible districts. Each Alternate Typology provides an eligibility table that lists all zoning districts where the Alternate Typology is allowed. Any lot within one of the eligible zone districts may use the Alternate Typology. When an eligible district is listed with "_", all variations of the district are eligible (for example, RN_ includes RN1, RN2 and any other RN variation).

B. Project Applicability

All projects approved using an Alternate Typology and filed after the effective date of this Zoning Code must comply with the applicable Alternate Typology Standards in this Article, as further specified below.

1. Project Activities

- a. Alternate Typology standards apply to project activities as shown in the table below. More than one project activity may apply to a project (for example, an addition may also include the expansion of a use).
- b. Where a rule is listed as generally applicable in the table below, the project activity shall meet the applicable Alternate Typology rules within the Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 2C. (Form Rules)*, *Part 3C. (Frontage Rules)*, *Part 3D. (Character Frontage Rules)*, *Part 4C. (Development Standards Rules)*, *Part 5C. (Frontage Rules)*, and *Part 6C. (Frontage Rules)*. Project applicability may also be modified by Article 12. (Nonconformities). Where a Division of the Alternate Typology rules is listed as not applicable in the table below, the standards within the Division do not apply to the project activity.
- c. For more information about project activities, see *Sec. 14.1.17. (Project Activities)*.

2. Nonconformity

- a. Where an existing lot, building or structure is nonconforming, it is eligible to use an Alternate Typology, provided that the proposed use will conform to the use standards of the applicable Alternate Typology.

- b. No proposed project activity using an Alternate Typology may decrease the conformance with any Alternate Typology standard in this Article except as specified in *Div. 12.7. (Nonconforming Alternate Typologies)*.
- c. Once a project is approved under the rules of an Alternate Typology, no future project activity on that lot may decrease the conformance with any Alternate Typology standard in this Article except as specified in *Div. 12.7. (Nonconforming Alternate Typologies)*.

C. **Applicable Components of Buildings and Lots**

- 1. Alternate Typology regulations apply to all portions of a lot.
- 2. Alternate Typology regulations apply to all portions of buildings and structures on a lot.
- 3. Specific Alternate Typology regulations may further limit which components of buildings and lots are required to comply with the rules in *Part 7C. (Alternate Typology Rules)*.

SEC. 7A.1.3. **RELATIONSHIP TO ZONE STRING**



SEC. 7A.1.4. **RELATIONSHIP TO ZONING DISTRICTS**

- A. Where a standard is listed in an Alternate Typology, the metric listed for the Alternate Typology supersedes the metric listed in the underlying zoning districts for the same standard.
- B. The underlying district standard applies where an Alternate Typology:
 - 1. References the underlying districts (for example, "Set by Form District");
 - 2. Provides no metric for a standard; or
 - 3. Does not list a standard that is listed in the underlying district, .

SEC. 7A.1.5. **RELATIONSHIP TO SPECIFIC PLANS & SUPPLEMENTAL DISTRICTS**

- A. Alternate Typologies do not supersede the requirements of Specific Plans or Supplemental Districts.
- B. Special Districts are not eligible to use Alternate Typologies.

SEC. 7A.1.6. HOW TO USE THIS ARTICLE

A. Determine Eligibility

Review each component in a zone string against the eligible districts for an Alternate Typology.

B. Form Standards

Form District regulations are outlined in subsection D. of each Alternate Typology.

C. Frontage Standards

Frontage Districts regulations are outlined in subsection E. of each Alternate Typology.

D. Development Standards

Development Standards regulations are outlined in subsection F. of each Alternate Typology.

E. Use Standards

Use regulations are outlined in subsection G. of each Alternate Typology.

F. Density Standards

Density regulations are outlined in subsection H. of each Alternate Typology.

G. Interpret Standards

Each standard in an Alternate Typology in *Part 7B. (Alternate Typologies)* provides a reference to *Part 7C. (Alternate Typology Rules)* where each standard is explained in detail.

Frontage District Example:

Zone String

[LLM2 - MU2 - 5 | RG1 - FA]

See if Your Zoning is Eligible

Part 7B (Alternate Typology)

SEC. 7B.11. CIVIC INSTITUTION 1

A. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	5	All	All

F. Development Standards
Set by Development Standard District (Part 4B).

G. Use Standards

- For a minimum of 20 years after the issuance of a Institution 1 Alternate Typology only public and institutional occupancy shall indicate a public or institutional period.
- Once 20 years have elapsed, any use allowed in the 3.
- For additional Use District Standards See Part 5B (E).
- For additional Use Specific Standards See Part 5C.

H. Density Standards
Set by Density District (Part 6B).

E. Frontage Standards

1. Site
2. Facade

D. Form Standards

1. Lot Parameters
5. Bulk and Mass

Category	Standard	Value	Notes
Lot area (sqm)	Lot area (sqm)	≥ 750	
Lot width (m)	Lot width (m)	≥ 20	
Building coverage (m ²)	Building coverage (m ²)	95%	
Building setback	Building setback	0'	
Primary street (m)	Primary street (m)	0'	
Side street (m)	Side street (m)	0'	
Rear (m)	Rear (m)	0'	
Alley (m)	Alley (m)	0'	
Special lot line (m)	Special lot line (m)	0'	
Amenity space (m ²)	Amenity space (m ²)	0%	
Residential amenity space (m ²)	Residential amenity space (m ²)	0%	

Unregulated Standard

Defaults to Underlying Zoning

Learn More About Your Rules

Part 7C (Alternate Typology Rules)

Alternate Typologies | ARTICLE 7

DIV. 7C.1. ALTERNATE TYPOLOGY RULES

SEC. 7C.1.1. FORM RULES

A. For Form Standards set by Form District See Part 2B (Form Districts)

B. For Form Standards Rules See Part 2C (Form Rules)

SEC. 7C.1.2. FRONTAGE RULES

A. For Frontage Standards set by Frontage District See Part 2B (Frontage Districts)

B. For General Frontage Rules See Part 3C (General Frontage Rules)

C. For Character Frontage Rules See Part 3D (Character Frontage Rules)

SEC. 7C.1.3. DEVELOPMENT RULES

A. For Development Standards set by Development Standard District See Part 4B (Development Standard Districts)

B. For Development Standards Rules See Part 4C (Development Standards Rules)

SEC. 7C.1.4. USE RULES

A. For Use District Standards See Part 5B (Use District Standards)

B. For Use Specific Standards See Part 5C (Use Standards)

C. For Use Rules See Part 5D (Use Rules)

SEC. 7C.1.5. DENSITY RULES

A. For Density District Standards See Part 6B (Density District Standards)

B. For Density Rules See Part 6C (Density Rules)

PART 2C FORM RULES

PART 6B. DENSITY DISTRICTS

SEC. 7A.1.7. ALTERNATE TYPOLOGY NAMING CONVENTION

Alternate Typology names are composed of two components: a typology category and a variation number.

A. Typology Category

The first component of each Alternate Typology is a typology category. Typology categories group all typologies with similar allowed uses, characteristics, and intent. Typology categories are organized as follows:

1. Civic Institution
2. Corner Store
3. Small Lot Subdivision
4. Drive-Through
5. Fueling Station

B. Variation Number

The last component of each Alternate Typology name is a variation number. Alternate Typologies are numbered based on the Development Standard Districts in which they are eligible, starting with Development Standards District 5 and ending Development Standards District 1.

PART 7B. ALTERNATE TYPOLOGIES

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- Div. 7B.2. Corner Store 7-15**
- Div. 7B.3. Small Lot Subdivision 7-15**
- Div. 7B.4. Drive-Through 7-15**
- Div. 7B.5. Fueling Station 7-15**

DIV. 7B.1. **CIVIC INSTITUTION**

SEC. 7B.1.1. CIVIC INSTITUTION 1

A. Eligible Districts

FORM

All

FRONTAGE

All

STANDARD

5

USE

All

DENSITY

All



B. Intent

The Civic Institution 1 Alternate Typology is intended to promote placemaking through architectural monuments and publicly accessible spaces. This Alternate Typology allows greater design flexibility for civic institutions to differentiate civic assets from the surrounding urban fabric, while maintaining standards essential for ensuring all projects actively contribute to a highly walkable urban environment.

C. Review

Administrative review is required, see Sec. 14.5.1. (*Administrative Review*).

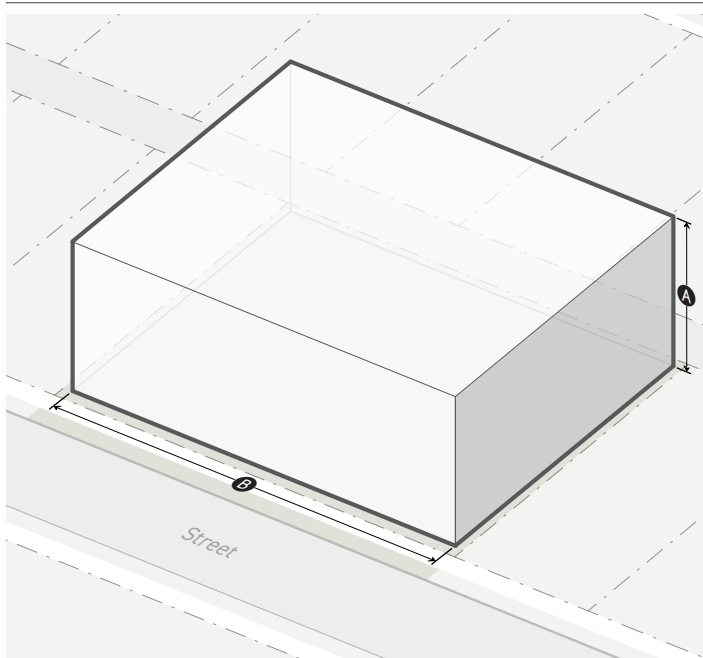
D. Form Standards

1. Lot Parameters



2. LOT SIZE	Sec. 7.3.1
Lot area (min)	n/a
A Lot width (min)	25'
3. COVERAGE	Sec. 7.3.1
B Building coverage (max)	95%
Building setbacks	
C Primary street (min)	0'
Side street (min)	0'
D Side (min)	0'
Rear (min)	0'
E Alley (min)	0'
Special lot line (min)	0'
4. AMENITY	Sec. 7.3.1
Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

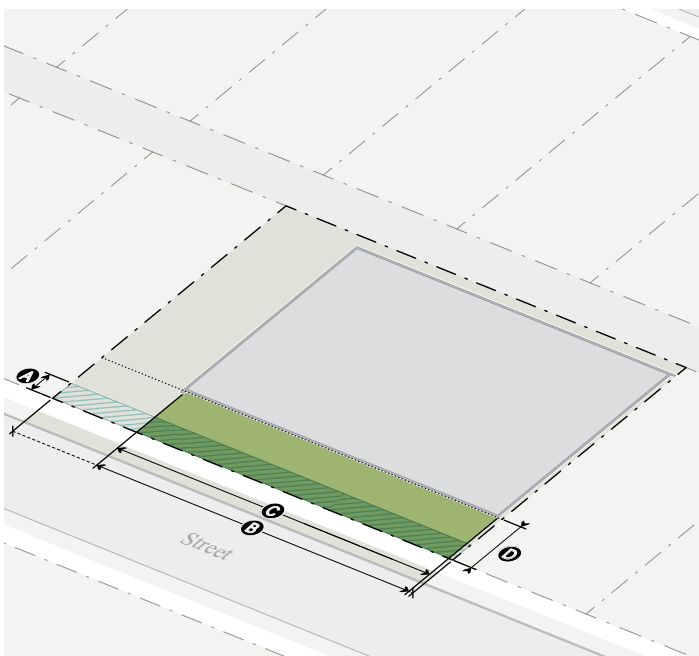
5. Bulk and Mass



6. HEIGHT & FAR	Sec. 7.3.1
FAR (max)	Set by Form District
A Height (max)	n/a
7. UPPER STORY BULK	Sec. 7.3.1
Set by Form District	
8. BUILDING MASS	Sec. 7.3.1
Set by Form District	

E. Frontage Standards

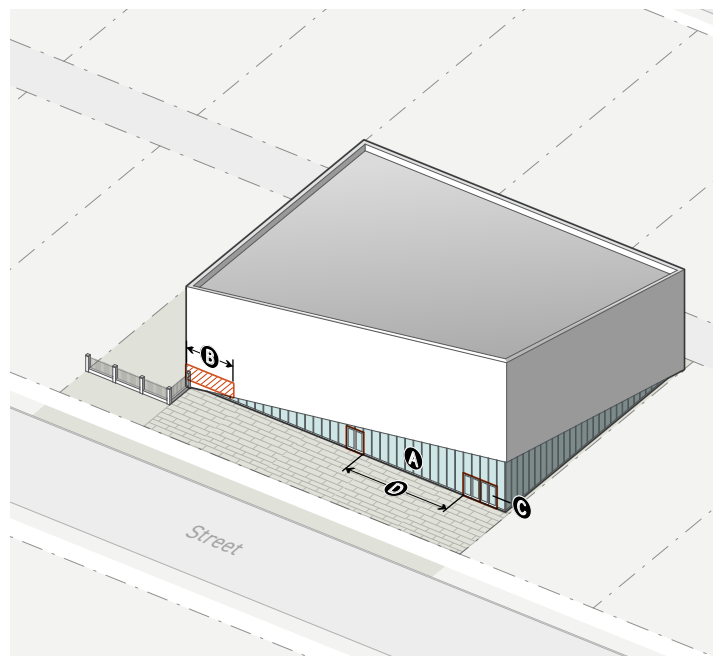
1. Site



	Primary St.	Side St.
BUILD-TO	Sec. 7.3.2	
Applicable stories (min)	1	1
A Build-to depth (max)	0'/10'	0'/10'
B Build-to width (min)	80%	60%
C Pedestrian amenity allowance (max)	100%	100%
PARKING	Sec. 7.3.2	
D Frontage setback (min)	25'	0'
Parking between building & street (allowed)	No	No
LANDSCAPE	Sec. 7.3.2	
Planting area (min)	n/a	n/a
Frontage yard fence & wall type allowed:	A3*	A3*

*Privacy screen may not be located between the building face meeting the required build-to width and the street.

2. Facade



	Primary St.	Side St.
TRANSPARENCY	Sec. 7.3.2	
A Ground story (min)	10%*	10%*
Upper stories (min)	n/a	n/a
B Active wall spacing (max)	70'	90'
ENTRANCES	Sec. 7.3.2	
C Street-facing entrance	Required	n/a
D Entrance spacing (max)	100'	150'
Required entry feature	No	No
GROUND STORY	Sec. 7.3.2	
Ground story height (min)		
Residential (min)	n/a	n/a
Nonresidential (min)	16'	16'
Ground floor elevation (min/max)	n/a	n/a

*Ground story window and door glazing may be screened for up to 50% of the glazed area.

F. Development Standards

Set by *Development Standard District (Part 4B.)*.

G. Use Standards

1. For a minimum of 20 years after the issuance of a certificate of occupancy applying Civic Institution 1 Alternate Typology, only public and institutional uses are permitted. The certificate of occupancy shall indicate a public or institutional use as the use of the property for that time period.
2. Once 20 years have elapsed, any use allowed in the applicable Use District is permitted.
3. For additional Use District Standards, see *Part 5B. (Use District Standards)*.
4. For additional Use Specific Standards, see *Part 5C. (Use Specific Standards)*.

H. Density Standards

Set by *Density District (Part 6B.)*.

DIV. 7B.2. **CORNER STORE**

[Reserved]

DIV. 7B.3. **SMALL LOT SUBDIVISION**

[Reserved]

DIV. 7B.4. **DRIVE-THROUGH**

[Reserved]

DIV. 7B.5. **FUELING STATION**

[Reserved]

PART 7C. ALTERNATE TYPOLOGY RULES

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Sec. 7C.1.5. Density Rules	7-18

DIV. 7C.1. **ALTERNATE TYPOLOGY RULES**

SEC. 7C.1.1. **FORM RULES**

- A. For Form Standards set by Form District, see *Part 2B. (Form Districts)*.
- B. For Form Standards Rules, see *Part 2C. (Form Rules)*.

SEC. 7C.1.2. **FRONTAGE RULES**

- A. For Frontage Standards set by Frontage District, see *Part 3B. (Frontage Districts)*
- B. For General Frontage Rules, see *Part 3C. (General Frontage Rules)*
- C. For Character Frontage Rules, see *Part 3D. (Character Frontage Rules)*

SEC. 7C.1.3. **DEVELOPMENT RULES**

- A. For Development Standards set by Development Standards District, see *Part 4B. (Development Standards Districts)*
- B. For Development Standards Rules, see *Part 4C. (Development Standards Rules)*

SEC. 7C.1.4. **USE RULES**

- A. For Use District Standards, see *Part 5B. (Use District Standards)*.
- B. For Use Specific Standards, see *Part 5C. (Use Standards)*.
- C. For Use Rules, see *Part 5D. (Use Rules)*.

SEC. 7C.1.5. **DENSITY RULES**

- A. For Density District Standards, see *Part 6B. (Density District Standards)*.
- B. For Density Rules, see *Part 6C. (Density Rules)*.

ARTICLE 8.
**SPECIFIC PLANS,
SUPPLEMENTAL &
SPECIAL DISTRICTS**

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DIV. 8.1. **SPECIFIC PLANS (SP)**

SEC. 8.1.1. **GENERAL**

A. **Purpose**

The purpose of a Specific Plan is to provide additional regulatory controls or incentives beyond, or in-lieu of, those provided in this Chapter for the systematic implementation of the General Plan.

B. **Applicability**

1. **Definition of Project**

The definition of a project and the applicability of Specific Plan regulations are established in each Specific Plan.

2. **Specific Plan Guidelines**

A Specific Plan may establish guidelines in order to provide guidance for the implementation of the plan, or for the review of projects seeking relief from the standards outlined in each Specific Plan.

3. **Reconciling Provisions**

In the event that the regulations of this Division or a Specific Plan conflict with any provisions of the zoning districts, Supplemental Districts, or any other regulation, the Specific Plan shall prevail. In the event that a Specific Plan is silent regarding any provisions of the zoning districts, Supplemental Districts, or any other regulations, those provisions shall apply, except that:

- a. Where any process or procedure established in a Specific Plan conflicts with those set forth in *Article 13 (Administration)*, the provisions of the Specific Plan shall prevail.
- b. In the event that any provision of a Specific Plan conflicts with the provisions of a Sign District, the provisions of the Sign District shall prevail.

4. **Violations**

The violation of any provision of an adopted Specific Plan or condition imposed by a decision-making body in approving the site requirements, methods of operation, development plans or other actions taken pursuant to the authority contained in each Specific Plan and this Division shall constitute a violation of this Chapter.

SEC. 8.1.2. **SPECIFIC PLAN STANDARDS**

A. **Specific Plan Regulations**

Regulations are established in each Specific Plan as a regulatory document outside of this Chapter.

SEC. 8.1.3. **PROCEDURES**

A. **Establishing & Amending Specific Plans**

Specific Plans are established and amended by the City Council pursuant to *Sec. 13B.1.2. (Specific Plan Adoption/Amendment)*, and are represented as part of the zone of a lot as outlined in *Sec. 1.4.2.A.3. (Specific Plans & Supplemental Districts)*.

B. **Issuance of Building Permits**

For any project within a Specific Plan, the Department of Building and Safety may not issue a building permit for a project unless approved by the Department of City Planning pursuant to the applicable procedures below:

1. **Administrative Review**

As permitted by the applicable Specific Plan, a project that complies with the applicable regulations in a Specific Plan may be approved pursuant to *Sec. 13B.3.1. (Administrative Review)*.

2. **Project Compliance**

A project that is subject to review and consideration by the Director of Planning for compliance with the applicable regulations and guidelines in a Specific Plan may be approved pursuant to *Sec. 13B.4.2. (Project Compliance)*.

3. **Project Compliance (Design Review Board)**

A project that is subject to review and consideration by the Director of Planning, with recommendation from a Design Review Board, for compliance with the applicable regulations and guidelines in a Specific Plan may be approved pursuant to *Sec. 13B.4.3. (Project Compliance (Design Review Board))*.

4. **Project Adjustment**

An applicant of a project that cannot comply with the requirements of a Specific Plan may request relief, as applicable, pursuant to *Sec. 13B.4.4. (Project Adjustment)*.

5. **Project Exception**

An applicant of a project that cannot comply with the requirements of a Specific Plan may request relief, as applicable, pursuant to *Sec. 13B.4.5. (Project Exception)*.

6. Specific Plan Interpretation

The Director of Planning may interpret Specific Plans pursuant to *Sec. 13B.4.6. (Specific Plan Interpretation)*.

DIV. 8.2. **SUPPLEMENTAL DISTRICTS**

SEC. 8.2.1. **GENERAL**

A. **Purpose**

The zoning system established in this Chapter provides responsive zoning solutions to a wide variety of policy objectives. However, some policies are difficult to express through the zoning districts alone and are better addressed through topic-specific or geographic-specific regulations. The Supplemental Districts established in this Division are intended to provide additional regulations that build upon and enhance the regulations applied through the base zoning.

B. **Applicability**

1. **Establishing Supplemental Districts**

New Supplemental Districts are established, and the enabling provisions are amended by the City Council pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)*. Supplemental Districts are applied to lots as outlined in each district, and are represented as part of the third bracket set of the zone of a lot, as outlined in *Sec. 1B.2.3.A.2. (Specific Plans & Supplemental Districts)*, with the acronym established for each district.

2. **Limitations on Supplemental Districts**

The Supplemental Districts established in this Division shall not supersede any zoning district, as established in *Sec. 1.4.2.A.1. (Zoning Districts)*. Sign Districts may supersede the sign regulations established by Development Standards Districts, and Oil Drilling Districts may supersede the use regulations regarding oil and gas extraction in Use Districts.

3. **Definition of Project**

The definition of a project and the applicability of Supplemental District regulations are established in each Supplemental District.

4. **Supplemental District Guidelines**

A Supplemental District may establish guidelines in order to provide guidance for the implementation of a Supplemental District, or for the review of projects seeking relief from the standards outlined in each Supplemental District.

5. **Reconciling Provisions**

The enabling language of each Supplemental District established in this Article shall establish direction regarding potential conflicts with any provisions of the zoning districts of a lot, Specific Plan, or any other regulation.

6. Issuance of Building Permits

The Department of Building and Safety may not issue a building permit for a Project in a Supplemental District unless approved by the Department of City Planning pursuant to the applicable procedures identified in each Supplemental District, unless otherwise stated in this Division.

7. Violations

The violation of any provision of a Supplemental District or condition imposed by a decision-making body in approving the site requirements, methods of operation, development plans or other actions taken pursuant to the authority contained in this Division shall constitute a violation of this Chapter.

SEC. 8.2.2. **COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO)**

A. **Purpose**

The purpose of Community Plan Implementation Overlay (CPIO) Districts is to provide supplemental regulations tailored to each community plan area. A CPIO is intended to:

1. Ensure that development enhances the unique architectural, environmental, and cultural qualities of each community plan area.
2. Integrate improvements and enhancements to the public right-of-way.
3. Maintain compatible land uses, scale, intensity, and density.

B. **Applicability**

1. **Definition of Project**

The definition of a project and the applicability of CPIO are established in each CPIO. The CPIO may define the term project differently for each subarea within the district.

2. **CPIO Guidelines**

CPIO guidelines may be established in order to provide guidance for the implementation of, or review of projects seeking relief from the regulations outlined in each CPIO.

3. **Reconciling Provisions**

a. **Zoning Districts**

In the event that the provisions of a CPIO conflict with provisions of a zoning district, the provisions of the zoning district will prevail.

b. **Other Supplemental Districts**

In the event that the provisions of a CPIO conflict with provisions of another Supplemental District or any other regulation, the more restrictive provision shall prevail, except that where the provisions of a CPIO conflict with those of a Historic Preservation District, then the provisions of the Historic Preservation District shall prevail.

c. **Specific Plans**

Where the provisions of a CPIO conflict with those of a Specific Plan, then the provisions of the Specific Plan shall prevail.

C. District Standards

Each CPIO shall contain the following:

1. Subarea Boundaries

A map showing all sites within the district's subareas.

2. District Regulations

District regulations and definitions that may apply to all lots and public right-of-way within a CPIO's subareas.

D. Procedures

1. Establishing a CPIO

CPIO regulations and boundaries are established and amended pursuant to *Section 14.3.2. (Specific Plan Adoption/Amendment)*, and are represented as part of the third bracket set of the zone of a lot with the acronym "CPIO."

a. Boundaries

CPIO shall remain within the boundaries of a single community plan. Subarea boundaries shall be defined at the time the CPIO is established.

b. CPIO Subareas

A CPIO includes one or more defined subareas within which community plan programs and policies are implemented through additional regulations. Subareas may be contiguous or non-contiguous lots characterized by common community plan goals, themes, and policies, grouped by a common boundary.

c. Minimum Area

Each CPIO shall have a minimum of one mapped subarea.

2. Issuance of Permits

For all projects within a CPIO, the Department of Building and Safety shall not issue a grading, building or structure, use of land, demolition, or sign permit unless approved by the Department of City Planning pursuant to the applicable procedures below:

a. Administrative Review

A project that complies with the applicable provisions of an adopted CPIO may be approved pursuant to *Sec. 13B.3.1. (Administrative Review)*. Project applicants which do not comply with the applicable CPIO regulations may request relief through the procedures in *Sec. 8.2.2.D.2.b. (Project Adjustment)* and *Sec. 8.2.2.D.2.c. (Project Exception)*.

b. Project Adjustment

Project applicants may request relief of up to 20% from the quantitative district regulations or minor adjustments from the qualitative district regulations in an adopted CPIO subarea, unless otherwise limited by a CPIO or CPIO subarea, pursuant to *Sec. 13B.4.4. (Project Adjustment)*.

i. Limitations

- a)** Each adopted CPIO shall indicate those district regulations which are not eligible for a project adjustment. If an application request includes more than one project adjustment, the Director may require that the applicant, prior to the application being deemed complete, file the requests as a project exception, pursuant to *Sec. 13B.4.5. (Project Exception)*.
- b)** To the extent that a CPIO contains sign regulations, signs shall not qualify for relief through a project adjustment.
- c)** All other projects seeking relief from any district regulation that contains prohibition language, or district regulations otherwise designated in the CPIO as not eligible for a project adjustment, shall be processed through the project exception procedure below.

ii. Supplemental Finding

In addition to the findings set forth in *Sec. 13B.4.4. (Project Adjustment)*, the Director must also find that the project is compatible with the neighborhood character of the CPIO or CPIO subarea.

c. Project Exception

If a project cannot comply with the requirements of a CPIO, the applicant may request relief, as applicable, pursuant to *Sec. 13B.4.5. (Project Exception)*.

i. Limitations

An exception from a CPIO regulation shall not be used to grant a special privilege, nor to grant relief from self-imposed hardships.

ii. Supplemental Findings

In addition to the findings set forth in *Sec. 13B.4.5. (Project Exception)*, the Area Planning Commission may grant a project exception from a CPIO regulation concerning signs if the Area Planning Commission also makes all the following findings:

- a)** Strict compliance would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning restrictions due to unique existing physical circumstances on the subject property;

- b) An exception from the district regulation is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the same CPIO district or subarea, the same zone, and the vicinity, but which because of special circumstances and practical difficulties or unnecessary hardships is denied to the property in question;
- c) The exception would not constitute a special grant of privilege.

SEC. 8.2.3. SIGN DISTRICTS (SN)

A. Purpose

The purpose of a Sign District is to identify areas of the City with unique characteristics for enhancement through the imposition of special sign regulations designed to reinforce the theme or unique qualities of that district, or which eliminate blight through a sign reduction program.

B. Applicability

1. Definition of Project

A Sign District project involves the erection, construction, addition to, or exterior structural alteration of any sign located within a Sign District, and is subject to the regulations outlined in the Sign District in which it is located, pursuant to the adopted District Standards.

2. Reconciling Provisions

In the event that the provisions of a Sign District conflict with any provision of the zoning districts of a lot, Specific Plan, other Supplemental District, or any other regulation, the Sign District shall prevail.

C. District Standards

The district standards for each Sign District shall be determined at the time the district is established. The sign regulations shall enhance the character of the district by addressing the location, number, square footage, height, light illumination, hours of illumination, sign reduction program, duration of signs, design and types of signs permitted, as well as other characteristics, and may include murals, supergraphics, and other on-site and off-site signs.

1. Definitions

Definitions shall be consistent with *Div. 4C.11. (Signs)*. Terms that are not defined in *Div. 4C.11. (Signs)* may be defined in a Sign District.

2. Limitations on Standards

The standards for a Sign District do not supersede the regulations of a Specific Plan or Supplemental District, as established in this Article, or any zoning regulation needed to implement the provisions of an approved Development Agreement.

D. Procedures

1. Establishing a Sign District

Sign District regulations and boundaries are established and amended pursuant to *Sec.13B.1.2. (Specific Plan Adoption/Amendment)*, and are represented as part of the third bracket set of the zone of a lot with the acronym "SN."

a. **Applicable Zones**

Each Sign District shall include only properties in the Commercial-Mixed, Commercial, Industrial-Mixed, or Industrial Use Districts, except that properties in Residential Use Districts with a Density District of 2 or higher may be included in a Sign District, provided the lots are designated as part of a Regional Center in the General Plan Land Use.

b. **Minimum Area**

No Sign District shall contain less than 1 block or 3 acres in area, whichever is the smaller. The total acreage in the Sign District shall include contiguous lots of land which may only be separated by public streets, ways or alleys, or other physical features, or as set forth in Sign District rules approved by the Director of Planning. Precise boundaries are required at the time of application for initiation of an individual Sign District.

2. **Issuance of Building Permits**

The Department of Building and Safety may approve and issue permits for any project within a Sign District that conforms to the applicable district standards.

3. **Review of Projects**

A project shall be reviewed in conformance with the procedures established in each Sign District.

SEC. 8.2.4. **OIL DRILLING DISTRICTS (O)**

A. **Purpose**

The purpose of this Section is to provide for a process to create Supplemental Districts for oil drilling activities.

B. **Applicability**

1. **General Applicability**

The provisions of this Section apply to the Use Districts where drilling of oil wells or production from the wells of oil, gases, or other hydrocarbon substances, is permitted. The provisions of this Section do not apply to:

- a. Lots in the Heavy Industrial 1 Use District, except as specifically provided in this Section to the contrary.
- b. The location of subterranean gas holding areas that are operated as a public utility and are regulated by the provisions of *Article 5. (Use)*.

2. **Definition of Project**

No person shall drill, deepen, or maintain an oil well, or convert an oil well from one class to the other, and no permits shall be issued for that use, until a determination has been made by the Zoning Administrator or Area Planning Commission pursuant to the procedure prescribed in *Sec. 8.2.4.C.3. (Drilling Site Requirements)*.

3. **Oil Drilling Area Types**

Each district shall be determined to be in one of the following oil drilling area types using the corresponding criteria: The standards and requirements of each Oil Drilling District depend on the oil drilling area type in which the district is located.

a. **Non-Urbanized Area**

All those portions of the City which the City Planning Commission or Council has determined will not be detrimentally affected by the drilling, maintenance, or operation of oil wells. In making its determination, the City Planning Commission, or the Council on appeal, shall give due consideration to the amount of land subdivided, the physical improvements, the density of population and the zoning of the district.

b. **Urbanized Area**

All land in the City, except land in the Heavy Industrial 1 Use District, and land which has been determined to be Non-Urbanized Area by the City Planning Commission or Council or land located in the Los Angeles City Oil Field Area (as identified below).

c. Offshore Area

All property in the City which is between the mean high tide line and the outermost seaward City boundary.

d. Los Angeles City Oil Field Area

All land in the City within the areas identified on the maps in Ordinance No. 156,166 located in Council File No. 80-3951 and shall include all oil producing zones beneath those areas but no deeper than the third zone beneath the surface of the earth.

4. Status of Areas

Where uncertainty exists as to whether or not a particular area shall be continued as an urbanized area, any person contemplating filing a petition for the establishment of an Oil Drilling District, may prior to its filing, request the City Planning Commission to determine the status of the area in which the proposed district is to be located. The Commission shall refer the request to the Director of Planning for investigation and upon receipt of his or her report shall determine whether the area is Urbanized or Non-Urbanized. The determination of the City Planning Commission may be appealed to the Council, which may, by resolution, approve or disapprove the determination.

5. Description of Districts

The Oil Drilling Districts within which the drilling for and production of oil, gas or other hydrocarbon substances is permitted, and the conditions applying thereto (subject to further conditions imposed by the Zoning Administrator in the drilling site requirements), are described as follows:

a. Districts in Non-Urbanized Areas

For boundaries of districts and applicable special conditions, refer to maps and records maintained by the Department of City Planning.

b. Districts in Urbanized Areas

For boundaries of districts and applicable special conditions, refer to maps and records maintained by the Department of City Planning.

c. Districts in Offshore Areas

For boundaries of districts and applicable special conditions, refer to maps and records maintained by the Department of City Planning.

d. Districts in the Los Angeles City Oil Field Area

For boundaries of districts and applicable special conditions, refer to maps and records maintained by the Department of City Planning.

6. Requirements for Filing

a. Non-Urbanized Areas

Each application for the establishment of an Oil Drilling District in an Non-Urbanized Area shall include property having a net area or not less than 1 acre (excluding public streets, alleys, walks, or ways, except that an application may be filed on property containing less than 1 acre which is surrounded on all sides by streets. Such property may consist of one or more lots which shall be contiguous, except that said lots may be separated by a public alley or walk.

b. Urbanized Areas

- i. Each application for the establishment of an Oil Drilling District in an Urbanized Area shall contain a statement that the applicant has the proprietary or contractual authority to drill for and produce oil, gas, or other hydrocarbon substances under the surface of at least 75% of the property to be included in said district.
- ii. Any municipal body or official required by law to consider and make a report or recommendation relative to or to approve or disapprove such application may request the applicant in writing to submit for inspection copies of leases and contracts held by the applicant in support of such asserted proprietary or contractual authority. The limitations of time for acting upon such application shall be suspended from the time of mailing such request until the documents requested have been submitted.
- iii. Where said authority to drill for and produce oil, gas and other hydrocarbons is pursuant to contract, said application shall be accompanied by a copy of the contract, and said contract shall have attached and refer to by reference the following information for the contracting parties:
 - a) A summary of the provisions of this Code, as amended, which are applicable to the district, prepared or approved by the Board of Public Works or its designee;
 - b) Any additional information which the person in charge of Petroleum Administration finds from time to time is required to give all contracting parties a reasonably complete knowledge of oil and gas leasing requirements and procedures in urbanized areas within the City.
- iv. The Oil Drilling District described in the application shall be not less than 40 acres in area, including all streets, ways, and alleys within the boundary, shall be substantially compact in area, and the boundaries shall follow public streets, ways, or alleys as far as practicable.
- v. Each applicant for the establishment of an Oil Drilling District in an Urbanized Area shall be accompanied by a report from a petroleum geologist who is either an active member of the American Association of Petroleum Geologists or the American Institute of Professional Geologists, or meets the educational and experience

requirements to become an active member of the American Association of Petroleum Geologists or the American Institute of Professional Geologists, that the production of oil from under the proposed District would not, in his or her opinion, result in any noticeable subsidence. If the City's authorized person in charge of Petroleum Administration disagrees in any way with the report, he or she shall submit in writing his or her own views on the report as part of the report to the City Planning Commission.

c. Offshore Areas

Each application for the establishment of an Oil Drilling District in an offshore area shall include property having a net area of not less than 1,000 acres.

d. Los Angeles City Oil Field Area

Each application for the establishment of an Oil Drilling District in the Los Angeles City Oil Field Area shall:

- i. Include property not less than 1 acre in size, bounded on each side by a public street, alley, walk, or way, and such district shall be wholly contained within the Los Angeles City Oil Field Area.
- ii. Contain a statement that the applicant has the proprietary or contractual authority to drill for and produce oil, gas or other hydrocarbon substances under the surface of at least 75% of the total land area of the property to be included in the district. Any municipal body or official required by law to consider and make a report or recommendation relative to or to approve or disapprove such application may request the applicant in writing to submit for inspection copies of leases and contracts held by applicant in support of such asserted proprietary or contractual authority. The limitations of time for acting upon such application shall be suspended from the time of mailing such request until the documents requested have been submitted. **[Editor's note: Maps formerly referred to in this Paragraph were deleted by Ord. No. 177,103, Eff. 12/18/05.]**

e. General - All Areas

No application for the establishment of an Oil Drilling District shall be accepted for filing in the City Planning Department unless it has first been submitted to and reported on by the authorized person in charge of Petroleum Administration. The report shall consider the propriety of the proposed boundaries of the district, the desirability of the drill site location and whether or not the exploration for oil is geologically justified in the District. The report shall be made within 30 days of the receipt of the application. A copy of the report shall accompany the application when it is filed with the Department of City Planning.

C. District Standards

1. Standard Conditions

a. Non-Urbanized Areas

Each Oil Drilling District established in a Non-Urbanized Area shall be subject to the following conditions:

- i. Each district shall contain a net area of 1 acre or more which shall be composed of contiguous lots that may be separated by an alley or walk, except that a district may contain an area of less than 1 acre where it is surrounded on all sides by streets.
- ii. Each drilling site in any district shall contain a net area of 1 acre or more and shall be composed of contiguous lots which may be separated only by an alley or walk. A drilling site may contain less than 1 acre of area where it is surrounded on all sides by public or approved private streets.
- iii. Only one oil well Class A may be established or maintained on each acre of land, except that there may be one oil well Class A on any land surrounded on all sides by public or approved private streets. Provided, however, in determining conditions for drilling pursuant to *Sec. 8.2.4.C.3. (Drilling Site Requirements)*, the Zoning Administrator may permit surface operations for more than one oil well Class A in a semi-controlled drilling site where the additional wells are to be bottomed under adjacent land in a drilling district in lieu of surface operations. There shall be no less than 1 net acre of land in the combined drill site and production site for each well in a semi-controlled drilling site. The Zoning Administrator shall require a site of more than 1 acre for each oil well where a larger area is required in the particular Oil Drilling District. The Zoning Administrator may require larger minimum drilling sites or production areas when reasonably necessary in the public interest for a particular oil producing section.
- iv. Where drilling sites greater than 1 acre are required and 2 or more lessees or oil drilling developers in a block or area have at least 1 net acre each, but all lessees or developers do not have the greater area required for drilling under these regulations, the Zoning Administrator shall equitably allocate permitted wells among the competing lessees or developers. Where necessary, the lessee or developer having control of the larger portion of the property shall be given preference. In those situations outlined above, in addition to the proration required by *Sec. 8.2.4.C.1.a.vi.*, the Zoning Administrator shall require that the lessee or developer who is authorized to drill the well shall offer an equitable consolidation agreement to the lessee or developer who has not been permitted to drill. This consolidation agreement shall contain an offer in writing, open for acceptance for 30 days, giving the other lessees or developers a choice of either:
 - a) A lease on terms and conditions agreed upon, or on substantially the same terms and conditions contained in leases owned by the applicant; or

- b) A consolidation agreement agreed upon providing that each lessee or developer shall contribute to the cost of drilling and operation of the well and share in the production from the well in the proportion that the area of his property bears to the total area in the drilling unit.
- v. No public street, alley, walk, or way shall be included in determining the net area within any district or drilling site.
- vi. Where the drilling site is so located as to isolate any lot in the Oil Drilling District in such a manner that it could not be joined with any other land so as to create another drilling site of the area required in the particular district in which it is located, the Zoning Administrator shall require, as a condition to the drilling and production on the drilling site that the owner, lessee or permittee or his or her successor shall pay to the owners of the oil and gas mineral rights in each isolated lot, a pro-rata share of the landowners' royalty in all of the oil and gas produced from the drilling site, the share to be in that proportion as the net area of the isolated lot is to the total net area of the drilling site plus the area of all the isolated lots; provided that the landowners' royalty shall be determined in accordance with any existing contracts for payments to the landowners of the drilling site, but, in no event, as to the owner of the isolated lot or lots, shall it be less than a 1/6th part of the oil and gas produced and saved from the drilling site.

b. Urbanized Areas

Each Oil Drilling District established in an Urbanized Area shall be subject to the following conditions:

- i. Each district shall be not less than 40 acres in area, including all streets, ways, and alleys within the boundaries thereof.
- ii. No more than 1 controlled drill site shall be permitted for each 40 acres in any district and that site shall not be larger than 2 acres when used to develop a district approximating the minimum size; provided, however, that where the site is to be used for the development of larger Oil Drilling Districts or where the Zoning Administrator requires that more than one Oil Drilling District be developed from one controlled drilling site, the site may be increased, at the discretion of the Zoning Administrator when concurred in by the Board of Fire Commissioners, by no more than 2 acres for each 40 acres included in the district or districts.
- iii. The number of oil wells Class A which may be drilled and operated from any controlled drilling site may not exceed 1 well to each 5 acres in the district or districts to be explored from said site.

Notwithstanding the above, should the City Council determine that an Urbanized Oil Drilling District contains more than one producing zone, the City Council may then authorize, by ordinance, the drilling of additional oil wells Class A, not to exceed 1 well

per 5 acres for each identified producing zone, and specify the maximum number of wells to be drilled as the result of such authorization.

- iv. Each applicant, requesting a determination by the Zoning Administrator prescribing the conditions controlling drilling and production operations, as provided in *Sec. 8.2.4.C.3. (Drilling Site Requirements)*, must have proprietary or contractual authority to drill for oil under the surface of at least 75% of the property in the district to be explored.
- v. Each applicant or his or her successor in interest shall, within one year from the date the written determination is made by the Zoning Administrator prescribing the conditions controlling drilling and production operations as provided in *Sec. 8.2.4.C.3. (Drilling Site Requirements)*, execute an offer in writing giving to each record owner of property located in the Oil Drilling District who has not joined in the lease or other authorization to drill the right to share in the proceeds of production from wells bottomed in the district, upon the same basis as those property owners who have, by lease or other legal consent, agreed to the drilling for and production of oil, gas or other hydrocarbon substances from the subsurface of the district. The offer hereby required shall remain open for acceptance for a period of five years after the date the written determination is made by the Zoning Administrator. During the period the offer is in effect, the applicant, or his or her successor in interest, shall impound all royalties to which the owners or any of them may become entitled in a bank or trust company in the State of California, with proper provisions for payment to the record owners of property in the district who had not signed the lease at the time the written provisions were made by the Zoning Administrator, but who accepts the offer in writing within the five-year period. Any such royalties remaining in any bank or trust company at the time the offer expires which are not due or payable as provided above shall be paid pro-rata to those owners who, at the time of the expiration, are otherwise entitled to share in the proceeds of the production.
- vi. The entire controlled drilling site shall be adequately landscaped, except for those portions occupied by any required structure, appurtenance or driveway, and all landscaping shall be maintained in good condition at all times. Plans showing the type and extent of the landscaping shall be first submitted to and approved by the Zoning Administrator.
- vii. Each applicant, requesting a determination by the Zoning Administrator prescribing the conditions controlling drilling and production operations, as provided in *Sec. 8.2.4.C.3. (Drilling Site Requirements)*, shall post in the Office of Zoning Administration a satisfactory corporate surety bond (to be approved by the City Attorney and duplicates to be furnished to him or her) in the sum of \$5,000 in favor of the City of Los Angeles, conditioned upon the performance by the applicant of all of the conditions, provisions, restrictions and requirements of this Section, and all additional conditions, restrictions or requirements determined and prescribed by the Zoning Administrator. No extension of time that may be granted by the Zoning Administrator or any change or specifications or requirements that may be approved or required by him or her or

by any other officer or department of the City or any other alteration, modification of waiver affecting any of the obligations of the grantee made by any City authority or by any other power or authority whatsoever shall be deemed to exonerate either the grantee or the surety on any bond posted pursuant to this Section.

- viii. If the Zoning Administrator determines, after first receiving a report and recommendation from the Board of Public Works or its designee, that oil drilling and production activities within the district have caused or may cause subsidence in the elevation of the ground within the district or in the immediate vicinity, then after consulting with recognized experts in connection with that problem and with those producing hydrocarbons from the affected area, he or she shall have the authority to require the involved oil producer or producers to take corrective action, including re-pressurizing the oil producing structure or cessation of oil drilling and production.
- ix. The Zoning Administrator may impose additional conditions or require corrective measures to be taken if he or she finds, after actual observation or experience with drilling one or more of the wells in the district, that additional conditions are necessary to afford greater protection to surrounding property.

c. Offshore Areas

Each Oil Drilling District established in an Offshore Area shall be subject to the following conditions:

- i. All activities conducted within each such district shall conform to the spirit and intent of the provisions of the Submerged Land Special District as established in Sec. 1.4.2. (Zoning Map).
- ii. No surface or submarine drilling or producing operations shall be permitted between the mean high tide line and the outermost seaward City boundary. Surface drilling or producing operations may be conducted only from permitted or approved onshore drillsites. Oil and gas accumulations may be developed by directional or slant drilling beneath any portion of the submerged land within the district.
- iii. Onshore drilling and producing operations utilizing directional or slant drilling may be approved by the Zoning Administrator only when a showing is made that production of oil and gas cannot be accomplished from already approved or permissible sites.
- iv. The number of oil wells Class A which may be drilled into any offshore drilling district from a single installation or facility onshore shall not exceed one well to each five acres of district and the installation and operation of all wells shall meet the requirements of the Submerged Land Special District as established in Sec. 1.4.2. (Zoning Map).
- v. Each applicant requesting a determination by the Zoning Administrator prescribing the conditions controlling drilling and production operations, as provided in Sec. 8.2.4.C.3. (*Drilling Site Requirements*), shall post in the Office of Zoning Administration

a satisfactory corporate surety bond (to be approved by the City Attorney and duplicates to be furnished to him or her) in the sum of \$50,000 in favor of the City, conditioned upon the performance by the applicant of all of the conditions, provisions, restrictions and requirements of this section, and all additional conditions, restrictions, or requirements determined and prescribed by the Zoning Administrator. No extension of time that may be granted by the Zoning Administrator on any change of specifications on requirements that may be approved or required by him or her or by any other officer or department of the City or any other alteration, modification or waiver affecting any of the obligations of the applicant made by any City authority or by any other power or authority whatsoever shall be deemed to exonerate either the applicant or the surety on any bond posted pursuant to this section.

- vi. All derricks and other drilling facilities shall be removed within 30 days after completion or abandonment of the well; and thereafter any work done on any existing well which requires redrilling or reconditioning shall be done by temporary or portable equipment which shall be removed within 30 days after completion of such work.
- vii. Pollution of water and contamination or soiling of the urban coastline or beaches are prohibited.

d. Los Angeles City Oil Field Area

Each Oil Drilling District established in the Los Angeles City Oil Field Area shall be subject to the following conditions:

- i. The boundary of each district shall follow the center line of city streets as far as practicable;
- ii. Each district shall include the streets, ways, and alleys within the boundaries thereof and shall be substantially compact in area;
- iii. The drilling, pumping, redrilling, repairing, maintenance or other servicing of any new oil well Class A in said district shall be conducted only on a Drilling and Production Site in the Los Angeles City Oil Field Area upon which site at least one oil well Class A:
 - a) Was in existence on January 24, 1982; and
 - b) Had not been abandoned in accordance with State Division of Oil and Gas regulations prior to January 24, 1982; and
 - c) Has a Los Angeles Fire Department Serial Number, which number was in existence on January 24, 1982.
- iv. The number of new oil wells Class A permitted on such a Drilling and Production Site in the Los Angeles City Oil Field Area shall not exceed one well to each acre in the District;

- v. Each applicant, requesting a determination by the Zoning Administrator prescribing the conditions controlling new drilling and production operations as provided in Sec. 8.2.4.C.3. (*Drilling Site Requirements*), must have proprietary or contractual authority to drill for oil under the surface of at least 75% of the total land area of the property in the district to be explored.
- vi. Within one year from the date the written determination is made by the Zoning Administrator prescribing the conditions controlling drilling and production operations, as provided in Sec. 8.2.4.C.3. (*Drilling Site Requirements*), each applicant or his or her successor in interest shall offer in writing to each record owner of property located in the Oil Drilling District who has not joined in the lease or other authorization to drill, the right to share in proceeds of production from new wells bottomed in the district upon the same basis as those property owners who have, by lease or other legal consent, agreed to the drilling for and production of oil, gas or other hydrocarbon substances from the sub-surface of the district. The offer hereby required shall remain open for acceptance for a period of 5 years after the date the written determination is made by the Zoning Administrator. During the period the offer is in effect, the applicant, or his or her successor in interest, shall impound all royalties to which the owners or any of them may become entitled in a bank or trust company in the State of California, with proper provisions for payment to the record owners of property in the district who had not signed the lease at the time the written determination was made by the Zoning Administrator, but who accepts the offer in writing within the five-year period. Any royalties remaining in any bank or trust company at the time the offer expires which are not due or payable as provided above shall be paid pro-rata to those owners who, at the time of the expiration, are otherwise entitled to share in the proceeds of the production.
- vii. The entire site upon which new oil wells are to be drilled shall be adequately fenced and landscaped; plans showing the type and extent of the landscaping shall be first submitted to and approved by the Zoning Administrator.
- viii. Each applicant requesting a determination by the Zoning Administrator prescribing the conditions controlling drilling and production operations, as provided in Sec. 8.2.4.C.3. (*Drilling Site Requirements*), shall post in the Office of Zoning Administration a satisfactory corporate surety bond (to be approved by the City Attorney and duplicates to be furnished by him or her) in the sum of \$5,000 in favor of the City of Los Angeles, conditioned upon the performance by the applicant of all of the conditions, provisions, restrictions, and requirements of this section, and all additional conditions, restrictions, or requirements determined and prescribed by the Zoning Administrator. No extension of time that may be granted by the Zoning Administrator or any change of specifications or requirements that may be approved or required by him or her or by any other officer or department of the City or any other alteration, modification or

waiver affecting any of the obligations of the grantee made by any City authority or by any other power or authority whatsoever shall be deemed to exonerate either the grantee or the surety of any bond posted pursuant to this section.

- ix. If the Zoning Administrator determined after first receiving a report and recommendation from the Board of Public Works or its designee that oil drilling and production activities within the district have caused or may cause subsidence in the elevation of the ground within the district or in the immediate vicinity, he or she shall have the authority, after consulting with recognized experts in connection with the problem and with those persons producing hydrocarbons from the affected area, to require the involved oil producer or producers to take corrective action, including re-pressurizing the oil producing structure or cessation of oil drilling and production.
- x. The Zoning Administrator may impose additional conditions or require corrective measures to be taken if the Zoning Administrator finds, after actual observation or experience with drilling one or more of the wells in the district, that additional conditions are necessary to afford greater protection to surrounding property.
- xi. Any operator of any site within an Oil Drilling District, approved by the Zoning Administrator pursuant to *Sec. 12.6.5. (Nonconforming Oil Wells)*, may apply to the Department of City Planning for the establishment of fencing and landscaping requirements. Once the requirements have been satisfied, the operator shall be relieved of the restrictions specified in *Sec. 12.6.5. (Nonconforming Oil Wells)*. Should an operator of such a site in a district desire to redrill or deepen a oil well Class A, if the oil well:
 - a) Was in existence on January 24, 1982; and
 - b) Had not been officially abandoned in accordance with State Division of Oil and Gas Regulations prior to January 24, 1982; and
 - c) Has a Los Angeles Fire Department serial number and the number was in existence on January 24, 1982, that operator shall comply with the provisions of *Sec. 8.2.4.C.3. (Drilling Site Requirements)*. Compliance with the Determination of Conditions issued shall relieve the operator of the restrictions specified in *Sec. 12.6.5. (Nonconforming Oil Wells)*.

2. **Additional Conditions**

- a. In addition to the standard conditions applying to Oil Drilling Districts, the Council, by ordinance, or the Zoning Administrator may impose other conditions in each district as deemed necessary and proper. Where these conditions are imposed by ordinance, they may be subsequently modified or deleted in the following manner:

- i. Where the condition relates to the location of a drill site within a district, by amending the ordinance, only after the submission of an application, the payment of fees, notice, hearing and procedure identical to that required by this article for the establishment of an Oil Drilling District; and
 - ii. Where the condition does not relate to the location of a drill site, by amending the ordinance, without the necessity of fees, notice or hearing.
- b. In its report to the Council relative to the establishment of a district, the City Planning Commission may recommend conditions for consideration. Some of these additional conditions, which may be imposed in the ordinance establishing the districts or by the Zoning Administrator in determining the drilling site requirements, and which may be applied by reference, are as follows:
 - i. That all pumping units established in the subject district(s) shall be installed in pits so that no parts thereof will be above the surface of the ground. **Editor's note:** Formerly Chapter 1, Section 13.01.F.1.]
 - ii. That all oil produced in the subject district shall be carried away by pipe lines or, if stored in said district, shall be stored in underground tanks so constructed that no portion thereof will be above the surface of the ground. **Editor's note:** Formerly Chapter 1, Section 13.01.F.2.]
 - iii. That the operator of any well or wells in the subject district(s) shall post in the Office of Zoning Administration a \$5,000 corporate surety bond conditioned upon the faithful performance of all provisions of this article and any conditions prescribed by the Zoning Administrator. No extension of time that may be granted by the Zoning Administrator, or change of specifications or requirements that may be approved or required by the Zoning Administrator or by any other officer or department of the City, or other alteration, modification or waiver affecting any of the obligations of the grantee made by any City authority shall be deemed to exonerate either the grantee or the surety on any bond posted as required in this Code. **Editor's note:** Formerly Chapter 1, Section 13.01.F.3.]
 - iv. That the operators shall remove the derrick from each well within 30 days after the drilling of said well has been completed, and thereafter, when necessary, such completed wells shall be serviced by portable derricks. **Editor's note:** Formerly Chapter 1, Section 13.01.F.4.]
 - v. That the drilling site shall be fenced or landscaped as prescribed by the Zoning Administrator. **Editor's note:** Formerly Chapter 1, Section 13.01.F.5.]
 - vi. That, except in case of emergency, no materials, equipment, tools or pipe used for either drilling or production operations shall be delivered to or removed from the drilling site, except between the hours of 8:00 A.M. and 8:00 P.M. of any day. **Editor's note:** Formerly Chapter 1, Section 13.01.F.7.]

- vii. That adequate fire fighting apparatus and supplies, approved by the Fire Department, shall be maintained on the drilling site at all times during drilling and production. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.8.] operations.
- viii. That no refining process or any process for the extraction of products from natural gas shall be carried on at a drilling site. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.9.]
- ix. That no more than one well shall be bottomed in each five acres of the Oil Drilling District. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.13.]
- x. That no new oil wells shall be spudded in after the President of the United States, or other proper authority, has declared that a state of war no longer exists. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.14.]
- xi. That any person requesting a determination by the Zoning Administrator prescribing the conditions under which oil drilling and production operations shall be conducted as provided in *Sec. 8.2.4.C.3. (Drilling Site Requirements)*, shall agree in writing on their own behalf and their successors or assigns, to be bound by all of the terms and conditions of this article and any conditions prescribed by written determination by the Zoning Administrator; provided, however, that the agreement in writing shall not be construed to prevent the applicant or their successors or assigns from applying at any time for amendments pursuant to this Code or to the conditions prescribed by the Zoning Administrator, or from applying for the creation of a new district or an extension of time for drilling or production operations. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.17.]
- xii. That all production equipment used shall be so constructed and operated that no noise, vibration, dust, odor, or other harmful or annoying substances or effect which can be eliminated or diminished by the use of greater care shall ever be permitted to result from production operations carried on at any drilling site or from anything incident thereto to the injury or annoyance of persons living in the vicinity; nor shall the site or structures thereon be permitted to become dilapidated, unsightly, or unsafe. Proven technological improvements in methods of production shall be adopted as they, from time to time, become available if capable of reducing factors of nuisance or annoyance. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.18.]
- xiii. Wells which are placed upon the pump shall be pumped by electricity with the most modern and latest type of pumping units of a height of no more than 16 feet. All permanent equipment shall be painted and kept in neat condition. All production operations shall be as free from noise as possible with modern oil operations. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.19.]
- xiv. All drilling equipment shall be removed from the premises immediately after drilling is completed, sump holes filled, and derricks removed within 60 days after the completion of the well. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.20.]

- xv. That, subject to the approval of the Board of Fire Commissioners, the operators shall properly screen from view all equipment used in connection with the flowing or pumping of wells. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.21.]
- xvi. Upon the completion of the drilling of a well the premises shall be placed in a clean condition and shall be landscaped with planting of shrubbery so as to screen from public view as far as possible, the tanks and other permanent equipment, such landscaping and shrubbery to be kept in good condition. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.22.]
- xvii. That no more than two wells may be drilled in each city block of the Oil Drilling District and bottomed under that block. However, at the discretion of the Zoning Administrator, surface operations for additional wells may be permitted in each of the blocks where each additional well is to be directionally drilled and bottomed under an adjacent block now or hereafter established in an Oil Drilling District in lieu of a well drilled on the adjacent block and under a spacing program which will result in not exceeding two wells bottomed under each block. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.23.]
- xviii. That no more than one well shall be drilled in each city block of the Oil Drilling District; provided, however, that a second well may be drilled in that block bounded by "L", Gulf Avenue, Denni Street and Wilmington Boulevard, only in the event said second well be directionally drilled or whipstocked so that the bottom of the hole will be bottomed under the (Gulf Avenue School property located in the block bounded by "L" Street, Roman Avenue, Denni Street and Gulf Avenue, and in lieu of a well which might otherwise be permitted to be drilled in said last mentioned block. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.24.]
- xix. That no more than one well may be drilled in each city block of the Oil Drilling District. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.25.]
- xx. That all power operations other than drilling in said district shall at all times be carried on only by means of electrical power, which power shall not be generated on the drilling site. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.26.]
- xxi. That no more than two wells may be drilled in each city block of the Oil Drilling District; provided, however, that two additional wells may be drilled in each of the following described blocks, (a) the block bounded by Q Street, Lakme Avenue, Sandison Street and Broad Avenue and (b) the block bounded by Sandison Street, Lakme Avenue, Broad Avenue and the southerly boundary of Tract No. 1934, but only if such additional wells are directionally drilled or whipstocked so that they will be bottomed under the Hancock-Banning High school property, located in the block bounded by Delores Street, Broad Avenue, Pacific Coast Highway and Avalon Boulevard, in lieu of the four wells which might otherwise be permitted to be drilled in the last mentioned block. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.29.]

- xxii.** No more than four controlled drilling sites shall be permitted in this subject district(s), and such sites shall not be larger than 2 acres. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.31.]
- xxiii.** The number of wells which may be drilled to any oil sand from the controlled drilling site shall not exceed one well to each five acres in the district, but in no event shall there be more than 1 well to each 2.5 acres. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.32]
- xxiv.** That drilling operations shall be commenced within 90 days from the effective date the written determination is made by the Zoning Administrator or Area Planning Commission, or within any additional period as the Zoning Administrator may, for good cause, allow and thereafter shall be prosecuted diligently to completion or else abandoned strictly as required by law and the premises restored to their original condition as nearly as practicable as can be done. If a producing well is not secured within eight months, the well shall be abandoned and the premises restored to its original condition, as nearly as practicable as can be done. The Zoning Administrator, for good cause, shall allow additional time for the completion of the well. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.33.]
- xxv.** That an internal combustion engine or electrical equipment may be used in the drilling or pumping operations of the well, and if an internal combustion engine is used, that mufflers be installed on the mud pumps and engine so as to reduce noise to a minimum, all of said installations to be done in a manner satisfactory to the Fire Department. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.34.]
- xxvi.** That no more than two production tanks shall be installed for each producing well, neither one of which shall have a rated capacity in excess of 1,000 barrels; provided, however, that if in the opinion of the Administrator it is necessary in order to provide for the maximum safety of operations or to decrease the number of individual production tank settings on any property, the Administrator may increase the number of such production tanks to no more than three, having a greater capacity not to exceed 2,000 barrels each. The Administrator shall permit such wash tanks or heating facilities as may appear necessary to ship or remove production from the premises. The plans for said tank or tanks, including the plot plan showing the location thereof on the property, shall be submitted to and approved in writing by the Administrator before said tank or tanks and appurtenances are located on the premises; and that said tank or tanks and appurtenances shall be kept painted and maintained in good condition. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.36.]
- xxvii.** All waste substances such as drilling muds, oil, brine or acids produced or used in connection with oil drilling operations or oil production shall be retained in water-tight receptors from which they may be piped or hauled for terminal disposal

in a dumping area specifically approved for such disposal by the Los Angeles Regional Water Pollution Control Board No. 4. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.37.]

- xxviii.** Any wells drilled shall be cased tight to bedrock or effective means satisfactory to the Department of Water and Power used to prevent vertical movement of ground water. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.38.]
- xxix.** The applicant shall provide the Department of Water and Power with a precise plot plan of the drilling plant and roads leading thereto, and to make such safeguards as the Department deems necessary to assure the safety of the existing 50-inch water main which crosses the district involved. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.39.]
- xxx.** The Department of Water and Power of the City of Los Angeles shall be permitted to review and inspect methods used in the drilling and producing operations and in the disposal of waste, and shall have the right to require changes necessary for the full protection of the public water supply. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.40.]
- xxxi.** That the number of wells which may be drilled to any oil sand shall not exceed 1 well to each 5 acres in the district, but in no event shall there be more than 1 well to each 2.5 acres. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.42.]
- xxxii.** That drilling, pumping and other power operations shall at all times be carried on only by electrical power and that such power shall not be generated on the controlled drilling site or in the district. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.43.]
- xxxiii.** That an internal combustion engine or steam-driven equipment may be used in the drilling or pumping operations of the well , and, if an internal combustion engine or steam-driven equipment is used, that mufflers be installed on the mud-pumps and engine; and that the exhaust from the steam-driven machinery be expelled into one of the production tanks, if such tanks are permitted, so as to reduce noise to a minimum, all of said installations to be found in a manner satisfactory to the Fire Department. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.44.]
- xxxiv.** That drilling operations shall be carried on or conducted in connection with only one well at a time in any one such district, and such well shall be brought in or abandoned before operations for the drilling of another well are commenced; provided, however, that the Administrator may permit the drilling of more than one well at a time after the discovery well has been brought in. **[Editor's note:** Formerly Chapter 1, Section 13.01.F.45.]

- xxxv.** That all oil drilling and production operations shall be conducted in such a manner as to eliminate, as far as practicable, dust, noise, vibration or noxious odors, and shall be in accordance with the best accepted practices incident to drilling for and production of oil, gas and other hydrocarbon substances. Proven technological improvements in drilling and production methods shall be adopted as they may become, from time to time, available, if capable of reducing factors of nuisance and annoyance. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.46.]
- xxxvi.** That all parts of the derrick above the derrick floor not reasonably necessary for ingress and egress including the elevated portion thereof used as a hoist, shall be enclosed with fire-resistive soundproofing material approved by the Fire Department, and the same shall be painted or stained so as to render the appearance of said derrick as unobtrusive as practicable. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.47.]
- xxxvii.** That all tools, pipe and other equipment used in connection with any drilling or production operations shall be screened from view, and all drilling operations shall be conducted or carried on behind a solid fence, which shall be maintained in good condition at all times and be painted or stained so as to render such fence as unobtrusive as practicable. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.48.]
- xxxviii.** That no materials, equipment, tools or pipe used for either drilling or production operations shall be delivered to or removed from the controlled drilling site except between the hours of 8:00 am and 6:00 pm, on any day, except in case of emergency incident to unforeseen drilling or production operations, and then only when permission in writing has been previously obtained from the Zoning Administrator. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.49.]
- xxxix.** That no earthen sumps shall be used. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.50.]
- xl.** That within 60 days after the drilling of each well has been completed, and said well placed on production, or abandoned, the derrick, all boilers and all other drilling equipment shall be entirely removed from the premises unless such derrick and appurtenant equipment is to be used within a reasonable time limit determined by the Administrator for the drilling of another well on the same controlled drilling site. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.51.]
- xli.** That no oil, gas or other hydrocarbon substances may be produced from any well hereby permitted unless all equipment necessarily incident to such production is completely enclosed within a building, the plans for said building to be approved by the Department of Building and Safety and the Fire Department. This building shall be of a permanent type, of attractive design and constructed in a manner that will eliminate as far as practicable, dust, noise, noxious odors and vibrations or other conditions which are offensive to the senses, and shall be equipped with such devices as are necessary to eliminate the objectionable features mentioned above.

The architectural treatment of the exterior of such building shall also be subject to the approval of the Zoning Administrator. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.52.]

xlii. That no oil, gas or other hydrocarbon substances may be produced from any well hereby permitted where same is located within or immediately adjoining subdivided areas where 10% of the lots, within 0.5-mile radius thereof, are improved with residential structures, unless all equipment necessarily incidental to such production is countersunk below the natural surface of the ground and such installation and equipment shall be made in accordance with Fire Department requirements. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.53.]

xliii. That there shall be no tanks or other facilities for the storage of oil erected or maintained on the premises and that all oil products shall be transported from the drilling site by means of an underground pipe line connected directly with the production pump without venting products to the atmospheric pressure at the production site. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.54.]

xliv. That no more than two production tanks shall be installed on said drilling site, neither one of which shall have a rated capacity in excess of 1,000 barrels; that the plans for said tank or tanks, including the plot plans showing the location thereof on the property, shall be submitted to and approved in writing by the Administrator before said tank or tanks and appurtenances are located on the premises, and that said tank or tanks and appurtenances shall be kept painted and maintained in good condition at all times. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.55.]

xlv. That any production tanks shall be countersunk below the natural surface of the ground and the installation thereof shall be made in accordance with safety requirements of the Fire Department. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.56.]

xlvi. That no refinery, dehydrating or absorption plant of any kind shall be constructed, established or maintained on the premises at any time. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.57.]

xlvii. That no sign shall be constructed, erected, maintained or placed on the premises or any part thereof, except those required by law or ordinance to be displayed in connection with the drilling or maintenance of the well. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.58.]

a) That suitable and adequate sanitary toilet and washing facilities shall be installed and maintained in a clean and sanitary condition at all times. [**Editor's note:** Formerly Chapter 1, Section 13.01.F.59.]

- b) That any owner, lessee or permittee and their successors and assigns, shall at all times be insured to the extent of \$100,000 against liability in tort arising from drilling or production, or activities or operations incident thereto, conducted or carried on under or by virtue of the conditions prescribed by written determination by the Administrator as provided in *Sec. 8.2.4.C.3. (Drilling Site Requirements)*. The policy of insurance issued pursuant hereto shall be subject to the approval of the City Attorney, and duplicates shall be furnished to the Zoning Administrator. Each such policy shall be conditioned or endorsed to cover such agents, lessees or representatives of the owner, lessee or permittee as may actually conduct drilling, production or incidental operations permitted by such written determination by the Zoning Administrator. **Editor's note:** Formerly Chapter 1, Section 13.01.F.60.]

- c) All onshore drilling and production installations or facilities shall be removed and the premises restored to their original conditions after all oil and gas wells have been abandoned, unless the City Planning Commission determines otherwise. **Editor's note:** Formerly Chapter 1, Section 13.01.F.62.]

3. Drilling Site Requirements

- a. Any person desiring to drill, deepen or maintain an oil well in an Oil Drilling District that has been established by ordinance, or to drill or deepen and subsequently maintain an oil well in the Heavy Industrial 1 Use District within 500 feet of a more restrictive zone shall file an application in the Department of City Planning on a form provided by the Department, requesting a determination of the conditions under which the operations may be conducted.

- b. Where the district is in an Urbanized or Off-Shore Area, the Zoning Administrator, after investigation, may deny the application if he finds that there is available and reasonably obtainable in the same district or in an adjacent or nearby district within a reasonable distance one or more locations where drilling could be done with greater safety and security with appreciably less harm to other property, or with greater conformity to the Zoning Map, as established in *Sec. 1.4.2. (Zoning Map)*. The Zoning Administrator shall deny an application for a drill site in an Urbanized or Off-Shore Area unless the applicant first files with the Zoning Administrator in a form and executed in a manner approved by the Zoning Administrator either of the following continuing written offers:
 - i. To make the drill site available to competing operators upon reasonable terms; or
 - ii. To enter into or conduct joint operations for a unit or cooperative plan of development of hydrocarbon reserves upon reasonable terms, if whichever course offered is determined to be feasible by the Zoning Administrator, and is subsequently required by him or her in order to effectuate the above set forth purposes; and
 - iii. An agreement to abide by the determination of the Board of Public Works or its designee if any dispute arises as to the reasonableness of those terms after first having an opportunity to be heard. Where the district is in a Non-Urbanized Area, in the Los

Angeles City Oil Field Area, or in those cases where the Zoning Administrator approves an application in an Urbanized or Off-Shore Area, the Zoning Administrator shall determine and prescribe additional conditions or limitations, not in conflict with those specified in the ordinance establishing the district, which he or she deems appropriate in order to give effect to the provisions of this Section and to other provisions of this Chapter relating to zoning. Where the proposed operation is in the Heavy Industrial (MH1) Use District and is within 500 feet of a more restrictive zone, the Zoning Administrator shall prescribe conditions and limitations, if any, as he or she deems appropriate to regulate activity which may be materially detrimental to property in the more restrictive zone. All conditions previously imposed by the Zoning Administrator in accordance with the provisions of this Chapter are continued in full force and effect.

- c. The Zoning Administrator shall make a written determination within 60 days from the date of the filing of an application and shall forthwith transmit a copy to the applicant.
- d. The determination shall become final after an elapsed period of 15 days from the mailing of the notification to the applicant, unless an appeal is filed within that period, in which case the provisions of *Sec. 13B.2.3. (Class 2 Conditional Use Permit)* concerning the filing and consideration of appeals shall apply.

4. Maintenance of Drilling and Production Sites

- a. Effective August 1, 1962, the following regulations shall apply to existing and future oil wells within the City of Los Angeles, including oil wells operating pursuant to any zone variance, whether by ordinance or approval of the Zoning Administrator, and all oil wells in a Heavy Industrial 1 Use District which are within 500 feet of a more restrictive zone:
 - i. All stationary derricks, including their floors and foundations, shall be removed within 30 days after completion or abandonment of the well (notwithstanding any other provisions of this Code to the contrary) or by September 1, 1962, whichever occurs later; and thereafter any work done on any existing well which requires the use of a derrick shall be done by a temporary or portable derrick. Such temporary or portable derricks shall be removed within 30 days after the completion of such work.
 - ii. The motors, engines, pumps and tanks of all such oil wells shall be sealed so that no offensive or obnoxious odor or fumes can be readily detected from any point on adjacent property.
 - iii. The well pumping equipment for such wells shall be muffled or soundproofed so that the noise emanating therefrom, measured from any point on adjacent property, is no more audible than surrounding street traffic, commercial or industrial noises measured at the same point.
 - iv. The maximum height of the pumping units for such wells shall not exceed 15 feet above existing grade level.

- v. The site of such wells shall be so landscaped, fenced or concealed that the well and all of its appurtenant apparatus is reasonably protected against public entry, observation or attraction.
- b. In addition to any other authority vested in the Zoning Administrator by Charter and this Code, the Zoning Administrator may waive or modify these regulations if the drilling site is physically inaccessible to a portable derrick, or is located in a mountainous and substantially uninhabited place, or is located in an Industrial Use District and is surrounded by vacant land or is adjacent to land used as permitted in the Industrial Use District and if the enforcement of such regulations would be discriminatory, unreasonable or would impose a undue hardship upon oil drilling in such locations. The Zoning Administrator may also waive or modify the 16-foot height limitation where, because of the amount of liquid to be raised or the depths at which such fluids are encountered, pumping unit in excess of 16 feet in height is shown by conclusive engineering evidence to be required.
- c. All ordinances and parts of ordinances of the City in conflict herewith are hereby repealed to the extent of such conflict.

D. Procedures

1. Establishing an Oil Drilling District

Oil Drilling Districts boundaries are established and amended pursuant to *Sec.13B.1.4. (Zone Change)*, and are represented as part of the third bracket set of the zone of a lot with the acronym "O."

2. Review of Projects

Projects shall be reviewed in accordance with any applicable procedural elements outlined in *Sec. 8.2.4.C. (District Standards)*.

3. Termination of District

- a. Any ordinance establishing the districts described in this Section shall become null and void one year after the effective date thereof unless oil drilling operations are commenced and diligently prosecuted within such one-year period; provided, however, the Zoning Administrator, upon recommendation of the Board of Public Works or its designee, may extend the termination date for four consecutive additional periods not to exceed one year each, prior to the termination date of each period, if written request is filed therefor with the office of the Zoning Administration setting forth the reasons for said request and the Zoning Administrator determines that good and reasonable cause exists therefor.
- b. Similarly, the Zoning Administrator, upon recommendation of the Board of Public Works or its designee, may extend the termination date for three consecutive additional periods not to exceed one year each, prior to the termination date of each period, for those districts which are part of a group undergoing development from one or more common controlled drilling sites, provided that written request is filed, which sets forth the reasons for the

request therefor and the Zoning Administrator determines that good and reasonable cause exists therefor, and providing further that drilling operations have been diligently prosecuted from the common controlled drilling site during the previous extension period. Additional one-year extensions may be made by the Zoning Administrator subject to the approval of the City Planning Commission.

- c. Any ordinance establishing an Urbanized oil district shall become null and void one year after all wells drilled in the district after the effective date of said ordinance have been abandoned in accordance with legal requirements, unless the Zoning Administrator determines that the district is part of a group undergoing development from one or more common, controlled drilling sites, or on the basis of sufficient proof determines that production is allocated thereto from an adjacent, adjoining or nearby Oil Drilling District or districts under a unit or pooling agreement. In such cases the Zoning Administrator may if he finds that good and reasonable cause exists therefor, extend the termination date of the expiring district to coincide with the termination date of the other district or districts in which the one or more common controlled drilling sites are located or from which production is allocated under a unit or pooling agreement. The Zoning Administrator may terminate any such district when the reasons for such extension no longer apply.
- d. Any ordinance establishing a Non-Urbanized district or district in the Los Angeles City Oil Field Area shall become null and void one year after all wells in the district have been abandoned in accordance with legal requirements, unless the Zoning Administrator, on the basis of sufficient proof, determines that the district is part of a group in which secondary hydrocarbon recovery operations are taking place, and that production from an adjoining or adjacent district is allocated thereto under a unit or pooling agreement. In such cases, the Zoning Administrator may, if he finds that good and reasonable cause exists therefor, extend the termination date to coincide with the termination date of the adjoining or adjacent district in which secondary recovery operations are being conducted. The Zoning Administrator may terminate any such district when the reasons for said extension no longer apply.
- e. Zoning ordinance, prohibiting drilling of wells on tracts recently included in Residential Use Districts not an unreasonable exercise of police power and does not deprive lessee which acquired lease prior to zoning of property without due process.

SEC. 8.2.5. **COMMUNITY DESIGN OVERLAY (CDO)**

A. **Purpose**

This Section provides a method for maintaining guidelines and standards in existing Community Design Overlays (CDOs) that were established prior to January 1, 2020. The purpose of the CDO is to:

1. Ensure that development within communities is in accordance with community design policies adopted in the community plans, and with the community design guidelines and standards;
2. Promote the distinctive character, stability and visual quality of existing neighborhoods and communities by considering the unique architectural character and environmental setting of the district to ensure development visually provides a sense of place;
3. Assist in improving the visual attractiveness of multi-family housing available to meet the needs of all social and economic groups within the community;
4. Protect areas of natural scenic beauty, cultural or environmental interest;
5. Prevent the development of structures or uses which are not of acceptable exterior design or appearance; and
6. Protect the integrity of previously attained entitlements.
7. Provide for on-going community involvement in project design and evolution of guidelines.

B. **Applicability**

1. **Definition of Project**

The erection, construction, addition to, or exterior structural alteration of any building or structure, including, but not limited to, pole signs or monument signs located in a Community Design Overlay. A project does not include construction that consists solely of:

- a. Interior remodeling, interior rehabilitation or repair work;
- b. Alterations of, including structural repairs, or additions to any existing building or structure in which the aggregate value of the work, in any one 24-month period, is less than 50% of the building or structure's replacement value before the alterations or additions, as determined by the Department of Building and Safety, unless the alterations or additions are to any building facade facing a public street; or
- c. A residential building on a lot which is developed entirely as a residential use and consists of 4 or fewer dwelling units, unless expressly provided for in a Community Design Overlay established pursuant to this Section.

2. Reconciling Provisions

a. Zoning Districts

In the event that the provisions of a CDO conflict with any other provisions of the zoning districts of a lot, the provisions of the zoning districts shall prevail.

b. Other Supplemental Districts

In the event that the provisions of a CDO conflict with provisions of another Supplemental District or any other regulation, the more restrictive provision shall prevail, except that where the provisions of a CDO conflict with those of a Historic Preservation District, then the provisions of the Historic Preservation District shall prevail.

c. Specific Plans

Where the provisions of a CDO conflict with those of a Specific Plan, then the provisions of the Specific Plan shall prevail.

d. Previously Granted Entitlements

Nothing in the guidelines and standards established in a CDO shall interfere with any previously granted entitlements, nor shall they restrict any right authorized in the zoning districts of a lot.

C. District Standards

Each CDO shall establish a design overlay plan which pictorially describes, by professionally accepted architectural graphic techniques, guidelines and standards regarding the location, appearance, configuration, and dimensions of any proposed buildings, structures and site improvements, including but not limited to landscaping, walls and fences, roof equipment, pole signs, monument signs, and parking areas.

1. Preparation and Content

- a. Upon initiation, the Director shall prepare, or cause to be prepared, proposed guidelines and standards based on the design policies contained in the applicable community plan. At the option of the Council District, the Director shall utilize a Citizen Advisory Committee, pursuant to **Subdivision 2. below**, in the development of design standards for individual communities and neighborhoods. The guidelines and standards shall be organized into those which are anticipated to be superseded by future citywide guidelines and standards, and those that are necessary to protect the unique architectural and environmental features of the CDO district.
- b. The standards are in addition to, and do not replace, those set forth in zoning districts established in this Chapter, as amended, and any other relevant ordinances and do not convey any rights not otherwise granted under the provisions and procedures contained in this Chapter and other relevant ordinances, except as specifically provided in this Section.

D. Procedures

1. Maintaining an Existing CDO

The City Council may maintain an existing CDO pursuant to *Sec. 13B.1.2. (Specific Plan Adoption/Amendment)*, and are represented as part of the third bracket set of the zone of a lot with the acronym "CDO." However, the CDO shall not change the existing boundaries or establish new guidelines and standards.

a. Boundaries

Precise boundaries are required at the time of application or initiation of an individual CDO. A CDO shall not encompass an area designated as an Historic Preservation District pursuant to *Sec. 8.2.6. (Historic Preservation Districts)*.

2. Issuance of Permits

Within a CDO, no building or demolition permit shall be issued for any project, and no person shall perform any construction work on a project, until the project has been submitted and approved pursuant to *Sec. 8.2.5.D.3. (Director Determination)*. No building permit shall be issued for any project, and no person shall do any construction work on a project except in conformance with the approved Director Determination.

3. Director Determination

The Director of Planning shall approve, with conditions if necessary, a project if the plans comply with the provisions of approved CDO guidelines and standards pursuant to *Sec. 13B.2.5. (Director Determination)*.

a. Supplemental Findings`

In addition to the findings established in *Sec. 13B.2.5. (Director Determination)*, the Director of Planning, or the Area Planning Commission on appeal, shall approve a project as requested or in modified form if, based on the application and the evidence submitted, if the Director or Area Commission finds the following:

- i. That the project substantially complies with the adopted CDO guidelines and standards.
- ii. The structures, site plan and landscaping are harmonious in scale and design with existing development and any cultural, scenic or environmental resources adjacent to the site and in the vicinity.

b. Notice of Director's Determination

Instead of the transmittal requirements in *Sec. 13B.2.5. (Director Determination)*, a Notice of the Director's Determination, and copies of the approved plans, shall be mailed to the applicant, the Department of Building and Safety, the Councilmember in whose district the project is located, the Citizen Advisory Committee, and any persons or organizations commenting on the application or requesting a Notice.

SEC. 8.2.6. HISTORIC PRESERVATION DISTRICTS (HPOZ)

A. Purpose

1. As a matter of public policy, the recognition, preservation, enhancement, and use of buildings, structures, landscaping, natural features, and areas within the City having historic, architectural, cultural or aesthetic significance are required in the interest of the health, economic prosperity, cultural enrichment and general welfare of the people. This Section:
 - a. Protects and enhances the use of buildings, structures, natural features, and areas, which are reminders of the City's history, or which are unique and irreplaceable assets to the City and its neighborhoods, or which are worthy examples of past architectural styles;
 - b. Develops and maintains the appropriate settings and environment to preserve these buildings, structures, landscaping, natural features, and areas;
 - c. Enhances property values, stabilize neighborhoods or communities, render property eligible for financial benefits, and promote tourist trade and interest;
 - d. Fosters public appreciation of the beauty of the City, of the accomplishments of its past as reflected through its buildings, structures, landscaping, natural features, and areas;
 - e. Promotes education by preserving and encouraging interest in cultural, social, economic, political and architectural phases of its history;
 - f. Promotes the involvement of all aspects of the City's diverse neighborhoods in the historic preservation process; and
 - g. Ensures that all procedures comply with the California Environmental Quality Act (CEQA).

B. Applicability

1. Definition of Project

A project is the addition, alteration, construction, demolition, reconstruction, rehabilitation, relocation, removal or restoration of the exterior of any building, structure, landscaping, natural feature, or lot, within a Historic Preservation District, except as provided under Subdivision 3. (Exemptions). A Project may or may not require a building permit, and may include but not be limited to changing exterior paint color, removal of significant trees or landscaping, installation or removal of fencing, replacement of windows or doors which are character-defining features of architectural styles, removal of features that may or may not have a building permit, or changes to public spaces and similar activities.

2. Exemptions

This Section does not apply to the following:

a. Emergency or Hazardous Conditions

The correction of emergency or hazardous conditions where the Department of Building and Safety, Housing and Community Investment Department, or other enforcement agency has determined that emergency or hazardous conditions currently exist and the emergency or hazardous conditions shall be corrected in the interest of the public health, safety, and welfare. When feasible, the Department of Building and Safety, Housing and Community Investment Department, or other enforcement agency should consult with the Director of Planning on how to correct the hazardous condition, consistent with the goals of the Historic Preservation District. However, any other work shall comply with the provisions of this Section.

b. Department of Public Works Improvements

Department of Public Works improvements located, in whole or in part, within a Historic Preservation District:

- i. Where the Director of Planning finds:
 - a) That the certified Historic Resources Survey for the Historic Preservation District does not identify any Contributing Elements located within the right-of-way or where the right-of-way is not specifically addressed in the approved Preservation Plan for the Historic Preservation District; and
 - b) Where the Department of Public Works has completed the CEQA review of the proposed improvement, and the review has determined that the improvement is exempt from CEQA, or will have no potentially significant environmental impacts.
- ii. The relevant Board shall be notified of the Project, given a description of the Project, and an opportunity to comment.

c. Historical Property Contracts

Work authorized by an approved Historical Property Contract by the City Council, or where a building, structure, landscaping, natural features, or lot has been designated as a City Historic-Cultural Monument by the City Council, unless proposed for demolition. However, those properties with Federal or State historic designation which are not designated as City Historic-Cultural Monuments or do not have a City Historical Property Contract are not exempt from review under this Section.

d. Structural Repairs

Where work consists of repair to existing structural elements and foundations with no physical change to the exterior of a building.

e. **Interior Alterations**

Where work consists of interior alterations that do not result in a change to an exterior feature.

f. **Preservation Plan Exemptions**

Where the type of work has been specifically deemed exempt from review as set forth in the approved Preservation Plan for a specific Historic Preservation District.

3. **Authority of Cultural Heritage Commission not Affected**

Nothing in this Section supersedes or overrides the Cultural Heritage Commission's authority as provided in Sections 22.132. (Permits Required) and 22.133. (Time for Objection by the Commission) or Article 4 (Cultural Heritage Commission) of Chapter 7 (Cultural Affairs Department) of Division 22 (Departments, Bureaus and Agencies Under the Control of the Mayor and Council) of the Los Angeles Administrative Code.

4. **Publicly Owned Property**

The provisions of this Section shall apply to any building, structure, landscaping, natural features, or lot within a Historic Preservation District which is owned or leased by a public entity to the extent permitted by law.

C. **District Standards**

1. **Preservation Plans**

District Standards are established in each specific Historic Preservation Districts as a Preservation Plan adopted pursuant to Sec. 13B.8.3. (Preservation Plan Adoption / Amendment).

D. **Procedures**

1. **Establishing an HPOZ**

Historic Preservation District regulations, or Preservation Plan, and boundaries are established and amended pursuant to Div. 13B.8. (Historic Preservation), and are represented as part of the third bracket set of the zoning districts of a lot with the acronym "HPOZ."

2. **Review of Projects**

Projects in Historic Preservation Districts shall be reviewed pursuant to Div. 13B.8. (Historic Preservation).

SEC. 8.2.7. **CONSERVATION DISTRICTS (CD)**

A. **Purpose**

The purpose of a Conservation District is to maintain any areas of the City that are listed in an officially recognized historic resources survey as eligible for historic district designation, and assure that individual contributing structures retain sufficient integrity to help ensure their eligibility for future designation. A Conservation District is not an historic designation, but rather a series of standards and additional review that provide protection beyond that afforded by zoning districts alone. Conservation Districts are an additional tool to complement existing historic designations, thus filling a void left by other existing tools.

B. **Applicability**

1. **Definition of Project**

A project is any demolition, new construction, addition, facade alteration, or ordinary maintenance and repair of the exterior, regardless of whether a building permit is required or not, of any contributing structures which have been designated in an officially recognized historic resources survey and is located within a Conservation District.

2. **Scope of District Standards**

A project shall be subject to the provisions established in Subsection C. (District Standards), which applies to exterior alterations to primary and secondary facades of contributing structures, to the peak of the highest roof ridge or 15-foot depth, whichever is greater. Conservation District standards do not apply to accessory buildings.

3. **Reconciling Provisions**

a. **Zoning Districts**

In the event that the provisions of a Conservation District conflict with any other provision of a zoning district, the other provisions of the zoning district will prevail.

b. **Other Supplemental Districts**

In the event that the provisions of a Conservation District conflict with provisions of another Supplemental District or any other regulation, the more restrictive provision shall prevail.

c. **Specific Plans**

Where the provisions of a Conservation District conflict with those of a Specific Plan, then the provisions of the Specific Plan shall prevail.

C. District Standards

1. Alteration and Replacement of Architectural Elements

- a. Deteriorated historic architectural elements shall be repaired rather than replaced. If deteriorated historic architectural elements cannot be repaired, replacements shall match the original in size, shape, scale, materials, finish, texture, detail, arrangement of panes, hardware, method of construction, and profile.
- b. When original architectural elements have been lost and must be replaced, replacement designs shall be based on available historic evidence. If a similar architectural element exists on the existing structure, the replacement architectural element shall match the original in material, texture, size, or scale. If no such evidence or architectural element exists, the replacement shall comply with any applicable Character Frontage.
- c. Original building materials and architectural elements shall not be covered or replaced with stucco, vinyl siding or other materials.
- d. Additional architectural elements shall not be added if they did not exist historically. For example, the addition of decorative “gingerbread” brackets to a Craftsman-style porch is considered inappropriate. Awnings and railings are exempt from this requirement.
- e. Enclosure of part or all of a historic architectural element on street-facing facades shall not be approved. See *Sec. 14.1.18. (Street-Facing)*.
- f. Additions or related new construction shall have a different principal exterior material than the existing structure, as established in *Sec. 3D.10.1. (Principal Material)*, or the addition shall be recessed or project from the existing facade at least 6 inches. The principal exterior materials are regulated by the applicable Character Frontage District, as established in *Div. 3B.9. (Character Frontage)*.

2. Demolition of Contributing Structures

For any Project that involves demolition of contributing structures, approval shall not be issued, pursuant to Subdivision D.2. (Director Determination), until one of the following occurs:

- a. The Director, in consultation with the Office of Historic Resources, determines, based upon a Phase 1 Historic Resources Assessment and substantial evidence, that the contributing structures are not a historical resource, as defined by *Public Resources Code Section 21084.1*.
- b. No demolition permit for contributing structures shall be issued until a replacement project has been approved pursuant to *Sec. 8.2.7.D.3. (Director Determination)*. A surface parking lot shall not qualify as a replacement project.

D. Procedures

1. Establishing a Conservation District

Conservation District boundaries are established and amended pursuant to *Sec. 13B.1.2. (Specific Plan Adoption/Amendment)*, and are represented as part of the third bracket set of the zone of a lot with the acronym "CD." Conservation Districts shall:

- a. Be within the boundaries of an area identified in Survey LA or another officially recognized historic resources survey as eligible for historic designation.
- b. Encompass at least one block face.
- c. Be applied in conjunction with a Character Frontage District, as established in *Div. 3B.9. (Character Frontage)*, appropriate for the area listed in an officially recognized historic resources survey as eligible for historic district designation.

2. Issuance of Permits

For all projects within a Conservation District, the Department of Building and Safety shall not issue a grading, building, or demolition permit unless approved by the Department of City Planning pursuant to *Sec. 8.2.7.D.3. (Director Determination)*.

3. Director Determination

The Director of Planning shall approve, with conditions if necessary, a project if the plans comply with the standards established in *Sec. 8.2.7.C. (District Standards)* pursuant to *Sec. 13B.2.5. (Director Determination)*.

a. Supplemental Notification

In addition to the notification requirements in *Sec. 13B.2.5. (Director Determination)*, no demolition permit for contributing structures shall be issued until the applicant has complied with *Chapter 9., Sec. 91.106.4.5.1. (Notification of Demolition)*.

DIV. 8.3. SPECIAL DISTRICTS

SEC. 8.3.1. GENERAL

A. Purpose

In order to achieve Specific Planning objectives in designated areas having unique characteristics, Special Districts may replace the zoning and Supplemental Districts established in Sec. 1.4.2.A. (*Applicability*). Special Districts respond to unique conditions and set land use and development requirements and incentives tailored to distinctive qualities that may not lend themselves to the regulations established in this Chapter, except as outlined within each Special District.

B. Applicability

1. Establishing Special Districts

New Special Districts are established, and the enabling provisions are amended by the City Council pursuant to Sec. 13B.1.3. (*Zoning Code Amendment*). Special Districts are applied to lots as outlined in each district, and are the zone of a lot, as outlined in Sec. 1.4.2.A.4. (*Special Districts*), with the acronym established for each district. Special Districts may also utilize a Specific Plan as the vehicle for regulatory measures necessary to achieve the planning objectives that necessitate their creation.

2. Limitations on Supplemental Districts

The Special Districts established in this Division supersede any zoning district, as established in Sec. 1.4.2.A.1. (*Zoning Districts*), and shall only be limited by State, local, and Federal law.

3. Reconciling Provisions

Special Districts shall contain self-contained zoning regulations, within this Division or via a Specific Plan, which may include references to apply other provisions of this Chapter. Special Districts shall apply the defined terms and regulations within this Chapter, but may replace them as needed. In the event that the provisions of a Special District or its corresponding Specific Plan conflict with any other provision of this Chapter, the provisions of the Special District or its corresponding Specific Plan prevail.

4. Issuance of Building Permits

Unless otherwise stated in this Division, for any project within a Special District, the Department of Building and Safety may not issue a building permit for a project unless it complies with the provisions of the Special District or its corresponding Specific Plan.

5. Violations

The violation of any provision of a Special District or condition imposed by a decision-making body in approving the site requirements, methods of operation, development plans or other

actions taken pursuant to the authority contained in this Division shall constitute a violation of this Chapter.

SEC. 8.3.2. FREEWAY (FWY)

The Freeway Special District (FWY) is intended to regulate property owned by the California Department of Transportation (Caltrans). To the extent that Caltrans is using or building on State-owned property for highway purposes, it will be immune from the regulations established in this Chapter. However, when Caltrans property is being used wholly or in part for other purposes, the following limitations on development and use shall apply.

A. Development of Caltrans Land

Development of land is limited to a maximum floor area of 50% of the lot area.

1. Use of Caltrans Land

The use of Caltrans land for non-highway purposes shall be limited to those Use Groups listed below and further defined in *Article 5. (Use)*, and only permitted by approval of a conditional use permit as outlined below.

Use Groups	Permission Level
Civic	C3
Nature Conservation Area	C3
Parking	C3
Park and Open Space	C3
Public Safety Facility	C3
Car Wash	C3
Vehicle Sales and Rental, including: Used Vehicle Sales, Light; Vehicle Sales and Rental, Light; and Vehicle Sales and Rental, Heavy	C3
Vehicle Storage, including: Official Police Garage; Vehicle Storage, Light; Vehicle Storage, Heavy	C3
Self-Service Storage	C3
General Storage, except Cargo Container Storage Yard	C3
Wireless Telecommunication Facility	C2

a. C2 Permission Level

A permission level of C2 indicates that the use may be permitted only after approval by the Zoning Administrator, pursuant to Sec. 13B.2.2. (Class 2 Conditional Use Permit).

b. C3 Permission Level

A permission level of C3 indicates that the use may be permitted only after approval by the City Planning Commission, pursuant to Sec. 13B.2.3. (Class 3 Conditional Use Permit). In addition to the findings outlined in Sec. 13B.2.3. (Class 3 Conditional Use Permit), the City

Planning Commission shall also determine that in approving the proposed use, the project will not expose the general public to prolonged or sustained health and safety impacts.

2. Sale of Caltrans Land

In the event Caltrans property is sold to another party, the limitations established in this Paragraph shall continue to apply unless the Freeway Special District designation has been changed to a zone pursuant to *Sec. 13.B.1.4. (Zone Change)*.

SEC. 8.3.3. OCEAN - SUBMERGED LAND (SL)

- A. The Ocean - Submerged Land Special District (SL) is intended to regulate the Los Angeles City seacoast and off-shore water and underwater areas. These areas constitute a unique and important geographical and scenic resource, utilized for shipping, industry, commerce, residence and recreation.
- B. Offshore zoning is a related and appropriate extension of city planning and zoning principles and practices on land. Their basic purpose is to protect all users of affected land from the recognized problems and depreciation brought about by unregulated development. Particular purposes in Los Angeles include:
 - 1. Protection of the recreational, residential, and scenic uses of coast areas, now much in demand for these uses and with greater demand forecast for the future;
 - 2. Preservation of the near seaward prospect of residential zones along the coast, where this outlook constitutes part of the environment and value of overlooking onshore properties; and
 - 3. Provision for such other uses as benefit the public and City without significant impairment of these recreational and residential uses.
- C. To permit new coastline or off-shore developments of conflicting type which are not essential to the public interest and could jeopardize or downgrade existing recreational and residential users, would not constitute proper consideration of public necessity, convenience, general welfare, and good zoning practice.
- D. To realize the purposes enumerated above, in accordance with established city planning principles, practice and supportive zoning, certain general objectives shall be met and certain specific requirements are normally necessary for the constructive control of off-shore activities, whether achieved by zone change, variance, Supplemental District, or otherwise.
- E. **General Provisions**
 - 1. There shall be no chemical and biological contamination, visual clouding or soiling of urban coastline, beaches or offshore waters by industrial or commercial uses.
 - 2. Installations on-shore, temporary or relatively permanent, shall be of such size, nature, location and spacing that they do not significantly interfere with or adversely affect the

residential and recreational use, operation, environment or enjoyment of coastline and off-shore areas.

3. The preservation of urban coastline and off-shore areas, above and below water level, in the natural state or for recreation and residence, should take precedence if their function and enjoyment are threatened by additional potentially conflicting off-shore uses which are not clearly of greater public necessity and interest.
4. Any shoreline industrial or commercial uses should be of limited and designated duration, with provision for complete removal of installations and restoration of the prior or natural state after expiration of the permissible time period, unless such removal and restoration are unnecessary to maintain desirable recreational and residential environment.
5. No industrial or commercial operations should be undertaken where or when they may cause significant alterations to the underlying geologic stability of other areas, offshore and onshore, or otherwise bring about undesirable changes of basic topographical condition.
6. Piers, jetties, causeways, human-made islands, bridges or other connective structures should be prohibited, except when they enhance the recreational/residential environment.
7. Emission of smoke, steam, chemical, odor, sound, artificial light of other form of atmospheric pollutant or environmental impairment from any seaside industrial or commercial installation or facility should be controlled to fulfill the purposes of this zoning.
8. No provision of off-shore urban zoning should conflict with State, Federal or international rights or control established by law within the same geographical areas.

F. Development of Ocean - Submerged Land

1. Any development on property of any kind within an SL Ocean - Submerged Land Special District shall be permitted only by approval of the City Planning Commission, pursuant to Sec. 13B.2.3. (*Class 3 Conditional Use Permit*).
2. No piers, jetties, man-made islands, floating installations or the like are permitted in connection with any permitted uses unless authorized under the provisions of Sec. 13B.2.3. (*Class 3 Conditional Use Permit*).

G. Use of Ocean - Submerged Land

No property of any kind within the SL Ocean - Submerged Land Special District shall be used except for the following uses, or when a Supplemental District is created in accordance with the provisions of *Article 8 (Specific Plans & Supplemental Districts)*, provided, however, that in no event shall any property be used for surface-type operations (either above or below water level) relating to oil drilling and production of oil, gas, or hydrocarbons.

1. Navigation.
2. Commercial Shipping.

3. Fishing.
4. Recreation.
5. Any use required by any trust or legislative grant to the City of Los Angeles.

**ARTICLE 9.
PUBLIC BENEFIT
SYSTEMS**

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DIV. 9.1. INTRODUCTORY PROVISIONS

SEC. 9.1.1. PURPOSE

The purpose of this Article is to establish procedures for implementing State Density Bonus provisions, as set forth in *California Government Code Sections 65915-65918*, local incentives to increase the production of affordable housing, as well as other programs to facilitate the provision of public benefits to communities in the vicinity of new development in the City consistent with the General Plan and other housing-related City policies. Incentives include, but are not limited to, relief from a variety of regulations and requirements, or the granting of additional allowances beyond what would be normally allowed. In addition, it is also the purpose of this Article to provide mechanisms to use the Maximum Bonus FAR, Bonus Height, and Bonus Stories as allowed in the applicable Form District.

SEC. 9.1.2. GENERAL PROVISIONS

A. Summary

This Article consists of Affordable Housing Incentive Programs of *Div. 9.2. (Affordable Housing Incentive Programs)*, the Community Benefits Program contained in *Div. 9.3. (Community Benefits Program)*, and a variety of other incentive programs contained in *Div. 9.4. (General Incentive Programs)*. The Community Benefits Program, which enables projects to use one or more incentive programs; if a project involves residential uses it must first use the affordable housing incentive program outlined in *Sec. 9.3.2. (Local Affordable Housing Incentive Program)*. *Div. 9.4. (General Incentive Programs)* contains programs designed to encourage the production of dwelling units that are of benefit to the public, including eldercare facilities, permanent supportive housing, and other types of household living.

B. Applicability

Any project containing 5 or more dwelling units, including projects with subdivisions of land, may use an affordable housing incentive program as outlined in *Div. 9.2. (Affordable Housing Incentive Programs)* or *Div. 9.3. (Community Benefits Program)*, pursuant to the eligibility requirements for the specific program being used. The programs outlined in *Div. 9.4. (General Incentive Programs)* can be used, as applicable, and in conjunction with any other incentive program established in this Article.

C. Maximum Bonus Floor Area

Projects using the Affordable Housing Incentive programs or Public Benefits programs may not exceed the FAR set by the Maximum Bonus FAR of the project site's Form District. However, residential projects using the State Density Bonus program may exceed the Max Bonus FAR pursuant to *Sec. 9.2.1. (Density Bonus)*.

D. **Project Sites with No Density Limit**

1. Where a lot is in the FA Density District (with no maximum density), the maximum allowable units is determined by dividing the allowed floor area (in square feet) by the Base FAR, and then by a standardized unit size of 950 square feet. The resulting number shall be considered the base number of units allowed.
2. A Community Plan Implementation Overlay (CPIO) or Specific Plan may establish a different method of calculation to arrive at the minimum number of restricted affordable units required.

DIV. 9.2. **AFFORDABLE HOUSING INCENTIVE PROGRAMS**

SEC. 9.2.1. **DENSITY BONUS**

A. **Purpose**

The purpose of this Section is to establish procedures for implementing the State Density Bonus provisions in *California Government Code Sections 65915-65918*, as well as to increase the production of affordable housing in the City of Los Angeles, consistent with the General Plan and other City policies related to housing.

B. **Applicability**

A housing development project will be granted a density bonus, including incentives, concessions, and waivers of development standards, in exchange for the required percentage of restricted affordable units established in *Sec. 9.2.1.D. (Base Incentives - Density and Parking)*, only where the project has not used any other Affordable Housing Incentive Program.

C. **General Standards**

1. **Fractional Units**

For the purposes of this Section, regardless of *Sec. 6C.1.2.D.3. (Calculating Maximum Density Base on Lot Area)*, in calculating base density and restricted affordable units, any number resulting in a fraction is rounded up to the next whole number.

2. **Other Discretionary Approvals**

Approval of density bonus units does not, in and of itself, trigger other discretionary review actions required by this Chapter.

3. **Affordable Housing Subsidies**

Approval of density bonus units does not, in and of itself, preclude a housing development project or residents of a housing development project from receipt of government subsidies for affordable housing.

D. **Base Incentives - Density and Parking**

Any housing development project that meets the criteria established in *Sec. 9.2.1.B. (Applicability)* will receive the base incentives outlined below.

1. Density

a. Very Low Income Restricted Affordable Units - For-Sale or Rental

- i. A housing development project that includes 5% of the total units for Very Low Income households, either in rental units or for-sale units, will be granted a minimum density bonus of 20% that may be applied to any part of the housing development project.
- ii. The density bonus may be increased according to table below, up to a maximum of 35%.

VERY LOW INCOME UNITS	
% of Total Units	% Density Bonus
5%	20.0%
6%	22.5%
7%	25.0%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%

- iii. Projects seeking a Density Bonus of greater than 35% may do so pursuant to Sec. 9.2.1.F. (*Housing Development Project Exceeding 35% Density Bonus*) or Sec. 9.2.1.H. (*Projects Exceeding 35% Density Bonus That Do Not Meet Subsection F.*).

b. Low Income Restricted Affordable Units - For-Sale or Rental

- i. A housing development project that includes 10% of the total units for Low Income households, either in rental units or for-sale units, will be granted a minimum density bonus of 20% that may be applied to any part of the housing development project.
- ii. The density bonus may be increased according to table below, up to a maximum of 35%.

LOW INCOME UNITS	
% of Total Units	% Density Bonus
10%	20.0%
11%	21.5%
12%	23.0%
13%	24.5%
14%	26.0%
15%	27.5%
16%	29.0%
17%	30.5%
18%	32.0%
19%	33.5%
20%	35.0%

- iii. Projects seeking a Density Bonus of greater than 35% may do so pursuant to Subsection F. (Housing Development Project Exceeding 35% Density Bonus) or Sec. 9.2.1.H. (*Projects Exceeding 35% Density Bonus That Do Not Meet Sec. 9.2.1.F.*)
- c. **Common Interest Development with Low Income or Very Low Income Restricted Affordable Units**

In a common interest development (such as a condominium), as defined in *California Civil Code Section 4100*, with Low Income or Very Low Income restricted affordable units, restricted affordable units may be for sale or for rent.

d. **Common Interest Development with Moderate Income Restricted Affordable Units**

- i. A common interest development (such as a condominium), as defined in *California Civil Code Section 4100*, that includes at least 10% of its units for Moderate Income households will be granted a minimum density bonus of 5%. The density bonus may be increased according to the table below, up to a maximum of 35%.

MODERATE INCOME UNITS	
% of Total Units	% Density Bonus
10%	5%
11%	6%
12%	7%
13%	8%
14%	9%
15%	10%
16%	11%
17%	12%
18%	13%
19%	14%
20%	15%
21%	16%
22%	17%
23%	18%
24%	19%
25%	20%
26%	21%
27%	22%
28%	23%
29%	24%
30%	25%
31%	26%
32%	27%
33%	28%
34%	29%
35%	30%
36%	31%
37%	32%
38%	33%
39%	34%
40%	35%

- ii. Projects seeking a Density Bonus of greater than 35% may do so pursuant to Subsection F. (Housing Development Project Exceeding 35% Density Bonus) or Sec. 9.2.1.H. (*Projects Exceeding 35% Density Bonus That Do Not Meet Sec. 9.2.1.F.*)

e. **Senior Citizen Housing - For-Sale or Rental at Market-Rate**

A senior citizen housing development or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to *California Civil Code Sections 798.76* or *California Civil Code Sections 799.5* shall be granted a density bonus of 20%.

f. **Child Care**

A housing development project that conforms to the requirements of Sec. 9.2.1.D.1.a. through Sec. 9.2.1.D.1.d. and includes a child care facility located on the premises of, as part of, or adjacent to the project, will be granted either of the following:

- i. An additional density bonus that is, for purposes of calculating residential density, an increase in the floor area of the project equal to the floor area of the child care facility included in the project.
- ii. One additional incentive, as provided in Sec. 9.2.1.E. (*Additional Incentives*).

g. **Land Donation**

An applicant for a subdivision, or other residential development approval, that donates land for housing to the City of Los Angeles satisfying the criteria of *California Government Code Section 65915(h)(2)*, as verified by the Department of City Planning, will be granted a density bonus of 15%.

h. **Restricted Affordable Units Located Near Transit stop/major employment center**

In a housing development project located in or within 1,500 feet of a transit stop/major employment center, in lieu of providing the requisite number of restricted affordable units that would otherwise be required under this Section, an applicant may opt to provide a greater number of smaller restricted affordable units, provided that:

- i. The smaller restricted affordable units meet the minimum unit size requirements established by the Low Income Housing Tax Credit Program as administered by the California Tax Credit Allocation Committee (TCAC);
- ii. The total number of units in the housing development project, including density bonus units, does not exceed the maximum permitted by this Section; and
- iii. The area of the aggregate smaller restricted affordable units is equal to or greater than the square footage of the aggregate restricted affordable units that would otherwise be required under this Section.

i. Condominium Conversion

A housing development project that involves the conversion of apartments into condominiums and that includes 33% of its units restricted to households of Low Income or Moderate Income or 15% of its units restricted to households of Very Low Income will be granted a density bonus of 25% or up to three additional incentives as provided in Sec. 9.2.1.E. (*Additional Incentives*).

2. Automobile Parking

A housing development project that qualifies for a density bonus and complies with this Section may provide parking in compliance with the applicable parking provisions of *Article 4. (Development Standards)*, or with one of the applicable parking options.

a. Parking Option 1

Required parking for all dwelling units (including both unrestricted units and restricted affordable units) in the housing development project, inclusive of handicapped and guest parking, may be reduced by 33%.

b. Parking Option 2

Required parking for all unrestricted units must comply with the applicable provisions of *Article 4. (Development Standards)*. Required parking for any restricted affordable units may be reduced as set forth below.

i. One parking space per restricted affordable unit or guest room, except as follows:

- a)** Restricted affordable units or guest rooms for Low Income or Very Low Income senior citizens or disabled persons require 0.5 parking spaces for each unit; and
- b)** Restricted affordable units or guest rooms in a residential hotel require 0.25 parking spaces for each unit.

ii. Up to 40% of the required parking for restricted affordable units or guest rooms may be provided in compact parking stalls.

c. Parking Option 3

Required parking may be modified as set forth below.

- i.** 100% affordable rental projects (exclusive of a manager's unit or units) located within ½-mile of a major transit stop require 0.5 spaces per unit.
- ii.** 100% affordable rental senior projects (exclusive of a manager's unit or units) having either paratransit service or unobstructed access, within ½-mile, to fixed bus route service that operates at least 8 times per day, require 0.5 spaces per unit.

- iii. 100% affordable rental special needs projects (as defined in *Section 51312 of the Health and Safety Code*) and supportive housing projects (as defined in *Section 50675.14 of the Health and Safety Code*) having either paratransit service or unobstructed access, within 1/2-mile, to fixed bus route service that operates at least 8 times per day, shall not require any parking spaces.
- iv. Mixed-income projects consisting of the maximum number of Very Low Income or Low Income units provided for in density bonus law (which is 11 % and 20% respectively) within 1/2-mile of a major transit stop to which the project has unobstructed access require 0.5 parking spaces per bedroom.

E. Additional Incentives

1. Eligibility for Additional Incentives

To be eligible for any additional incentives, a housing development project (other than an adaptive reuse project) shall comply with the following:

- a. The facade of any portion of a building that abuts a street shall be articulated with a change of material or with a break in plane, so that the facade is not a flat surface.
- b. All buildings must be oriented to the street by providing elements such as entrances, windows, architectural features, and balconies, on the front and along any street-facing elevations.
- c. The housing development project shall not be a contributing structure in a designated Historic Preservation Overlay Zone and shall not be on the City of Los Angeles list of Historical-Cultural Monuments.
- d. The housing development project shall not be located on a Substandard Hillside Limited Street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in *Chapter 5, Article 7 (Fire Code)*.

2. Number of Additional Incentives Allowed

In addition to the density bonus and parking options identified in *Sec. 9.2.1.D. (Base Incentives - Density and Parking)*, a housing development project that qualifies for a density bonus, meets the criteria of *Sec. 9.2.1.B. (Applicability)*, and is in compliance with the eligibility criteria *Sec. 9.2.1.E.1. (Eligibility for Additional Incentives)*, shall be granted the number of incentives set forth in the table below.

NUMBER OF ADDITIONAL INCENTIVES			
Level of Affordability	Required Percentage of Restricted Units (excluding Density Bonus units)		
	1 Incentive	2 Incentives	3 Incentives
Very Low Income; or	5%	10%	15%
Low Income; or	10%	20%	30%
Moderate Income	10%	20%	30%

3. **Yard Incentive**

Up to 20% decrease in the required width or depth of any individual yard, except along any property line that abuts a property zoned with a Residential Limited, Agriculture, or Open Space Use District. The landscaping for the housing development project must be in compliance with the landscape requirements in *Article 4. (Development Standards)*.

4. **Building Coverage Incentive**

Up to 20% increase in building coverage limits, provided that the landscaping for the housing development project is in compliance with the landscape requirements in *Article 4. (Development Standards)*.

5. **Lot Width Incentive**

Up to 20% decrease in the required lot width, provided that the landscaping for the housing development project is in compliance with the landscape requirements in *Article 4. (Development Standards)*.

6. **Floor Area Ratio Incentive**

- a. An increase in the percentage of base FAR equal to the percentage of density bonus for which the housing development project is eligible, not to exceed:
 - i. 35%; or
 - ii. In lieu of the applicable base FAR, a floor area ratio not to exceed 3:1, provided:
 - a) The project site is zoned with the Commercial-Mixed Use District or Commercial Use District; and
 - b) The project site fronts on a street designated as a Boulevard or Avenue in the General Plan Mobility Element, except that a housing development project in which at least 80% of the units in a rental project are restricted affordable units or in which 45% of units in a for-sale project are restricted affordable units shall be exempt from this requirement; and
- b. The housing development project contains the requisite number of restricted affordable units to qualify for a 35% density bonus; and
- c. 50% or more of the project site is located within 1,500 feet of a transit stop/major employment center.

7. **Height Incentive**

A percentage increase in the height limit in feet equal to the percentage of density bonus for which the housing development project is eligible, except:

- a. In any zone in which the height of buildings is limited in feet, this height increase is limited to a maximum of 11 additional feet.

- b. In any zone in which the height of buildings is limited in stories but not feet, this incentive permits a maximum of one additional story.
- c. In any zone in which height is limited in both height and stories, this height increase is limited to a maximum of 11 additional feet and one additional story.
- d. No additional height is permitted for that portion of a building in a housing development project that is located within 15 feet of a property with a 2L Density District. When a lot on which a housing development project is located is adjacent to a lot with a 2L Density District, but the building is beyond 15 feet from the property line, for each one foot of additional height, the building must be set back one foot horizontally.
- e. No additional height is permitted for any portion of a building in a housing development project located on a lot sharing a common lot line with or across an alley from a lot with a 1L Density District. This prohibition does not apply if the lot on which the housing development project is located is within 1,500 feet of a transit stop; however, no additional height is permitted for that portion of a building in the housing development project that is located within 50 feet of a property with a 1L Density District.

8. Lot Amenity Space Incentive

Up to 20% decrease of the lot amenity space requirement, provided that the landscaping for the housing development project is sufficient to comply with the landscape requirements in Article 4. (*Development Standards*).

9. Density Calculation Incentive

The area of any land required to be dedicated for street or alley purposes may be included as lot area for purposes of calculating the maximum density permitted by the zone in which the housing development project is located.

10. Averaging of Floor Area Ratio, Density, Parking or Lot Amenity Space

A housing development project that is located on two or more contiguous lots may average the floor area, density, lot amenity space, and parking over the project site, provided that:

- a. The housing development project includes 11% or more of the units as restricted affordable units for Very Low Income households, or 20% or more of the units for Low Income households, or 30% or more of the units for Moderate Income households; and
- b. The proposed use is permitted by the Use District of each lot; and
- c. No further lot line adjustment or any other action that may cause the housing development project site to be subdivided subsequent to this grant is permitted.

F. Housing Development Project Exceeding 35% Density Bonus

- 1. A housing development project may be granted additional density increases beyond 35% by providing additional restricted affordable units in the following manner:

- a. For every additional 1% of the total units set aside for Very Low Income units for sale or rental, the project is granted an additional 2.5% density increase;
 - b. For every additional 1% of the total units set aside for Low Income units for sale or rental, the project is granted an additional 1.5% density increase; and
 - c. For every additional 1% set aside of the total units for Moderate Income units in for-sale projects, the project is granted an additional 1% density increase.
2. A housing development project receiving additional density increases beyond 35% is eligible to request the density, parking, and additional incentives in this Section.

G. Procedures

1. Projects with No Additional Incentives

Housing development projects requesting only the incentives outlined in *Sec. 9.2.1.D. (Base Incentives - Density and Parking)*, without any incentives outlined in *Sec. 9.2.1.E. (Additional Incentives)*, are ministerial.

2. Projects Requesting Additional Incentives

- a. Housing development projects that qualify for base incentives, request up to three additional incentives, and require no other discretionary actions, must file an application pursuant to Section 13.4.5. (Director Determination). Regardless of any other findings established in Section 13.4.5 (Director Determination), the Director of Planning must approve a density bonus and requested additional incentives unless the Director finds that:
 - i. The incentive is not required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or affordable housing rents as defined in California Health and Safety Code Section 50053; or
 - ii. The incentive will have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low Income, Low Income, and Moderate Income households. Inconsistency with the zoning or General Plan designation of a lot does not constitute a specific adverse impact upon the public health or safety.
- b. Housing development projects that request up to three additional incentives and that require other discretionary actions, shall apply the procedures in *Sec. 13A.2.10. (Multiple Approvals)*.
- c. The decision must include a separate section clearly labeled "Density Bonus/Affordable Housing Incentives Determination."

- d. Regardless of any other findings that may be applicable, the decision-maker must approve base incentives and requested additional incentives unless the decision-maker, based upon substantial evidence, makes either of the findings in *Sec. 9.2.1.G.2.a*.

3. Projects with Requests for Waiver or Modification

a. Application

Housing development projects that qualify for incentives, as outlined in *9.2.1.D. (Base Incentives - Density and Parking)*, and for which the applicant requests a waiver or modification of any Form District standard or development standard that is not included in the incentives outlined in *Sec. 9.2.1.E. (Additional Incentives)* must file an application pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*.

b. Decision

- i. The decision of the City Planning Commission on a Conditional Use Permit under this Section is final.
- ii. Regardless of any other findings that may be applicable, the decision-maker must approve base incentives and requested waiver or modification of any Form District standard or development standard unless the decision-maker, based upon substantial evidence, makes either of the findings in *Sec. 9.2.1.G.2.a*.
- iii. For housing development projects requesting waiver or modification of any Form District standard or development standard not included in the incentives outlined in *Sec. 9.2.1.E. (Additional Incentives)* that include other discretionary applications, the procedures of *Sec. 13A.2.10. (Multiple Approvals)* apply. The decision must include a separate section clearly labeled "Density Bonus/ Affordable Housing Incentives Determination."

4. Projects Exceeding a 35% Density Bonus

a. Application

The City Planning Commission may grant additional density increases beyond 35%, pursuant to *Sec. 9.2.1.F. (Housing Development Project Exceeding 35% Density Bonus)*. Applicants must file an application pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*.

b. Supplemental Findings

In addition to the findings of *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the Commission must also find that:

- i. The project is consistent with and implements the affordable housing provisions of the General Plan;

- ii. The project contains the requisite number of restricted affordable units to qualify for a full 35% density incentive based on the maximum allowable density of the project site.
- iii. The housing development project meets any applicable dwelling unit replacement requirements of *California Government Code Section 65915(c)(3)*;
- iv. The project's restricted affordable units are subject to a recorded affordability restriction of 55 years from the issuance of the Certificate of Occupancy, recorded in a covenant acceptable to the Housing and Community Investment Department, and subject to fees as set forth in *Sec. 19.14. (Fees for Enforcement of Housing Covenants)*; and
- v. The project addresses the policies and standards contained in the City Planning Commission's Affordable Housing Incentives Guidelines.

H. Projects Exceeding 35% Density Bonus That Do Not Meet Sec. 9.2.1.F.

An applicant may request additional density increases beyond 35% when the project does not meet the requirements of *Sec. 9.2.1.F. (Housing Development Project Exceeding 35% Density Bonus)* pursuant to *Sec. 13B.3.1. (Administrative Review)*.

1. Performance Standards

a. Purpose

The purpose of these performance standards is to provide for landscaping, lot amenity space, scale, bulk, height, and yards, particularly with regard to the main buildings, which are similar to those in the adjacent properties in the neighborhood, and to reduce the impacts to neighboring properties of projects using this Section. In addition, it is the purpose of these performance standards to encourage the availability of affordable housing.

b. Standards

- i. The project contains the requisite number of restricted affordable units to qualify for a 35% density bonus based on the maximum allowable density of the project site;
- ii. The housing development project complies with the standards contained in the Affordable Housing Incentives Guidelines approved by the City Planning Commission;
- iii. No buildings are higher than any main building on adjoining property;
- iv. The development meets the lot amenity space requirements of the zone;
- v. Yards, at a minimum, meet the requirements for the zone or those which apply on adjoining or abutting properties, whichever is the most restrictive;

2. Housing Development Projects Not Meeting Performance Standards

a. Application

If a proposed housing development project does not comply with the performance standards delineated in *Sec. 9.2.1.H.1.b.*, the applicant may apply for approval pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*.

b. Supplemental Finding

The proposed project substantially meets the purpose of the performance standards.

I. Records and Agreements

Prior to the issuance of a building permit, the following requirements shall be met.

1. Housing Development Projects with Senior Citizen Households

For any housing development project qualifying for a density bonus and that contains housing for senior citizens, a covenant acceptable to the Housing and Community Investment Department, or its successor agency, shall be recorded with the Los Angeles County Recorder, guaranteeing that the occupancy restriction to senior citizens will be observed for at least 55 years from the issuance of the certificate of occupancy or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program or rental subsidy program.

2. Housing Development Projects with Low or Very Low, or Extremely Low Income Households

For any housing development project qualifying for a density bonus and that contains housing for Low Income, Very Low Income, or Extremely Low households, a covenant acceptable to the Housing and Community Investment Department must be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 55 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program or rental subsidy program.

3. Housing Development Projects with Moderate Income Households - For Sale

For any housing development project qualifying for a density bonus and that contains housing for Moderate Income households for sale, a covenant acceptable to the Housing and Community Investment Department and consistent with the for sale requirements of *California Government Code Section 65915(c)(2)* must be recorded with the Los Angeles County Recorder guaranteeing that the affordability criteria will be observed for at least 10 years from the issuance of the Certificate of Occupancy.

4. **Conflicts of Duration of Affordability Covenants**

If the duration of affordability covenants provided in this Section conflicts with the duration for any other government requirement, the longest duration controls.

5. **Private Right of Enforcement**

Any covenant described in this Section must provide for a private right of enforcement by the City, any tenant, or owner of any building to which a covenant and agreement applies.

SEC. 9.2.2. TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM

A. Purpose

The purpose of this Section is to establish procedures for implementing the provisions established by Measure JJJ, as well as to increase the production of affordable housing in the City of Los Angeles, consistent with the General Plan and other City policies related to housing.

B. Applicability

This Transit Oriented Communities Affordable Housing Incentive Program (TOC Incentive Program), and the provisions contained in the TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines), shall apply to all eligible housing developments that are located within a ½-mile radius of a major transit stop, as defined in *California Public Resources Code Section 21155(b)*. Each ½-mile radius around a major transit stop shall constitute a unique Transit Oriented Communities Affordable Housing Incentive Area (TOC Area).

C. Preparation and Content of TOC Incentive Guidelines

The Director of Planning shall establish and maintain TOC Affordable Housing Incentive Program Guidelines that provide the eligibility standards, TOC incentives, and other necessary components of this TOC Incentive Program outlined in this Section. Nothing in the TOC Guidelines shall restrict any right authorized by the zone of a property. The TOC Guidelines shall be consistent with the purposes of this Section and shall include the following:

1. Eligibility for TOC Incentives

An eligible housing development located within a TOC Area shall be eligible for TOC Incentives where it:

- a. Provides minimum required percentages of on-site restricted affordable units;
- b. Meets any applicable replacement requirements of *California Government Code Section 65915(c)(3)*; and
- c. Is not using a Density Bonus or Incentives pursuant to *Sec. 9.2.1. (Density Bonus)* or *Sec. 9.3.2. (Local Affordable Housing Incentive Program)*, or other development bonuses pursuant to *California Government Code Section 65915* or any other State or local program.

2. Minimum Required Percentages of On-Site Restricted Affordable Units

- a. Minimum required percentages of on-site restricted affordable units shall be determined by the Department of City Planning and set forth in the TOC Guidelines at rates that meet or exceed 11% of the total number of dwelling units affordable to Very Low Income Households; or 20% of the total number of dwelling units affordable to Lower Income Households.

- b. The Department of City Planning shall also establish an option for an eligible housing development to qualify for the TOC Incentives by providing a minimum percentage of units for Extremely Low Income households, which shall be set at no less than 7%. In calculating the required on-site restricted affordable units, the percentage shall be based on the total final project unit count, and any number resulting in a fraction shall be rounded up to the next whole number.

3. **Labor Standards**

In creating the TOC Guidelines, the Department of City Planning shall identify incentives for projects that adhere to the labor standards required in *Ordinance No. 184745, Section 5*, provided that no such incentives will be created that have the effect of undermining the affordable housing incentives contained this Section or in *California Government Code Section 65915*.

4. **TOC Incentives**

An eligible housing development shall be granted TOC Incentives, as determined by the Department of City Planning consistent with the following:

a. **Residential Density Increase**

An eligible housing development shall be granted increased residential density at rates that shall meet or exceed a 35% increase. In establishing the density allowances, the Department of City Planning may allow adjustments to minimum square feet per dwelling unit, floor area ratio, or both, and may allow different levels of density increase depending on the Project's Density District.

b. **Parking**

An eligible housing development shall be granted parking reductions consistent with *California Government Code Section 65915(p)*.

c. **Incentives and Concessions**

An eligible housing development may be granted up to two or three incentives or concessions based upon the requirements set forth in *California Government Code Section 65915(d)(2)*.

D. **Approval of TOC Guidelines and Incentives**

The City Planning Commission shall review the TOC Guidelines and shall by vote make a recommendation to the Director of Planning to adopt or reject the TOC Guidelines.

E. **Process for Changing TOC Incentives and Eligibility**

The TOC Incentives and the required percentages for on-site restricted affordable units may be adjusted for an individual TOC Area through a Community Plan update, Transit Neighborhood Plan, or Specific Plan, provided that the required percentages for on-site restricted affordable

units may not be reduced below the percentages set forth in *Sec. 9.2.3.C.2. (Minimum Required Percentages of On-Site Restricted Affordable Units)*.

F. Procedures

Application for the TOC Incentives shall be made on a form provided by the Department of City Planning, and shall follow the procedures outlined in *Sec. 9.2.1.G. (Procedures)*.

G. Records and Agreements

Prior to issuance of a building permit for an eligible housing development, the following shall apply:

1. Housing Development Containing Rental Housing

For any eligible housing development qualifying for a TOC Incentive that contains rental housing for Extremely Low, Very Low, or Lower Income Households, a covenant acceptable to the Los Angeles Housing and Community Investment Department, or its successor agency, shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for 55 years or longer.

2. Housing Development Containing For-Sale Housing

For any eligible housing development qualifying for a TOC Incentive that contains for-sale housing, a covenant acceptable to the Los Angeles Housing and Community Investment Department, or its successor agency, and consistent with the for-sale requirements of *California Government Code Section 65915(c)(2)* shall be recorded with the Los Angeles County Recorder.

3. Duration of Covenants

Where the duration of affordability covenants provided for in this *Sec. 9.2.2.G. (Records and Agreements)* conflicts with the duration for any other government requirement, the longest duration shall control.

DIV. 9.3. **COMMUNITY BENEFITS PROGRAM**

SEC. 9.3.1. **COMMUNITY BENEFITS PROGRAM STRUCTURE**

A. **Purpose**

The purpose of this Section is to promote the production of improvements, facilities, resources, and services beyond affordable housing for the benefit and enjoyment of the general public.

B. **Applicability**

This Section shall apply to any project using an incentive program included as an available incentive program in an applicable CPIO or Specific Plan, that provides the required percentage of restricted affordable units as established in *Sec. 9.3.2. (Local Affordable Housing Incentive Program)* or public benefits as established in *Div. 9.2. (Public Benefit Incentive Programs)*, and is on a lot which allows bonus FAR, bonus height, or bonus stories.

C. **Eligibility**

A project must meet the following criteria in order to obtain additional development incentives through the programs contained in this Section:

1. **Residential Projects**

Residential projects must first use the Local Affordable Housing Incentive Program, established in *Sec. 9.3.2. (Local Affordable Housing Incentive Program)*, to its fullest extent. If there is any unused floor area, height or stories based on the bonus FAR, bonus height, or bonus stories available for the project site according to the site's applicable Form District, then a project may use the remaining development potential using one of the methods described in *Sec. 9.3.1.D. (Bonus Floor Area, Height, or Stories)* up to the maximum allowed by a lot's Form District. Using the Local Affordable Housing Incentive Program to its fullest extent means to provide the adequate number of restricted affordable units to qualify for the maximum density increase allowed by the Local Affordable Housing Program Set applicable to the lot. Calculation of the maximum density increase allowed and number of restricted affordable units required shall be based on the maximum density allowed by the project site's Density District.

2. **Non-Residential Projects**

Non-residential projects, including city-approved hotels, motels, and transient occupancy residential structures, may use any of the programs established in *Div. 9.3. (Community Benefits Program)* without first using the Local Affordable Housing Incentive Program. Bonus FAR, bonus height, or bonus stories may be awarded up to the maximum allowed in the applicable Form District. In order to use any of the Public Benefits Incentive programs in *Div. 9.3. (Community Benefits Program)*, the incentive programs must be included as an available incentive program in a lot's applicable CPIO or Specific Plan.

D. Bonus Floor Area, Height or Stories

A residential project that does not use all of the FAR, height, or stories granted by the bonus FAR, bonus height, or bonus stories of the applicable Form District, after fully using the Local Affordable Housing Incentive Program, may access the remaining FAR, height, or stories using one or more of the following methods:

1. Additional Restricted Affordable Units

Providing additional percentages of restricted affordable units above the minimum percentage required to qualify for the maximum density increase of the Local Affordable Housing Incentive Program. The amount of additional bonus density, FAR, height, or stories provided for additional percentages of restricted affordable units shall be contained in the lot's applicable CPIO or Specific Plan.

2. Public Benefits Incentive Programs

Using the one or more of the programs established in *Div. 9.3. (Community Benefits Program)*, provided that the programs are included as available incentive programs in the lot's applicable CPIO or Specific Plan.

SEC. 9.3.2. LOCAL AFFORDABLE HOUSING INCENTIVE PROGRAM

A. Purpose

The purpose of the Local Affordable Housing Incentive Program is to encourage the creation and development of restricted affordable units Citywide beyond the levels encouraged by the State Density Bonus program, and to increase the production of affordable housing units in specific areas identified in the applicable Community Plan.

B. Eligibility

1. A housing development project that includes the minimum percentage of on-site restricted affordable units required by the Local Incentive Program Set in which it is located, is entitled to receive the Incentives in *Sec. 9.3.2.C. (Base Incentives)*. The Local Incentive Program Set applicable to a lot shall be identified in the lot's applicable CPIO or Specific Plan.

LOCAL INCENTIVE PROGRAM SETS					
Set	Affordability Requirements				
	Deeply Low Income	Extremely Low Income	Very Low Income	Lower Income	Moderate
A	n/a	11%	15%	25%	n/a
B	n/a	10%	14%	23%	n/a
C	n/a	9%	12%	21%	n/a
D	n/a	7%	11%	20%	n/a
E	5%	8%	11%	20%	40%

2. A housing development project must meet any applicable housing replacement requirements of *California Government Code Section 65915(c)(3)*, as verified by the Department of Housing and Community Investment prior to the issuance of any building permit. Replacement housing units required per this Section may count towards on-site restricted affordable units requirements of *Sec. 9.3.2.B.1 (Eligibility)*.

C. Base Incentives

1. Residential Density

- a. In Local Incentive Program Sets A-D, a housing development project that includes the minimum percentage of on-site restricted affordable units outlined in *Sec. 9.3.2.B.1 (Eligibility)* shall be granted an increase in the allowable residential density as follows:

RESIDENTIAL DENSITY INCENTIVE					
Density District	Allowable Density Increase				
	Set A	Set B	Set C	Set D	Set E
2, 4	70%	60%	50%	40%	40%
6	60%	50%	50%	40%	40%
8, 12	50%	40%	40%	35%	35%
15, 20	40%	35%	35%	n/a	n/a
1L, 2L, 3L, 4L, FA	n/a	n/a	n/a	n/a	n/a

- b. Housing development projects that consist of 100% on-site restricted affordable units, exclusive of a building manager’s unit or units, shall be permitted an additional increase in density of 10 percentage points more than listed in the table above. For example, a 50% density increase will become a 60% density increase.

2. Floor Area Ratio

- a. In Local Incentive Program Sets A-D, a housing development project that includes the minimum amount of on-site restricted affordable units as outlined in *Sec. 9.3.2.B.1 (Eligibility)* shall be entitled to use the entire bonus FAR consistent with the lot’s Form District.
- b. In Local Incentive Program Set E, a housing development project that includes the minimum amount of on-site restricted affordable units shall be entitled to a 35% FAR increase.
- c. Housing development projects that consist of 100% on-site restricted affordable units, exclusive of a building manager’s unit or units, shall be permitted an additional increase of 10% of floor area more than listed above or in the applicable Form District. However, in no instance shall the FAR exceed 13:1.

3. Height

A housing development project that includes the minimum amount of on-site restricted affordable units as outlined in *Sec. 9.3.2.B.1 (Eligibility)* shall be entitled to use the entire bonus height or bonus stories as outlined in the lot’s Form District, when the Form District includes a bonus height or bonus stories metric.

4. Automobile Parking

a. Residential Parking

- i. Eligible housing development projects shall qualify for a reduced residential parking requirement according to the Local Incentive Program Set in which the lot is located, based on the table below:

AUTOMOBILE PARKING INCENTIVE	
Incentive Program Set	Parking Reduction
Set A, Set B	75% Decrease in required minimum
Set C, Set D, Set E	50% Decrease in required minimum

- ii. For a housing development project that consists of 100% on-site restricted affordable units, exclusive of a manager’s unit or units, there shall be no required parking for all residential units in the project.
- iii. For a housing development project located 750 feet or less from a transit stop, as measured from the closest point on any lot to the entrance of the station or stop, there shall be no required parking for all residential units in the project.

b. Nonresidential Parking

A housing development project with nonresidential uses located in any Local Incentive Program Set may reduce the nonresidential automobile parking requirement for any ground-floor nonresidential use by 20% of the required minimum.

c. Consistency with State Code

Parking reductions offered for housing development projects shall always be consistent with or greater than those in *California Government Code Section 65915(p)*.

D. Additional Incentives

Additional incentives, and eligibility requirements for additional incentives, shall be outlined in the applicable CPIO or Specific Plan.

E. **Process**

1. Housing development projects requesting only the incentives outlined in Sec. 9.3.2.C. (*Base Incentives*), without any additional incentives, as outlined in applicable CPIO or Specific Plan, shall be considered ministerial. No application for these projects need to be filed with the Department of City Planning.
2. Housing development projects requesting additional Incentives, as outlined in applicable CPIO or Specific Plan, shall follow the procedures in Sec. 9.2.1.G.2. (*Projects Requesting Additional Incentives*).

3. **Records and Agreements**

Housing development projects shall comply with the Records and Agreements requirements of Sec. 9.2.1.I. (*Records and Agreements*).

SEC. 9.3.3. PUBLICLY ACCESSIBLE OUTDOOR AMENITY SPACE

A. Purpose

The purpose of this Section is to encourage the development of public outdoor plazas, parks, seating areas, and other amenity spaces, on private land.

B. Applicability

If the Publicly Accessible Outdoor Amenity Space incentive program is listed as an available Incentive program in the applicable CPIO or Specific Plan, the project can obtain additional floor area as permitted by the bonus FAR by providing outdoor amenity space subject to the standards below.

C. Standards

A project is considered to be providing publicly accessible outdoor amenity space if:

1. The publicly accessible outdoor amenity space is provided on the ground level of the project site;
2. The publicly accessible outdoor amenity space shall be, at minimum, 100% of the size of the lot's minimum required lot amenity space area pursuant to the lot's Form District, including any pedestrian amenity exemption the project may qualify for. This provision may not be used in conjunction with the 25% reduction for making it publicly accessible pursuant to Sec. 2C.3.1.D. (*Lot Amenity Space; Measurement*);
3. All portions of the publicly accessible outdoor amenity space shall be contiguous; and
4. The outdoor amenity space complies with all minimum requirements contained in Sec. 2C.3.3.C. (*Pedestrian Amenity Space*) and Sec. 2C.3.3.D. (*Privately-Owned Public Space*).
5. The outdoor amenity space complies with any additional requirements set forth in the applicable CPIO.

D. Incentives

A project may obtain additional floor area, up to the project lot's bonus FAR. The amount of floor area awarded shall be in accordance to the lot's applicable CPIO or Specific Plan.

E. Process

To obtain additional floor area as outlines in the applicable CPIO or Specific Plan for providing Publicly Accessible Outdoor Amenity Space, an applicant must file an application pursuant to Sec. 13B.2.5. (*Director Determination*).

F. Records and Agreements

A covenant acceptable to the Department of City Planning must be recorded with the Los Angeles County Recorder, guaranteeing that the Publicly Accessible Outdoor Amenity Space will be maintained and remain open to the public during all required hours.

SEC. 9.3.4. **COMMUNITY FACILITIES**

A. **Purpose**

The purpose of this Section is to encourage the development of facilities and services that are necessary to the community or are of benefit to the public and the community in which the facility is located.

B. **Applicability**

If the community facilities incentive program is listed as an available incentive program in the applicable CPIO or Specific Plan, the project can obtain additional floor area by providing one or more of the community facilities below. Each community facility must be listed as an allowable incentive option in the CPIO or Specific Plan applicable to the project site.

1. **On-Site Provision of Child Care Services**

A residential, commercial, industrial, or mixed-use project may obtain additional floor area as permitted by the bonus FAR for the provision of on-site child care, subject to the following standards:

- a. The child-care facility shall be in compliance with all requirements of the *California Code of Regulations Title 22, Division 12, Chapter 1*.
- b. The child care facility shall be appropriately licensed by the California Department of Social Services.
- c. Floor area used as a child care facility or facilities shall be used for such purpose for a minimum of 10 years after the Certificate of Occupancy is issued.
- d. The floor area devoted to a child care facility shall be located on site.
- e. No Certificate of Occupancy for a project which is obtaining additional floor area for the provision of a child care facility shall be issued prior to the issuance of the Certificate of Occupancy for the child care facility required pursuant to this Section.

2. **Full-Service Grocery Store**

A residential, commercial, industrial, or mixed-use project may obtain additional floor area as permitted by the bonus FAR for the on-site provision of a full-service grocery store (food and beverage store) subject to the following standards:

- a. The grocery store shall have at least 10,000 square feet of floor area.
- b. The grocery store shall dedicate at least 25% of its floor area to perishable food items.
- c. Floor area used as a full-service grocery store shall be used for such purpose for a minimum of 10 years after the Certificate of Occupancy is issued.
- d. The floor area devoted to a full-service grocery store shall be located on-site.

- e. No Certificate of Occupancy for a project which is obtaining additional floor area for the provision of a full-service grocery store shall be issued prior to the issuance of the Certificate of Occupancy for the full-service grocery store required pursuant to this Section.
- f. The project site must be within a grocery store incentive area pursuant to the applicable CPIO or Specific Plan.

3. Health Centers

A residential, commercial, industrial, or mixed-use project may obtain additional floor area as permitted by the bonus FAR for the on-site provision of a health center, which is a facility that provides health and medical care, subject to the following standards:

- a. The health center shall be certified by the United States Department of Health and Human Services, Health Resources and Services Administration (HRSA) as a Federally Qualified Health Center (FQHC), or FQHC Look-Alike as defined by the HRSA.
- b. Floor area provided for a health center shall be used for such purpose for a minimum of 10 years after the Certificate of Occupancy is issued.
- c. The floor area used as a health center shall be located on site.
- d. No Certificate of Occupancy for a project which is obtaining additional floor area for the provision of a health center shall be issued prior to the issuance of the Certificate of Occupancy for the health center required pursuant to this Section.
- e. The project site must be within a health center incentive area pursuant to the applicable CPIO or Specific Plan.

4. Employment Centers

A project in which a minimum of 50% of the floor area permitted by the base FAR contains non-residential uses may obtain additional floor area as permitted by the bonus FAR, subject to the following standards:

- a. A minimum of 50% of the floor area permitted by the base FAR must be used for non-residential uses for a minimum of 10 years after the issuance of the Certificate of Occupancy.
- b. The project site must be within an employment centers incentive area pursuant to the applicable CPIO or Specific Plan.

5. Schools and Libraries

A residential, commercial, industrial, or mixed-use project may obtain additional floor area as permitted by the bonus FAR for the on-site provision of a public school or public library, subject to the following standards:

- a. Floor area used for a school shall be occupied by a Los Angeles Unified School District school (LAUSD), or a school approved for operation by LAUSD, and shall be properly accredited. Floor area used for a library shall be occupied by a library operated by the City of Los Angeles Library Department. The applicant must obtain a written agreement from either LAUSD or the City of Los Angeles Library Department confirming the space shall be used for a school or library
- b. Floor area used as a school or library shall be used for such purpose for a minimum of 10 years after the Certificate of Occupancy is issued.
- c. The floor area devoted to a school or library shall be located on-site.
- d. No Certificate of Occupancy for a project which is obtaining additional floor area as permitted by the Bonus FAR for the provision of a school or library shall be issued prior to the issuance of the Certificate(s) of Occupancy for the school or library required pursuant to this Section.
- e. The project site must be within a school and libraries incentive area pursuant to the applicable CPIO or Specific Plan.

6. **Social Services**

A residential, commercial, industrial, or mixed-use project may obtain additional floor area as permitted by the bonus FAR for the on-site provision of a social service center, which is a facility that provides services for the benefit of the community, subject to the following standards:

- a. The social service center must be operated by a government agency or a 501(c)(3) non-profit organization;
- b. Services are provided on a voluntary basis with an emphasis on employment services, job training, business incubation, youth development, educational services, medical and mental health care, substance abuse treatment, food aid, or other services deemed appropriate by the Director of Planning;
- c. Floor area used as for a social service center shall be used for such purpose for a minimum of 10 years after the Certificate of Occupancy is issued;
- d. The floor area devoted to a social service center shall be located on-site;
- e. No Certificate of Occupancy for a project obtaining additional floor area as permitted by the bonus FAR for the provision of a social service center shall be issued prior to the issuance of the Certificate(s) of Occupancy for the social service center required pursuant to this Section;
- f. The project site must be within a social service center incentive area pursuant to the applicable CPIO or Specific Plan.

7. Public Facilities

A residential, commercial, industrial, or mixed-use project may obtain additional floor area as permitted by the bonus FAR for the on-site provision of a public facility, which is a facility operated by a government agency for public purposes, subject to the following standards:

- a. Eligible facilities include: cultural centers, museums, police stations, fire stations, or other emergency response facilities deemed appropriate by the Director of Planning.
- b. Floor area used for a public facility shall be used for such purpose for a minimum of 10 years after the Certificate of Occupancy is issued.
- c. The floor area devoted to a public facility shall be located on-site.
- d. No Certificate of Occupancy for a project which is obtaining additional floor area as permitted by the bonus FAR for the provision of a public facility shall be issued prior to the issuance of the Certificate of Occupancy for the public facility required pursuant to this Section.
- e. The project site must be within a public facility incentive area pursuant to the applicable CPIO or Specific Plan.

C. Incentives

A project may be allowed as much additional floor area as permitted by the bonus FAR. The amount of floor area awarded shall be in accordance to the lot's applicable CPIO or Specific Plan.

D. Process

1. Application

To obtain additional development potential as allotted for in an applicable CPIO or Specific Plan for providing community facilities and improvements, an applicant must file for an application pursuant to Sec. 13B.2.5. (Director Determination).

2. Supplemental Findings

In addition to the findings required by Sec. 13B.2.5. (Director Determination), the Director must also find that the Community Facility will enhance the built environment or quality of life in the surrounding neighborhood and will perform a function or provide a service that is essential or beneficial to the community.

E. Records and Agreements

A covenant acceptable to the Department of City Planning must be recorded with the Los Angeles County Recorder, guaranteeing that the applicant, tenant, or property owner will not change the use of the portion of the building dedicated to the Community Facility for the periods outlined in Subsection B. (Applicability) from the issuance of the Certificate of Occupancy.

DIV. 9.4. GENERAL INCENTIVE PROGRAMS

SEC. 9.4.1. PERMANENT SUPPORTIVE HOUSING INCENTIVE PROGRAM

A. Purpose

1. The purpose of this Section is to facilitate the expedient production of supportive housing units meeting the established definitions and regulations, or Qualified Permanent Supportive Housing Projects, in order to provide high-quality, well-serviced and affordable housing units which are responsive to the needs of the target population.
2. This Section is intended to facilitate construction or maintenance of supportive housing units pursuant to a ministerial approval process in conformance with the State density bonus provisions in *California Government Code Section 65915*. Qualified Permanent Supportive Housing Projects are those that meet the following objectives:
 - a. Projects should be located at sites that are accessible by public transit, including paratransit.
 - b. Individual dwelling units or guest rooms should be provided with basic amenities that are sufficient to support independent living.
 - c. Sufficient non-residential floor area, as determined in *Sec. 9.4.1.B.2. (Supportive Services)*, should be made available on the subject property to provide the appropriate level of Supportive Services to the resident *target population*.

B. Applicability

In order for a Qualified Permanent Supportive Housing Project to be eligible for this Qualified Permanent Supportive Housing Incentive Program it must comply with the following requirements:

1. Use of Other Residential Incentive Programs

A Qualified Permanent Supportive Housing Project applying for another incentive program established in *Div. 9.2. (Affordable Housing Incentive Programs)*, *Sec. 9.3.2. (Local Affordable Housing Incentive Program)*, or affordable housing incentive provisions in any other Specific Plan or Supplemental District at the same location is not eligible for this incentive.

2. Supportive Services

Applicants shall provide documentation describing the supportive services that will be provided on-site and off-site. Prior to any approval of a Qualified Permanent Supportive Housing Project, the applicant shall submit information demonstrating that supportive services will be provided to residents of the project. The applicant shall indicate the name of the entity or entities that will provide the supportive services, the Local Public Agency funding sources for those services, and proposed staffing levels. If a preliminary funding commitment is needed, the applicant shall also submit a signed letter of intent from the Local Public Agency

verifying that it is providing a preliminary funding commitment for the supportive services. If no funding commitment is needed, the applicant shall demonstrate that the entity or entities that will provide the supportive services are service providers prequalified by a Local Public Agency.

3. Housing Replacement

Projects shall meet any applicable dwelling unit replacement requirements of *California Government Code Section 65915(c)(3)*, as verified by the Los Angeles Housing and Community Investment Department, or its successor agency, and all applicable monitoring fees in *Chapter 1, Article 9 (Fees)* shall be paid by the applicant prior to the issuance of any building permit.

4. On-Site Supportive Services Requirement

Non-residential floor area shall be provided for on-site supportive services in the following ratios:

- a. For Qualified Permanent Supportive Housing Projects with 20 or fewer total combined dwelling units or guest rooms, no less than 90 square feet of dedicated office space shall be provided; or
- b. For Qualified Permanent Supportive Housing Projects with greater than 20 dwelling units or guest rooms, a minimum of 3% of the total residential floor area shall be dedicated for on-site supportive services provided solely to on-site residents, including but not limited to community rooms, case management offices, computer rooms, or a community kitchen.

5. Location Requirement

The Qualified Permanent Supportive Housing Project shall be located within a High Quality Transit Area for the horizon year in the current Regional Transportation Plan/Sustainable Communities Strategy for the Southern California Association of Governments region.

6. Unit/Guest Room Requirements

Each dwelling unit or guest room shall have a private bathroom and cooking facilities containing, at minimum, a sink, refrigerator, counter space, and a hotplate or microwave. The Zoning Administrator can modify this requirement pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

7. Historic Resources

The Qualified Permanent Supportive Housing Project shall not involve a historical resource, as defined by *California Public Resources Code Section 21084.1* as determined by the Director, in consultation with the Office of Historic Resources.

C. Incentives

The grant of any incentives under this **Subsection** shall not be considered an increase in density or other change which requires any corresponding zone change, General Plan amendment, project exception or other discretionary action.

1. **Base Incentives**

A Qualified Permanent Supportive Housing Project meeting the requirements in *Sec. 9.4.1.B. (Applicability)* is eligible for the following base incentives.

a. **Minimum Lot Area per Dwelling Unit or Guest Room**

In all Density Districts except for 1L, the number of allowable dwelling units or guest rooms shall not be subject to the otherwise maximum density under any applicable zoning ordinance or Specific Plan. On any lot in Density District 15, the minimum lot area per dwelling unit or guest room shall be 500 square feet.

b. **Parking**

The following requirements shall apply to all Qualified Permanent Supportive Housing Projects:

- i. Up to 40% of the total required parking spaces may be provided by compact stalls.
- ii. No parking spaces shall be required for dwelling units or guest rooms restricted to the target population.
- iii. For projects located within ½-mile of a transit stop, or of a major transit stop as defined in *California Public Resources Code, Section 21155(b)*, no more than 0.5 parking spaces shall be required for each income-restricted dwelling unit or guest room not occupied by the target population. Otherwise, no more than 1 parking space shall be required for each restricted affordable unit or guest room not occupied by the target population.
- iv. One parking space for every 20 dwelling units or guest rooms shall be required for the purpose of accommodating guests, supportive services, and case management.
- v. For projects located in the Downtown Community Plan, no parking space shall be required for dwelling units or guest rooms dedicated or set aside for households that earn less than 50% of the Area Median Income as determined by the Los Angeles Housing and Community Investment Department.
- vi. Parking reductions offered for Qualified Permanent Supportive Housing Projects shall always be consistent or greater than those in *California Government Code Section 65915(p)*.
- vii. If the parking requirements applicable to the project site pursuant to *Article 4. (Development Standards)* are less than the parking required by one of the applicable parking options in this Subsection, an applicant may use the parking requirements of *Article 4. (Development Standards)*.

c. Floor Area

Areas designated exclusively for supportive services use or public areas accessible to all residents, including those for residential or supportive services uses, shall not be considered as floor area of the building for the purposes of calculating the total allowable floor area. The floor area shall be measured to the center line of wall partitions between public and non-public areas.

d. Conversion or Replacement of Existing Residential Hotel Use

Despite the provisions of the applicable Use District, a Qualified Permanent Supportive Housing Project developed pursuant to this Section shall be permitted when the project is converted from, or is a replacement of a Residential Hotel as defined in *Chapter 4, Section 47.73.S. (Definitions)*, and is a continuation of an existing residential use. The replacement shall comply with the provisions of *Chapter 4, Article 7.1. (Residential Hotel Unit Conversion and Demolition)* as approved by the Los Angeles Housing and Community Investment Department. The total number of dwelling units or guest rooms may be increased as part of the conversion or replacement. This paragraph shall not apply to a Residential Hotel located on a lot in Density District 20 or more restrictive.

e. Guest Rooms

For the purpose of this Section, a guest room may contain cooking facilities including a sink, refrigerator not exceeding 10 cubic feet, counter space not exceeding 10 square feet, and a hotplate or microwave.

2. Additional Incentives

A Qualified Permanent Supportive Housing Project meeting the requirements in *Sec. 9.4.1.B. (Applicability)* is eligible for any combination of up to 5 additional incentives described below, as applicable.

a. Yard

A Qualified Permanent Supportive Housing Project may obtain up to 20% decrease in the any required yard, and all adjustments to individual yards may be combined to count as one incentive, except that:

- i.** The project must still provide landscaping sufficient to comply with the landscape requirements in *Article 4. (Development Standards)*.
- ii.** No reduction is permitted along a property line that abuts a property in Density District 1L or any Open Space Use District.
- iii.** In Residential Use Districts, the resulting front yard may not be less than the average of the front yards, as measured to the main building, of adjoining lots along the same street face. If located on a corner lot or adjacent to a vacant lot, the front yard may

align with the facade of the adjacent building along the same front lot line, and may result in more or less than a 20% decrease in the required yard. If there are no adjacent buildings, no reduction is permitted.

b. Building Coverage

Up to 20% increase in building coverage limits, provided that the landscaping for the Qualified Permanent Supportive Housing Project is sufficient to provide 10% more than otherwise required by *Article 4. (Development Standards)*.

c. Floor Area Ratio

- i. Up to 35% increase in the base FAR.
- ii. On lots in Density District 15, up to a 20% increase in the base FAR.
- iii. In lieu of the otherwise applicable FAR, floor area may not to exceed 3.0 FAR, provided the lot is in a Commercial Use District or Commercial-Mixed Use District.

d. Height

Up to 35% increase in the maximum allowable height in feet, applicable over the entire lot regardless of any of the lower underlying height limits. In any Form District in which the height or number of stories is limited, this provision shall permit a maximum height increase of one additional story up to 11 feet. For the purposes of this height incentive, other transitional height requirements in this Chapter shall not apply. In their place, the following transitional height requirements shall be applied:

- i. When adjacent to or across an alley from lots with in Density District 1L or 2L, the building's height shall be stepped-back within a 45 degree angle as measured from a point 25 feet above grade at the property line.



- ii. On lots in Density District 15, when adjacent to or across an alley from lots in Density District 1L or 2L, the building's height shall be stepped-back within a 45 degree angle as measured from a point 20 feet above grade at the property line.



e. **Lot Amenity Space and Residential Amenity Space**

Up to 20% decrease in the required lot amenity space and residential amenity space, provided that the landscaping for the Qualified Permanent Supportive Housing Project is sufficient to provide 10% more than otherwise required by *Article 4. (Development Standards)*.

f. **Averaging of Floor Area Ratio, Parking**

Lot amenity space, or residential amenity space. A Qualified Permanent Supportive Housing Project that is located on two or more contiguous lots may average the floor area, lot amenity space, residential amenity space, and parking over the project site, provided that:

- i. The proposed use is permitted by the underlying zone of each lot; and
- ii. No further lot line adjustment or any other action that may cause the Qualified Permanent Supportive Housing Project site to be subdivided subsequent to this grant shall be permitted.

g. **Ground Floor Use**

Where non-residential floor area is required by a zoning ordinance, Specific Plan, Community Plan, or other set of standards, that requirement may be satisfied by any active ground floor use such as community rooms, resident amenities, supportive service areas, or lot amenity space.

h. **Other Development Standard**

Up to a 20% relief may be provided from one other development standard not described in this Section, as that term is defined in *California Government Code Section 65915(o)(1)*.

D. Process

1. **Qualified Permanent Supportive Housing Projects Meeting All Applicability Requirements**

To use an incentive, as outlined in *Sec. 9.4.1.C. (Incentives)*, an applicant must file pursuant to *Sec. 13B.3.1. (Administrative Review)*.

a. **Application Material**

All applications shall be reviewed for compliance with the definitions in this Section, applicability requirements in *Sec. 9.4.1.B. (Applicability)*, and compliance with the applicable incentive standards in *Sec. 9.4.1.C. (Incentives)*. The application shall be approved by the Department of City Planning if the applicable standards of this Section are met.

b. **Notification of Application**

Despite the provisions of *Sec. 13B.3.1. (Administrative Review)*, the following requirements shall be completed at least 30 days prior to the Department of City Planning's approval of the Qualified Permanent Supportive Housing Project:

- i. The Department shall send written notices of the Qualified Permanent Supportive Housing Project application by U.S. mail to the abutting property owners, applicable Neighborhood Council and the Council District Office of the site; and
- ii. The applicant shall post, in a conspicuous place near the entrance of the property, a public notice of the Qualified Permanent Supportive Housing Project application. The applicant shall submit proof of posting to the Department, which includes submission of a completed public notice form provided by the Department and photographs of the posted notice.

c. **Additional Waivers**

The City may not apply a development standard that will physically preclude the construction of the Qualified Permanent Supportive Housing Project. Applicants may request additional waivers pursuant to the procedures described in Subdivision *Sec. 9.2.1.G.3. (Projects with Requests for Waiver or Modification)*. The Zoning Administrator may modify or exempt the applicability requirements for Qualified Permanent Supportive Housing Projects in *Sec. 9.4.1.B.4. (On-Site Supportive Services Requirement)*, *Sec. 9.4.1.B.5. (Location Requirement)*, *Sec. 9.4.1.B.6. (Unit/Guest Room Requirements)*, and *Sec. 9.4.1.B.7. (Historic Resources)*, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, when the applicant can demonstrate that the project remains consistent with the purpose of those standards.

E. Records and Agreements

Prior to the issuance of any building permit for a Qualified Permanent Supportive Housing Project, the applicant shall record a covenant acceptable to the Los Angeles Housing and Community

Investment Department that reserves and maintains the total combined number of dwelling units and guest rooms designated as restricted affordable for at least 55 years from the issuance of the Certificate of Occupancy.

SEC. 9.4.2. INTERIM USE OF MOTELS FOR SUPPORTIVE HOUSING OR TRANSITIONAL HOUSING

A. Purpose

The purpose of this Section is to facilitate the interim use of existing transient residential structures, such as motels, lodging, apartment hotels, and transient occupancy residential structures, as supportive housing or transitional housing for persons experiencing homelessness or those at risk of homelessness. Under this Section, the structure may return to its previous use, or any use consistent with the underlying zoning, upon termination of the interim supportive housing or transitional housing use.

B. Applicability

An Interim Motel Housing Project is eligible for conversion to supportive housing or transitional housing for persons experiencing homelessness or those at risk of homelessness if they meet the following requirements:

1. Certificate of Occupancy

The structure has a Certificate of Occupancy as a motel, lodging, apartment hotel, or transient occupancy residential structure;

2. Use of Units

All dwelling units and guest rooms in the structure must be used for supportive housing or transitional housing or a combination of both;

3. No Additions

The Interim Motel Housing Project does not increase or add floor area or expand the building footprint or height;

4. No Expansion of Use

The Interim Motel Housing Project does not increase the total combined number of dwelling units or Guests Rooms;

5. Permitted Use

Any floor area used for on-site supportive services shall be considered accessory to the residential use;

6. **Supportive Service Area**

For every 20 dwelling units or guest rooms, a minimum of one dedicated office space shall be provided for the provision of on-site supportive services, including case management. A minimum of one dedicated office space shall be provided for Interim Motel Housing Projects with fewer than 20 total combined dwelling units or guest rooms. Any floor area dedicated to supportive services may be provided on-site within an existing building, but shall not exceed 10% of the total floor area of the building.

7. **Supportive Services Contract**

The applicant provides a copy of an executed contract agreement between the Local Public Agency, the provider of the supportive housing or transitional housing, and the Interim Motel Housing Project applicant for the provision of on-site supportive housing or transitional housing, or a combination of both; proof that the applicant has received funding from a Local Public Agency; and proof that the supportive housing or transitional housing contract is in effect.

8. **Residential Hotel Ordinance**

If structures or units are subject to the provisions of *Chapter 4, Article 7.1. (Residential Hotel Unit Conversion and Demolition)* on the date of the Interim Motel Housing Project application, they shall remain subject to all requirements and restrictions in *Chapter 4, Article 7.1. (Residential Hotel Unit Conversion and Demolition)* during the Supportive Housing or Transitional Housing contract.

9. **Historic Building**

An Interim Motel Housing Project shall not involve alteration of an historic character defining feature identified in a nomination or a survey for any project affecting a property listed in or formally determined eligible for a National, State or local historic register, individually or as a contributor to a historic district, unless the Director in consultation with the Office of Historic Resources determines the proposed alteration will not adversely impact the property's historic eligibility.

C. **Incentives**

Interim Motel Housing Projects shall not be subject to any otherwise applicable zoning ordinance, Specific Plan, or other overlay district regulations, including, but not limited to, the following:

1. **Minimum Area per Dwelling Unit or Guest Room**

Interim Motel Housing Projects shall not be considered an increase in density or other change which requires any corresponding discretionary action. A structure, regardless of any nonconforming status as to the area and density regulations of the underlying zone, may be used for an Interim Motel Housing Project.

2. Off-Street Automobile Parking

Interim Motel Housing Projects shall be exempt from the provisions of *Article 4. (Development Standards)* during the supportive housing or transitional housing contract, however, the Interim Motel Housing Project shall maintain and not reduce the number of on-site parking spaces existing on the date of the Interim Motel Housing Project application.

3. Use

Despite the provisions of the underlying Use District or any nonconforming use provision to the contrary, an Interim Motel Housing Project shall be permitted.

4. Minor Interior Alterations for Cooking Facilities

Approved Interim Motel Housing Project applicants may make minor interior alterations adding cooking facilities, including a sink, a refrigerator not exceeding 10 cubic feet, counter space not exceeding 10 square feet, and a hotplate or microwave, to guest rooms. In the event a structure is returned to the motel or hotel use in accordance with *Sec. 9.4.2.D.3. (Termination of Supportive Housing or Transitional Housing Contract)*, the motel or hotel may maintain any guest rooms with added cooking facilities.

5. Preservation of Nonconforming Rights

Upon termination of the supportive housing or transitional housing use, in accordance with *Sec. 9.4.2.D.3. (Termination of Supportive Housing or Transitional Housing Contract)*, any structure that is nonconforming as to area or use regulations or any other zoning code requirements may return to the use and condition, authorized by a Certificate of Occupancy, existing on the date of the Interim Motel Housing Project application, despite any physical alterations to the subject property. Any floor area used for supportive services may be returned to use as guest rooms or dwelling units, or may be converted to accessory amenity spaces, so long as the total number of dwelling units or guest rooms do not exceed the number approved on the Certificate of Occupancy existing at the time of the application for Interim Motel Housing Project.

D. Process

1. Department of Building and Safety Review

Interim Motel Housing Projects shall be approved by the Department of Building and Safety if the applicability requirements of *Sec. 9.4.2.B. (Applicability)*, and the standards described in Subsection C. (Incentives) are met, and the incentives described in *Sec. 9.4.2.C. (Incentives)* shall be granted.

2. Residential Hotel Ordinance

Interim Motel Housing Project applicants seeking to convert structures subject to the Residential Hotel Ordinance pursuant to *Chapter 4, Article 7.1. (Residential Hotel Unit*

Conversion and Demolition) must also submit an application using the process described in *Chapter 4, Section 47.78. (Application for Clearance)*.

3. **Termination of Supportive Housing or Transitional Housing Contract**

Upon any termination of the supportive housing or transitional housing contract, the following shall apply:

- a. The Interim Motel Housing Project applicant shall be required, within 90 days, to notify the Department of Building and Safety and to complete one of the following:
 - i. Submit an application to the Department of Building and Safety to return to the use, authorized by a Certificate of Occupancy, existing on the date of the Interim Motel Housing Project application, or to any use permitted by the current zoning regulations; or
 - ii. Provide a copy of a new executed contract agreement to the Department of Building and Safety in accordance with the requirements in *Sec. 9.4.2.B.7. (Supportive Services Contract)* to begin a new contract term for provision of Supportive Housing or Transitional Housing.

4. **Residential Hotel Ordinance**

The number of residential units, as defined in *Chapter 4, Section 47.73.T. (Definitions)*, at each participating structure of an Interim Motel Housing Project which has been converted to structures subject to *Chapter 4, Article 7.1. (Residential Hotel Unit Conversion and Demolition)* shall be identical to the number of units originally determined by the Housing and Community Investment Department to be residential units pursuant to *Chapter 4, Section 47.76. (Residential Unit Status Determination)* or any subsequent number approved as part of an application using the process described in *Chapter 4, Section 47.78. (Application for Clearance)*.

5. **Modifications to Interim Motel Housing Project Applicability Requirements**

The Zoning Administrator may modify or exempt the applicability requirements for Interim Motel Housing Projects in *Sec. 9.4.2.B.6 (Supportive Service Area)* and *Sec. 9.4.2.B.9 (Historic Building)*, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, when the applicant can demonstrate that the project remains consistent with the purpose of those standards.

SEC. 9.4.3. **ELDERCARE FACILITIES INCENTIVE PROGRAM**

A. **Purpose**

The purpose of this Section is to provide development standards for Alzheimer's and dementia housing, assisted living, senior independent living and skilled nursing home, and create a single process for approvals and facilitate the processing of applications of eldercare facilities. These facilities provide much needed services and housing for the growing senior population of the City of Los Angeles.

B. Applicability

An Eldercare Facility Project located on a lot or lots in any Agricultural, Residential, Commercial, or Commercial-Mixed Use District.

C. Incentives

1. Zoning District Requirements

The Zoning Administrator may permit an Eldercare Facility Project that does not meet the Use District, Density District, or height provisions of the Form District contained in this Chapter, or the requirements of any Specific Plan, Supplemental District, or Citywide regulation adopted or imposed by City action.

2. Development of Site

New buildings or structures may be erected, enlargements may be made to existing buildings, and the existing housing types within the Eldercare Facility Project may be extended on the approved site, provided that development plans are submitted to and approved by the Zoning Administrator. The Zoning Administrator may disapprove the plans if it is found that the use does not conform to the purpose and intent of the findings required for an Eldercare Facility under this Section, and may specify the conditions under which the plans may be approved.

3. Change of Use

No housing type within an Eldercare Facility Project may be changed to a different housing type unless the new housing type is subsequently approved. The Zoning Administrator may approve changes to the number of dwelling units, guest beds, guest rooms, or floor area provided that a minimum of 75% of the floor area, exclusive of common areas, shall consist of senior independent housing and assisted living care housing.

D. Procedures

1. Permit

The Zoning Administrator may permit an Eldercare Facility Project using the Incentives outlined in *Sec. 9.4.3.C. (Incentives)* pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

2. Supplemental Findings

In addition to the findings set forth in *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall not grant the approval unless it is also found that:

- a. The strict application of the land use regulations on the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations;
- b. The Eldercare Facility Project shall provide services to the elderly such as housing, medical services, social services, or long-term care to meet citywide demand; and

- c. The Eldercare Facility Project shall not create an adverse impact on street access or circulation in the surrounding neighborhood.

SEC. 9.4.4. **NON-PERMITTED DWELLING UNITS WHERE AFFORDABLE HOUSING IS PROVIDED**

A. **Purpose**

The purpose of this Section is to further health and safety standards in multifamily buildings and preserve and create affordable housing units by establishing procedures to legalize certain pre-existing non-permitted dwelling units in conformance with the State Density Bonus provisions in *California Government Code Section 65915*.

B. **Process**

The applicant shall submit an application on a form developed by the Department of City Planning that contains basic information about the project, the owner or applicant and conformance with this section. The Director of Planning shall review all applications for compliance with the eligibility criteria in *Sec. 9.4.4.C. (Applicability)*. The application shall be approved by the Director of Planning if the eligibility criteria and performance standards of this Section are met.

C. **Applicability**

A structure with a non-permitted dwelling unit or guest room located in all Density Districts, except for Density District 1L, is eligible for the provisions of this section when the following criteria are met:

1. **Pre-Existing Unit**

The unit to be legalized has been occupied as a residential unit at any time between December 11, 2010, and December 10, 2015. Examples of the types of evidence to establish occupancy include, but are not limited to: an apartment lease; utility bill; Rent Stabilization Ordinance (RSO) Rent Registration Certificate; code enforcement case documentation (for example, Orders to Comply); or other evidence identified on the application form and made available for public inspection in the case file.

2. **Restricted Affordable Units**

At least one additional restricted affordable unit is being provided on the project site. A restricted affordable unit is defined for the purposes of this Section as a residential unit for which rental or mortgage amounts are restricted so as to be affordable to and occupied by Very Low Income, Low Income or Moderate Income households, as those income ranges are defined by the California Department of Housing and Community Development (HCD). Affordable means that rents or housing expenses cannot exceed 30% of the maximum gross income of each respective household income group. Moderate Income units may be used, provided the project is not located in a Low-Moderate Census Tract pursuant to the Community Reinvestment Act.

3. Performance Standards

The property shall meet the following performance standards:

a. Front Yard Landscaping

All portions of the required front yard not used for necessary driveways and walkways, including decorative walkways, are landscaped and maintained, and not otherwise paved.

b. Lighting

Security night lighting is shielded so that the light source cannot be seen from adjacent residential properties.

c. Parking Area

Any surface parking areas are landscaped pursuant to the requirements of *Article 4. (Development Standards)*.

d. Signs

Any illegal signs shall have been removed.

e. Code Violations

The project site must not have any outstanding code violations other than those being addressed by the application under this Section.

f. Building Area Expansion Without a Permit

The units to be legalized shall not result or have resulted in expansion of the building footprint or height without a permit, except that additions of less than 250 square feet, not resulting in any additional height, may be permitted, provided the addition is not located on the building frontage adjoining the front yard. The purpose of this standard is to limit exterior alterations to those that are minor and do not have a significant impact on the visual character of the building or neighborhood.

g. Alternative Compliance

If compliance with *Sec. 9.4.4.C.3. (Performance Standards)* is not met, the applicant may request approval from the Zoning Administrator pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

D. Incentives

A property meeting the eligibility criteria above must comply with all applicable zoning codes, except:

1. The grant of permitted status to pre-existing non-permitted units under this Section shall not be considered an increase in density or other change which requires any corresponding zone change, General Plan amendment, Specific Plan exception pursuant to *Sec. 13B.4.5. (Project Exception)*, or discretionary action.
2. The number of allowable dwelling units or guest rooms can be increased up to 35% over the otherwise maximum allowable residential density under any applicable zoning ordinance or Specific Plan, depending on the percentage of restricted affordable units provided in the building, pursuant to the density bonus charts in *California Government Code Section 65915(f)*. These charts may be extended proportionally to permit both a density increase and an affordable set-aside less than what is shown on the charts.
3. For properties which have more permitted units than are allowed under current maximum allowable density, an increase in current maximum allowable density beyond 35% may be authorized as long as the project offers sufficient restricted affordable units to achieve at least a 35% density bonus pursuant to the density bonus charts in *California Government Code Section 65915(f)*, and the increase in number of units does not exceed 35% of the number of permitted units on the property. Notwithstanding the actual number of permitted units on the property, the base number of units for calculating the percentage of restricted affordable units shall be the units allowed by the current maximum residential density.
4. A property containing one structure with two permitted dwelling units in all Density Districts, except for Density District 1L, may legalize a third unit as long as one of the units is a restricted affordable unit, even if the third unit increases the density by more than 35%.
5. An applicant may choose any one of the following methods of calculating required parking, if applicable, in conjunction with the bicycle parking provisions in *Article 4. (Development Standards)*:
 - a. Parking may be recalculated for all units in the project (not just the restricted units) using Parking Option 1 in *Sec. 9.2.1. (Density Bonus)*;
 - b. Parking may be calculated by maintaining all existing parking and providing additional parking just for the newly legalized units in accordance with Parking Option 2 in *Sec. 9.2.1. (Density Bonus)* as long as one restricted affordable unit or dwelling unit for Low Income individuals who are 62 years of age or more, or who has a physical or mental impairment that limits one or more major life activities is provided for each legalized unit; or
 - c. Parking may be calculated by maintaining all existing parking and providing additional parking at a ratio of 0.5 parking spaces per bedroom for the newly legalized units for a project located within ½-mile of a major transit stop, which is a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute period or a major transit stop included in the applicable Regional Transportation Plan/Sustainable Community Strategy (RTP/STS).

- d. If the net new number of required parking spaces is other than a whole number, it shall be rounded up to the next whole number.
6. The applicant shall be eligible for up to three concessions or incentives in accordance with *California Government Code Section 65915(d)(2)*, depending on the percentage of restricted affordable units provided. For the purposes of this Section, a concession or incentive means a reduction in a site development standard or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission, including, but not limited to, a reduction in lot amenity space requirements and in the ratio of vehicular parking spaces that would otherwise be required.

E. Additional Incentives

1. The City may not apply a development standard that will physically preclude the legalization of a project which meets the eligibility criteria of *Sec. 9.4.4.C. (Applicability)* at the densities or with the concessions or incentives permitted by this Section. Development standards, include, but are not limited to: a site condition; a height limitation; a setback requirement; a floor area ratio; an lot amenity space requirement; or a parking ratio that applies to a residential development pursuant to any ordinance, General Plan element, Specific Plan, charter, or other local condition, law, policy, resolution, or regulation. Development standards do not include conditions imposed through discretionary approvals. Incentives shall not be used to exempt compliance with performance standards.
2. The street dedication provisions of *Article 10 (Streets and Parks)* shall not apply when units are legalized under this Section.

F. Relationship to the Affordable Housing Incentive Guidelines

The City's Affordable Housing Incentive Guidelines shall not apply to projects under this Section.

G. Records and Agreements

Prior to the issuance of any building permit, a covenant acceptable to the Los Angeles Housing and Community Investment Department, or its successor agency, shall be recorded with the Los Angeles County Recorder, guaranteeing that each required restricted affordable unit shall be reserved and maintained for at least 55 years from the issuance of the Certificate of Occupancy.

SEC. 9.4.5. DOWNTOWN ADAPTIVE REUSE PROJECTS

A. Purpose

The purpose of this Section is to revitalize the Downtown Community Plan Area, and implement the General Plan by facilitating the conversion of older, economically distressed, or historically significant buildings to apartments, live/work units, offices, or visitor-serving facilities. This will help to reduce vacant space as well as preserve Downtown's architectural and cultural past and encourage the development of a live/work and residential community Downtown, creating a

more balanced ratio between housing and jobs in the region's primary employment center. This revitalization will also facilitate the development of a "24-hour city" and encourage mixed commercial and residential uses in order to improve air quality and reduce vehicle trips and vehicle miles traveled by locating residents, jobs, hotels, and transit services near each other.

B. Applicability

The provisions of this Section shall apply to adaptive reuse projects in all or any portion of the following buildings in the Downtown Community Plan Area:

1. Prior to July 1, 1974

Buildings constructed in accordance with building and zoning codes in effect prior to July 1, 1974. A Certificate of Occupancy, building permit, or other suitable documentation may be submitted as evidence to verify the date of construction.

2. On or After July 1, 1974

Buildings constructed in accordance with building and zoning codes in effect on or after July 1, 1974, if 5 years have elapsed since the date of issuance of final Certificates of Occupancy.

3. Historic Buildings

Buildings designated on the National Register of Historic Places, the California Register of Historical Resources, or the City of Los Angeles List of Historic-Cultural Monuments. Contributing Buildings in National Register Historic Districts or Contributing Structures in Historic Preservation Overlay Zones (HPOZ) established pursuant to *Div 13B.8. (Historic Preservation)* are also eligible buildings.

4. Parking Structures

Any parking garage or structure, or parking area of any existing building, with a Certificate of Occupancy which was issued at least 10 years prior to the date of application.

C. Incentives

Despite any other provisions of this Chapter to the contrary, Downtown adaptive reuse projects shall be entitled to the incentives set forth below. These incentives shall not apply to any new floor area that is added to an adaptive reuse project unless otherwise stated.

1. Project Review

Adaptive reuse projects shall be exempt from the requirements set forth in *Sec. 13B.2.4. (Project Review)*.

2. Loading Space

If no loading space is provided, then a loading space shall not be required pursuant to *Article 4. (Development Standards)*.

3. Floor Area

a. Existing Floor Area

Existing floor area which exceeds that permitted by the zone, Specific Plan, supplemental Use District, or any other land use regulation shall be permitted.

b. Floor Area Exemptions

The following actions shall not be considered as adding new floor area that enlarges an eligible building, but shall be considered part of an adaptive reuse project entitled to benefit from the incentives:

- i. Changing the use of any existing area of an eligible building that is not included in the definition of floor area in *Article 14. (General Rules)*, to any use permitted in the underlying Use District. Demolishing and removing any interior existing portion of an eligible building for the construction of any new use permitted in the underlying Use District shall not exceed the area of the existing portion demolished, and must be located within the same building's existing exterior walls and below the existing roof.
- ii. The conversion of existing parking areas of garages or structures as long as the conversion remains within the existing exterior walls of the garage or structure.

c. New Rooftop Structures

The construction of new structures on the existing roof, as long as the new rooftop structures:

- i. Do not exceed one story; and
- ii. Comply with the height requirements of the zone.

d. Lot Amenity Space Areas Created by Reusing Existing Portions of a Building

Balconies, patios, terraces, recreation and fitness rooms, pools, gardens, and other lot amenity space areas that are created by reusing existing portions of an eligible building. Such existing portions may include interior space, lobbies, fire escapes, rooftops, mechanical rooms, elevator shafts, stair shafts, elevator penthouses, or other existing portions of an eligible building, either above or below the existing roof, shall not be considered new floor area.

e. Mezzanines

Mezzanines, or loft spaces in dwelling units, guest rooms, or joint living and work quarters which do not exceed more than 33% of the floor area of the space below shall not be considered new floor area.

f. **Basements**

Reusing or changing the use of existing portions of an eligible building that are below grade shall not be considered new floor area.

g. **Floor Area Averaging**

Floor area may be averaged as part of a unified adaptive reuse project.

h. **Historic Buildings**

Any existing or new floor area within an existing structure identified by SurveyLA, or any qualified historic resource survey, as a contributing structure, or designated as historic in a local, state or Federal Register of Historic Places, that is maintained on site and incorporated into a unified adaptive reuse project shall be excluded from the calculation of total floor area up to a maximum of 1.5 FAR.

4. **Height**

Existing height in excess of that permitted by the zone, Specific Plan, supplemental Use District, or any other land use regulation shall be permitted.

5. **Loading Space**

Where a loading space is provided, it shall be maintained. If no loading spaces exist, then a loading space shall not be required in conjunction with the development of an adaptive reuse project.

6. **Density**

Dwelling units, guest rooms, and joint living and work quarters shall not be subject to the lot area requirements of the lot's Density District.

D. **Standards**

No additional standards apply to adaptive reuse projects subject to this Section.

E. **Process**

1. **Buildings Built Prior to July 1, 1974**

Adaptive reuse projects involving buildings constructed in accordance with building and zoning codes in effect prior to July 1, 1974 shall be approved by the Department of Building and Safety if the requirements of *Sec. 9.4.5.B. (Applicability)*, and the standards described in *Sec. 9.4.5.C. (Incentives)* and *Sec. 9.4.5.D. (Standards)* are met, and the incentives described in *Sec. 9.4.5.C. (Incentives)* shall be granted.

2. **Building Built On or After July 1, 1974**

a. **Approval**

Adaptive reuse projects involving buildings constructed in accordance with building and zoning codes in effect on or after July 1, 1974, may be approved by the Zoning Administrator, pursuant to *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, if the requirements of *Sec. 9.4.5.B. (Applicability)*, and the standards described in *Sec. 9.4.5.C. (Incentives)* and *Sec. 9.4.5.D. (Standards)* are met, and the incentives described in *Sec. 9.4.5.C. (Incentives)* shall be granted.

b. **Supplemental Finding**

In addition to the findings in *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, the Zoning Administrator must also find that the building is no longer economically viable in its current use or uses.

SEC. 9.4.6. **CITYWIDE ADAPTIVE REUSE PROJECTS**

A. **Purpose**

The purpose of this Section is to encourage and facilitate the conversion and retention of existing, or historically significant buildings, and conversion between uses permitted or conditionally permitted by the designated Use District of the property. The goal is to reduce vacant space, as well as preserve the City's architectural and cultural past, and encourage the sustainable practice of retaining the inherent energy that goes into the construction of existing buildings. This practice has demonstrated its effectiveness as a revitalization tool that encourages the use of underused buildings and the creation of new dwelling units.

B. **Applicability**

The provisions of this Section shall apply to adaptive reuse projects outside the Downtown Community Plan Area and the Adaptive Reuse Incentive Areas Specific Plan, in any Commercial or Commercial-Mixed Use District, or on any lot, regardless of Use District, in Density District 2 or FA, in the following buildings:

1. **Prior to July 1, 1974**

Buildings constructed in accordance with building and zoning codes in effect prior to July 1, 1974. A Certificate of Occupancy, building permit, or other suitable documentation may be submitted as evidence to verify the date of construction.

2. **On or After July 1, 1974**

Buildings constructed in accordance with building and zoning codes in effect on or after July 1, 1974, if 5 years have elapsed since the date of issuance of final Certificates of Occupancy.

3. **Historic Buildings**

Buildings designated on the National Register of Historic Places, the California Register of Historical Resources, or the City of Los Angeles List of Historic-Cultural Monuments. Contributing Buildings in National Register Historic Districts or Contributing Structures in Historic Preservation Overlay Zones (HPOZ) established pursuant to *Div. 13B.8. (Historic Preservation)* are also eligible buildings.

4. **Parking Structures**

Any parking garage or structure, or parking area of any existing building built at least 10 years prior to the date of application in excess of the minimum parking required by this Chapter.

C. **Incentives**

The Zoning Administrator may grant, modify or deny some or all of the incentives established below to adaptive reuse projects proposed pursuant to this Section. Furthermore, the Zoning Administrator shall have the authority to grant any other incentives or exceptions from the requirements of this Chapter required to permit adaptive reuse projects proposed pursuant to

this Section, including but not limited to the authority to permit dwelling units, guest rooms and joint living and work quarters in adaptive reuse projects, despite the nonconforming provisions of *Article 12. (Nonconformities)*. Despite any other provisions of this Chapter to the contrary, adaptive reuse projects shall be entitled to the incentives set forth below. These incentives shall not apply to any new floor area that is added to an adaptive reuse project, unless otherwise stated.

1. Project Review

Adaptive reuse projects shall be exempt from the requirements set forth in *Section 13B.2.4. (Project Review)*.

2. Loading Space

If no loading space is existing, then a loading space shall not be required pursuant to *Article 4. (Development Standards)*.

3. Floor Area

a. Existing Floor Area

Existing floor area which exceeds that permitted by the zone, Specific Plan, supplemental Use District, or any other land use regulation shall be permitted.

b. Floor Area Exemptions

The following actions shall not be considered as adding new floor area that enlarges an eligible building, but shall be considered part of an adaptive reuse project entitled to benefit from the incentives:

- i. Changing the use of any existing area of an eligible building that is not included in the definition of floor area in *Article 14 (General Rules)*, to any use permitted in the underlying Use District. Demolishing and removing any interior existing portion of an eligible building for the construction of any new use permitted in the underlying Use District shall not exceed the area of the existing portion demolished, and must be located within the same building's existing exterior walls and below the existing roof.
- ii. The conversion of existing parking areas of garages or structures as long as the conversion remains within the existing exterior walls of the garage or structure.

c. New Rooftop Structures

The construction of new structures on the existing roof, as long as the new rooftop structures:

- i. Do not exceed one story;
- ii. Comply with the height requirements of the zone; and

iii. Are not used for dwelling units, guest rooms, or joint living and work quarters, but must be used solely for accessory uses or residential amenity space. However, the existing roof of an eligible building may be used as the top level of a multiple-level dwelling units, guest rooms, or joint living and work quarters. However, no complete and separate dwelling units, guest rooms, or joint living and work quarters may be constructed on the existing roof of an eligible building.

d. **Lot Amenity Space Areas Created by Reusing Existing Portions of a Building**

Balconies, patios, terraces, recreation and fitness rooms, pools, gardens, and other lot amenity space areas that are created by reusing existing portions of an eligible building. Such existing portions may include interior space, lobbies, fire escapes, rooftops, mechanical rooms, elevator shafts, stair shafts, elevator penthouses, or other existing portions of an eligible building, either above or below the existing roof, shall not be considered new floor area.

e. **Mezzanines**

Mezzanines, or loft spaces in dwelling units, guest rooms, or joint living and work quarters which do not exceed more than 33% of the Floor Area of the space below shall not be considered new Floor Area.

f. **Basements**

Reusing or changing the use of existing portions of an eligible building that are below grade shall not be considered new floor area.

g. **Floor Area Averaging**

Floor Area may be averaged as part of a unified adaptive reuse project.

h. **Historic Buildings**

Any existing or new floor area within an existing structure identified by SurveyLA, or any qualified historic resource survey, as a contributing structure, or designated as historic in a local, state or Federal Register of Historic Places, that is maintained on site and incorporated into a unified adaptive reuse project shall be excluded from the calculation of total floor area up to a maximum of 1.5 FAR.

4. **Height**

Existing height in excess of that permitted by the zone, Specific Plan, supplemental Use District, or any other land use regulation shall be permitted.

5. **Yards**

Existing observed yards which do not meet the yards required by the zone, Specific Plan, Supplemental District, or any other land use regulation, shall be permitted.

6. Off-Street Automobile Parking

The required number of parking spaces shall be the same as the number of spaces that existed on the site on June 3, 1999, and shall be maintained and not reduced. However, if the total parking required by this Chapter for the new use is less than the number of parking spaces that existed as of June 3, 1999, then the number of parking spaces may be reduced to the number of required parking spaces.

7. Loading Space

Where a loading space is provided, it shall be maintained. If no loading spaces exist, then a loading space shall not be required in conjunction with the development of an adaptive reuse project.

8. Density

Dwelling units, guest rooms, and joint living and work quarters shall not be subject to the lot area requirements of the lot's Density District.

D. Standards

Adaptive reuse projects permitted pursuant to this Section shall include a toilet and bathing facilities.

E. Process

The Zoning Administrator may permit adaptive reuse projects in eligible buildings pursuant to *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*.

1. Supplemental Findings.

In addition to the findings in *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, the Zoning Administrator shall also find that:

- a. The eligible building, constructed on or after July 1, 1974, is no longer economically viable in its current use or uses. In making this finding, the Zoning Administrator shall consider the building's past and current vacancy rate, existing and previous uses, and real estate market information. The Zoning Administrator may require the applicant to submit independently verified documentation.
- b. In approving a reduced parking incentive pursuant to *Sec. 9.4.6.C.6. (Off-Street Automobile Parking)*, the Zoning Administrator find that the surrounding area will not be adversely affected by overflow parking or traffic congestion originating or terminating at the site of the adaptive reuse project.

ARTICLE 10.
STREETS & PARKS

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DIV. 10.1. **STREET DEDICATION AND IMPROVEMENT**

SEC. 10.1.1. **STREET STANDARDS**

A. **Street Standards Committee**

This Section creates a Street Standards Committee comprised of the Director of Planning (as Chair), the City Engineer and the General Manager of the Department of Transportation, or their designees.

This Street Standards Committee shall:

1. Recommend to the City Planning Commission minimum width and improvement standards for all classes of public and private streets and alleys. The City Planning Commission shall adopt such minimum width and improvement standards as it determines necessary for the safe and adequate movement of pedestrians, bicyclists, equestrians, transit service, and vehicular traffic, the increased retention and detention of stormwater, the installation of necessary utilities and for reasonable and proper access to abutting properties. Such standards shall not be applicable to any street or alley for which the City Council, by ordinance, adopts specific standards.
2. Modify the Complete Street Design Guide (CSDG) on an as-needed basis to align the CSDG with current and innovative street design practice.
3. Develop guidelines consistent with the goals and purpose of the Mobility Element of the General Plan, as determined by the City Planning Commission. These guidelines shall also establish a procedure for providing notice to interested persons, including the Council member of the district where the property is located.

B. **Adoption of Standards**

A public hearing shall be conducted by the City Planning Commission, pursuant to *Sec. 13B.1.5. (Policy Action)*, prior to the approval of any change in the standards.

SEC. 10.1.2. **REQUIREMENT**

- A. No building or structure shall be erected or enlarged, and no building permit shall be issued, on a lot:
1. In a Residential Use District with a designation of Density District 8 or less, as such order of restrictiveness is set forth in *Sec. 6A.2.3. (Maximum Density Based on Lot Area)*;
 2. In a Commercial-Mixed, Commercial, Industrial-Mixed, Industrial, or Public Use District where such lot abuts a boulevard, avenue, or collector street, unless the one-half of the boulevard, avenue, or collector street which is located on the same side of the center of the boulevard, avenue, or collector street as such lot has been dedicated and improved for the full width of the lot, so as to meet the standards for such boulevard, avenue, or collector street provided in *Sec. 10.1.9. (Improvement Standards)*; and further provided that in the case of either a corner

lot or an L-shaped interior lot abutting a boulevard, avenue, or collector street and a local standard street or local limited street which intersect, that one-half of the local standard street or local limited street, on the same side of the center of the local standard street or local limited street as such lot, has been dedicated and improved for that portion of said lot or lots within 300 feet of the ultimate property line of said boulevard, avenue, or collector street so as to meet the standards for local standard street or local limited street provided in Sec. 10.1.9. (Improvement Standards) and provide adequate right-turn ingress to and egress from the boulevard, avenue, or collector street; or such dedication and improvement has been assured to the satisfaction of the City Engineer respectively.

- B.** As used in this Division, the center/control line of the boulevard, avenue, or collector street shall mean the center of those boulevard, avenue, or collector streets shown on the Citywide Circulation System Map of the General Plan Mobility Element or, with respect to collector streets, on the adopted Community Plans of the General Plan Land Use Element on file in the offices of the Department of City Planning.
- C.** The maximum area of land required to be so dedicated shall not exceed 25% of the area of any such lot which was of record on March 1, 1962 in the Los Angeles County Recorder's Office. In no event shall such dedication reduce the lot below a width of 50 feet or an area of 5,000 square feet.
- D.** No such dedication for any boulevard, avenue, or collector street; or any other street shall be required with respect to those portions of such a lot occupied by a legally existing main building which is to remain.
- E.** No additional improvement shall be required on a lot where complete roadway, curb, gutter, and sidewalk improvements exist within the present dedication contiguous to the lot.
- F.** No building or structure shall be erected on any such lot within the dedication required by Sec. 10.1.9. (*Improvement Standards*).
- G.** No dedication shall be required where the existing right-of-way is equal to or greater than the street standard, even where the improved sidewalk does not meet the standard dimension.
- H.** Where the existing improved roadway meets or exceeds the street standard, no dedication shall be required, except as necessary to bring the abutting sidewalk dimension into compliance with the street standard as depicted in the most recent version of the Bureau of Engineering's standard plan number S470.
- I.** Nothing in this Section shall preclude the decision-maker on a discretionary entitlement from requiring a dedication or improvement greater than what is set forth in this Division, where the decision-maker determines that a greater dedication or improvement bears an essential nexus and rough proportionality to the project's impact.
- J.** For streets accompanied by a parallel frontage or service road, and for streets designated as divided streets, existing roadway dimensions are deemed to be in compliance with the street standards, and no additional dedication or improvement is required. A dedication for sidewalk

improvement shall be required, however, as necessary to bring the abutting sidewalk dimension into compliance with the street standard.

- K.** Additional dedication and improvement requirements may be imposed in order to ensure compliance with the Americans with Disabilities Act.
- L.** Notwithstanding the above, in order to achieve consistent right-of-way dimensions, the Bureau of Engineering on a by-right project, or the decision-maker on a discretionary entitlement, may modify this Division's dedication and improvement requirements for meandering streets or portions of streets that lack uniform roadway widths, including for divided streets, and streets accompanied by a parallel frontage or service road.
- M.** The guidelines developed by Street Standards Committee shall be consistent with the goals and purpose of the Transportation Element of the General Plan as determined by the City Planning Commission. These guidelines shall also establish a procedure for notice to interested persons, including the Council member of the district where the property is located.

SEC. 10.1.3. **EXCEPTIONS**

The provisions of *Sec. 10.1.2. (Requirement)* shall not apply to the following construction projects:

- A.** A single-unit dwelling with customary accessory buildings when erected on a vacant lot.
- B.** Additions and accessory buildings incidental to a legally existing residential building, provided no additional dwelling units or guest rooms are created.
- C.** Additions and accessory buildings incidental to a legally existing non-residential building, provided that the total cumulative floor area of all such additions and accessory buildings shall not exceed 500 square feet.

SEC. 10.1.4. **DEDICATION PROCEDURE**

Any person required to dedicate land by the provisions of this Division shall make an offer to dedicate, properly executed by all parties of interest including beneficiaries in deeds of trust as shown by a current preliminary title report prepared by a title company approved by the City Engineer for that purpose. The trustee under a deed of trust shall not be required to execute the dedicatory instrument, unless, in the view of the City Engineer, such execution is necessary to satisfactorily dedicate the land. Such report shall be furnished by the applicant. Such offer shall be on a form approved by the City Attorney and the City Engineer; be in such terms as to be binding on the owner, heirs, assignees or successors in interest, and shall continue until the City Council accepts or rejects such offer or until one year from the date such offer is filed with the City Engineer for processing, whichever occurs first. The offer shall provide that the dedication will be complete upon acceptance by the City Council. The offer shall be recorded by the City Engineer in the Office of the County Recorder of Los Angeles County upon its acceptance by the City Engineer. The City Engineer shall accept or reject the offer for recordation within 10 days after it is filed with the City Engineer. The offer shall be promptly processed by the City Departments concerned and submitted to the City Council, in order to complete the dedication within one year. If the offer is rejected by the City Council or not processed within one

year, the City Engineer shall issue a release from such offer which shall be recorded in the Office of the County Recorder unless the parties making the offer wish to have the time extended.

SEC. 10.1.5. IMPROVEMENT PROCEDURE

- A. Any person required to make improvements by the provisions of this Division shall either make and complete the improvements to the satisfaction of the City Engineer or shall file with the City Engineer a bond in an amount as the City Engineer shall estimate and determine to be necessary to complete all of the improvements required.
- B. Such bond may be either a cash bond or a bond executed by a company authorized to act as a surety in the State of California. The bond shall be payable to the City and be conditioned upon the faithful performance of any and all work required to be done, and that should the work not be done or completed within the time specified, the City may, at its option, cause the work to be done or completed, and the parties executing the bond shall be firmly bound under a continuing obligation for the payment of all necessary costs and expenses incurred in the construction. The bond shall be executed by the owner of the lot as principal, and if a surety bond, shall also be executed by a corporation authorized to act as a surety under the laws of the State of California.
- C. Whenever the owner elects to deposit a cash bond, the City is authorized, in the event of any default on the owner's part, to use any or all of the deposit money to cause all of the required work to be done or completed, and for payment of all costs and expenses. Any money remaining shall be refunded to the owner.
- D. When a substantial portion of the required improvement has been completed to the satisfaction of the City Engineer and the completion of the remaining improvements is delayed due to conditions beyond the owner's control, the City Engineer may accept the completed portion and consent to a proportionate reduction of the surety bond in an amount estimated and determined by the City Engineer to be adequate to assure the completion of the required improvements remaining to be made.
- E. Whenever a surety bond has been filed in compliance with this Division, the City is authorized, in the event of any default on the part of the principal, to enforce collection under such bond, for any and all damages sustained by the City by reason of any failure on the part of the principal faithfully and properly to do or complete the required improvements, and in addition may cause all of the required work to be done or completed, and the surety upon the bond shall be firmly bound for the payment of all necessary costs for completing the work.
- F. The term of the bond shall begin on the date of the deposit of cash or the filing of the surety bond, and shall end upon the date of the completion to the satisfaction of the City Engineer of all improvements required to be made. The fact of such completion shall be endorsed by a statement of the completion signed by the City Engineer, and the deposit shall be returned to the owner, or the surety bond may be exonerated at any time thereafter.
- G. For purposes of this Division, improvements shall be considered satisfactorily assured when the City Engineer accepts the cash or surety bond provided for in this Division, or the improvements

required to be made have been completed to the City Engineer's satisfaction. When the City Engineer accepts the bond or the work has been completed to the City Engineer's satisfaction, the City Engineer shall notify the Department of Building and Safety of the completion.

SEC. 10.1.6. ISSUANCE OF BUILDING PERMITS

When all dedication and improvements required by this Division have been completed or satisfactorily assured, a building permit may be issued.

SEC. 10.1.7. BUREAU OF ENGINEERING FEES

In addition to all other required fees, the following fees shall be charged for services provided for processing applications pursuant to the provisions of this Division:

- A.** A nonrefundable fee as set forth in *Chapter 1, Sec. 11.12. (Summary of Fees for Bureau of Engineering Services Pursuant to the Provisions of this Chapter)* for every property requiring the City Engineer to investigate and determine whether the provisions of this Division require a dedication of land or improvement to land.
- B.** A fee as set forth in *Chapter 1, Sec. 11.12. (Summary of Fees for Bureau of Engineering Services Pursuant to the Provisions of this Chapter)* for Bureau of Engineering services for processing real estate transfer documents for every property for which the provisions of this Division require a dedication of land.

SEC. 10.1.8. LOTS AFFECTED BY STREET WIDENING

- A.** On a lot which is affected by street widening required by the provisions of this Division, all required yards, parking areas, loading space and building locations for new buildings or structures or additions to buildings or structures shall be measured and calculated from the new lot lines being created by any widening; provided, however, that for the purpose of establishing the required front yard depth on a frontage where the ultimate street line has been determined under the provisions of this Division, the depths of all existing front yards may be measured from such ultimate street line instead of the front lot line.
- B.** In applying all other provisions of this Article, the area of such lot shall be considered as that which existed immediately prior to such required street widening.

SEC. 10.1.9. IMPROVEMENT STANDARDS

- A.** All boulevard, avenue, and collector streets shall be constructed and improved in accordance with the standards adopted by the City Planning Commission pursuant to *Sec. 10.1.1. (Street Standards)*.
- B.** All streets not designated as boulevard, avenue, or collector streets, but that intersect a boulevard, avenue, or collector street, shall be dedicated to a maximum width of 60 feet. Roadway and parkway widths shall conform to those standards adopted by the City Planning Commission in accordance with *Sec. 10.1.1. (Street Standards)*, depending upon street classification type. Whenever uncertainty exists as to the application of the provisions of this Division, or in instances

of streets so classified as requiring less than 60 feet of dedication in order to conform to the minimum width standards as adopted in accordance with Sec. 10.1.1. (*Street Standards*), the City Engineer shall make any necessary determinations.

- C. All improvements required to be made by the provisions of this Division shall be made in accordance with the current applicable provisions of the Standard Specifications for Public Works Construction adopted by the City Council.
- D. The City Engineer may approve and allow variations from the Standard Specifications for Public Works Construction as determined necessary based on conditions of terrain and the existing improvements contiguous to the property involved.

SEC. 10.1.10. WAIVER AND APPEALS

This Section shall constitute the exclusive mechanism for waivers and appeals of dedication and improvement requirements under this Division. Waivers of dedication or improvement requirements may not be granted by City Council motion.

A. Waivers for By-Right Projects

Any person seeking a waiver of this Division's dedication or improvement requirements for a project that does not require a discretionary entitlement shall file an application for a waiver with the Director of Planning.

1. Notice

Within 10 calendar days of the receipt of an application for a waiver, the Director of Planning shall mail notice of the requested waiver to the following individuals and entities with a notice that all comments shall be submitted to the Director no later than 14 calendar days following mailing of the notice:

- a. Owners of property across the street or alley from the subject property;
- b. Owners of property with frontage along the same street that has a common corner with or abuts the subject property;
- c. Owners of property with frontage along the same street that has a common corner with or abuts any properties listed in paragraphs a. or b. above;
- d. The Council member of the district where the subject property is located; and
- e. The Department of Transportation and Bureau of Engineering.
- f. Notification pursuant to this Division shall also be provided to Advisory Agency members for waivers that require the modification of a map.
 - i. Any person seeking a waiver that requires a modification of a map shall submit a map modification request and payment of map modification fees to the Bureau of Engineering as required by Div. 13B.7. (*Division of Land*).

2. Findings

The Director of Planning may waive, reduce or modify the required dedication or improvement as appropriate after making any of the following findings, in writing, based on substantial evidence in the record:

- a. The dedication or improvement requirement does not bear a reasonable relationship to any project impact.
- b. The dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years, based on guidelines established by the Street Standards Committee.
- c. The dedication or improvement requirement is physically impractical.

3. Written Determination

The Director of Planning shall issue a determination regarding the request no sooner than 15 calendar days following mailing of the notice described above, and no later than 75 days from receipt of the waiver application, or within any additional period mutually agreed upon by the applicant and the Director of Planning. The Director of Planning shall mail the determination letter to all individuals to whom notice of the application was provided.

4. Appeal

Any person required to dedicate land or make improvements pursuant to this Division may appeal the Director of Planning's decision to the Area Planning Commission. The appeal shall be filed within 15 calendar days of the date of mailing of the Director of Planning's determination letter. Such appeal shall be made in writing, shall be filed at the Department of City Planning's public counter, shall state in clear and concise language the grounds for the appeal, and shall be accompanied by a filing fee in the amount specified above.

- a. Before acting on any appeal, the Area Planning Commission shall set the matter for a hearing, giving at least 15 calendar days' notice to the individuals identified in Sec. 10.1.10.A.1. (*Notice*).
- b. On appeal, the Area Planning Commission shall consider the waiver request *de novo* based on the findings set forth in Sec. 10.1.10.A.2. (*Findings*). The Area Planning Commission shall act to approve or deny the appeal within 75 calendar days after the expiration of the appeal period or within any additional period mutually agreed upon by the applicant and the Area Planning Commission.

B. Waivers for Discretionary Projects

1. For projects that require a discretionary entitlement, an applicant shall file a waiver request as part of the master land use application or subdivider's statement for the project. In such case, the decision-maker for the discretionary entitlement shall process the waiver request pursuant to the procedures established for the discretionary entitlement, but may only grant a waiver after making one of the required findings set forth in Sec. 10.1.10.A.2. (*Findings*). The waiver

request shall be set forth in the application filed with the Department of City Planning, and may not be raised for the first time at the hearing on the entitlement or at any entitlement appeal hearing. The applicant may appeal the waiver determination pursuant to the same procedures that govern the entitlement. Except in the case of Projects that include a tentative map, the waiver determination is subject to only one level of appeal. On appeal, the decision maker shall consider the waiver request *de novo* based on the findings set forth in *Sec. 10.1.10.A.2. (Findings)*.

2. If the discretionary entitlement for a Project has already been approved prior to March 4, 2017, an applicant may apply for a waiver following the procedures in *Sec. 10.1.10.A. (Waivers for By-Right Projects)*.

C. Waivers for a Map Modification

Notwithstanding the Parcel, Tentative or Final Tract Map modification procedures set forth in *Article 13. (Administration)*, projects that have an approved or recorded map and where the street standards for which the original dedication or improvements were revised after the map was either approved or recorded may apply for a waiver from a street dedication or improvement using the procedures in *Sec. 10.1.10.A. (Waivers for By-Right Projects)*, with the Director acting for the Advisory Agency.

D. Exceptions

Projects located in a Hillside Area that seek to obtain a waiver from a required street dedication or improvement shall use the procedures described in *Sec. 13B.1.1. (Class 1 Conditional Use Permit)*, as applicable.

E. Authority of the City Engineer

Notwithstanding any other requirement of this Code, the City Engineer may waive or modify any condition of approval or other obligation related to right-of-way improvement or dedication consistent with the General Plan Mobility Element without requiring any discretionary entitlement, including, but not limited to, a modification under *Sec. 10.1.10.C. (Waivers for a Map Modification)* and *Article 13. (Administration)*. Nothing in this Division is intended to relieve applicants and the City of compliance with the Subdivision Map Act and State law.

SEC. 10.1.11. COST-SHARING FOR UNUSUAL IMPROVEMENTS

Upon proper application to the City Council and upon recommendation of the City Engineer, the City may accept and provide for contribution toward the cost of making any improvement required by the provisions of this Division which the City Engineer determines will cost an amount greatly in excess of the cost to other property owners who are required to make improvements under the provisions of this Division in the immediate vicinity of the improvement.

SEC. 10.1.12. **CITY ENGINEER TO DETERMINE STREET ALIGNMENT**

Whenever uncertainty exists as to the proper application of the provisions of this Division in the matter of street alignment, the City Engineer shall determine their application in conformity with the spirit and intent of this Division.

SEC. 10.1.13. **WRITTEN NOTIFICATION REQUIRED**

When the City Engineer determines that the provisions of this Division are applicable to any building permit application, the City Engineer shall inform the applicant of that determination, of the specific requirements of this Division determined to be applicable, and of the availability and procedure for appeal of this determination to the City Council.

DIV. 10.2. DEDICATION BY LEASE

SEC. 10.2.1. ELIGIBILITY

A lessee holding a parcel of real property under a long-term lease may offer to dedicate or convey a street easement for the term of the lease only in satisfaction of the requirements of *Div. 10.1. (Street Dedication and Improvement)*, providing the following conditions are met.

- A. Such lease is of record in the Office of the County Recorder, and the lessee certifies under penalty of perjury that, except for the rental provided for by such lease, the owners will receive no financial benefit or other income from the proposed development during the term of the lease.
- B. The area of real property to be dedicated will be used for sidewalk only, and not for vehicular traffic or the installation of any subsurface or above surface lines, pipes or other public or private utility facilities, except for facilities that connect from the fully dedicated streets into the buildings to be constructed.
- C. That notwithstanding that the adjacent public street is fully improved with all improvements as specified in *Sec. 10.1.2.C. (Requirement)*, the sidewalk will be fully constructed and all other necessary or desirable public improvements in the adjacent street will be fully constructed by the lessee as a part of its development on the leasehold estate, and the lessee shall post the requisite bonds to guarantee such construction.
- D. The total value of the improvements to be constructed for which the dedication is required is \$3,000,000.00 or more, as determined by the Department of Building and Safety.

SEC. 10.2.2. DEDICATION DOCUMENT

The dedication of the leasehold estate for street purposes pursuant to this Division shall be a form of deed making specific reference to the document creating the leasehold estate and the deed shall convey only the leasehold rights. The City Engineer is authorized to accept such deeds and place same of record with the County Recorder of Los Angeles County without further authority of the City Council, upon the approval of such deed as to form by the City Attorney. Dedication of a leasehold estate for street purposes shall not be approved and no building permit shall be issued if the City Attorney determines that the granting of such public right will cause a forfeiture or termination of the leasehold rights in the area to be dedicated.

DIV. 10.3. **PRIVATE STREET REGULATIONS**

SEC. 10.3.1. **PURPOSE**

The purpose of this Division is to prescribe rules and regulations governing the platting and division of land as lots or building sites which are contiguous or adjacent to private road easements; to provide for the filing and approval of private street maps; to provide for the approval of private road easements as private streets, to provide for the naming of private streets, and to require that lots or building sites which are contiguous or adjacent to private streets conform to the minimum requirements of this Code before permits may be issued.

SEC. 10.3.2. **APPLICABILITY**

- A. No person shall plat or divide land as lots or building sites which are contiguous or adjacent to a private road easement and no person shall be granted a building permit for such a lot or building site unless a private street map has been first filed with and approved by the Director in accordance with the provisions of this Division.
- B. When private streets have been laid out and designated as such to a recorded subdivision map or on a filed record of survey map, the provisions of this Division shall not apply thereto.
- C. When a developed residential lot or building site has its access driveway located within a private road easement that existed and was recorded prior to September 6, 1961, the private road easement is deemed to have been approved in accordance with the provisions of this Division and may be continued. Further, on such lot or building site, additions and alterations may be made to such dwelling, and accessory buildings may be erected on said lot if no additional dwelling units or guest rooms are created.

SEC. 10.3.3. **SUBDIVISIONS**

The provisions of this Division shall not be construed as authorizing the subdivision of land without fully complying with the provisions contained and set forth in *Article 11. (Division of Land)*. However, the provisions of this Division may be met by complying with the provisions of *Article 11. (Division of Land)* relating to subdivisions, without the necessity for filing a private street map in addition to the subdivision maps required by *Article 11. (Division of Land)*.

SEC. 10.3.4. **PROCEDURE**

See *Sec. 13B.7.7. (Private Street Map)*.

SEC. 10.3.5. **PRIVATE STREETS, LOT OR BUILDING SITE STANDARDS**

All private streets, lots, or building sites shall conform to the following regulations:

A. Boulevards, Avenues and Collector Streets

The location, widths and alignment of all private streets shall conform to the location, widths and alignment of all boulevard, avenue, and collector street designated on the Citywide General Plan Circulation System maps of the Mobility Plan Element; and to any proceedings for any public improvement; and to any subdivision map that has been tentatively approved.

B. Local Street Alignment

All private streets, as far as practical, shall be in alignment with existing public or private streets and their proper projections or prolongations, provided that where the property being divided into lots or building sites is large enough, a modified curve street layout may be permitted.

C. Private Street Width

All private streets shall be designed to conform with private street standards adopted by the City Planning Commission as provided in *Sec. 10.1.1. (Street Standards)*.

D. Street Grades

On hillside or mountain streets comprising a through route, a grade in excess of 6% shall not be permitted unless a grade not to exceed 8% will obviate an excessive curvature or eliminate excessive cuts. Grades of all streets shall be as low as possible, consistent with the advantageous development of the proposed platting and division of land. The grade of any street of more than local traffic needs shall not exceed 10%. No local street grade shall exceed 15%.

E. Curves and Tangents

A minimum centerline radius of at least 75 feet shall be used on winding mountain streets, a minimum centerline radius of at least 500 feet shall be used on all through traffic streets. In flat areas, curves on local streets shall have radii as long as possible, consistent with local conditions. The tangent distance between reversed curves shall not be less than 50 feet.

F. Intersections

Private street intersections shall be as nearly at right angles as practicable.

G. Effect on Adjoining Property

Private street layout shall be designed to provide access to and not impose undue hardship upon property adjoining the proposed division of lands.

H. Cul-De-Sacs (Dead-End Streets)

Cul-de-sacs shall be permitted only where through streets are not practical, or where good neighborhood design suggests their use. Adequate provisions for turning shall be made at the end of each cul-de-sac by providing a circle or other area with a minimum overall radius of 42 feet. In the case of unusual topographic conditions, a "T" or "Y" turn may be permitted. The legs of

the "T" or "Y" turn shall have a minimum paved surface 12 feet in width and 20 feet in length, the minimum radius between each leg and the street shall be 20 feet.

I. **Rounding Block Corners**

At all block corners, the property line shall be rounded or cut back. Intersection corners on the private street prolongation of boulevard, avenue, and collector street shall be rounded with 20-foot radius curves and all other corners shall be rounded with 15-foot radius curves, provided that where business development is indicated, a diagonal cut-off substantially equivalent to rounding may be used in order to aid building construction, in which case at right-angle intersections a substantial equivalent shall be a 10-foot by 10-foot cutoff.

J. **Improvements, Drainage and Sewage**

1. All private streets and all lots and building sites laid out contiguous or adjacent to private streets shall have approved drainage facilities and the method for sewage disposal shall be approved by the Department of Health.
2. All such private streets shall be graded and improved to an approved width and grade. The street grading and improvement shall include surface improvements, fire hydrants and water mains, catch basins, pipe culverts, sanitary sewers, where reasonably available, and storm drains, where required. Drainage easements shall be improved to an approved manner.
3. Boulevard, avenue, and collector street shall be graded to an approved width and improved to an approved width and grade necessary for the general use of lot owners adjoining said private street and local neighborhood traffic and drainage needs.
4. Where street improvements, drainage or sewers are required to be constructed on a private street, plans and profiles showing the grades and the nature and extent of the required improvements shall be filed with the City Engineer for approval, the checking of plans, inspections, supervision and other services rendered in connection with the construction of required improvements shall be accomplished under permits in accordance with the provisions of *Chapter 6, Sec. 62.105(b) (Streets, Sidewalks and Other Improvements - Permits Required)*.
5. Where improvements have been previously constructed in a private street, plans and profiles showing the grades and the nature and extent of the existing improvements shall be filed with the City Engineer for the approval and said plans shall be checked and where additional construction is required, the additional construction shall be inspected and supervised, and all services rendered in connection with the existing or required improvements shall be accomplished under permit in accordance with the provisions of *Chapter 6, Sec. 62.105(b) (Streets, Sidewalks and Other Improvements - Permits Required)*.
6. Whenever a private street map or a portion of a map includes land that is within a local drainage district, the provisions and requirements of the ordinance establishing such district shall be complied with.

K. Conformance To General Plan

1. Each private street map shall be designed in compliance with the zoning applying to the property or approved by the City Council for change.
2. Each private street map shall substantially conform to all other elements of the General Plan as adopted by the City Council.

SEC. 10.3.6. POSTING OF PRIVATE STREETS

At or near the entrance of each intersection of a private street with a dedicated public street or with another private street, there shall be erected and maintained by applicant a sign post to which is attached a sign having an area of at least 15 inches by 21 inches upon which is printed and clearly legible in at least 2-inch letters the name of the private street and the words "PRIVATE STREET," in at least one-inch letters the words "NOT DEDICATED FOR PUBLIC USE OR MAINTAINED BY THE CITY OF L.A. (LAMC Sec. 10.3.6.)". The words, letters and figures of the sign shall be arranged in substantially the following manner:

(NAME OF STREET),
PRIVATE STREET
NOT DEDICATED FOR PUBLIC USE
OR MAINTAINED BY CITY OF L.A.
(LAMC Sec. 10.3.6.)

SEC. 10.3.7. DIRECTOR APPROVAL AND APPEALS

See Sec. 13B.7.7. (*Private Street Map*).

SEC. 10.3.8. PRIVATE STREET NAMES

- A. Private street names shall be established or changed pursuant to procedures set forth in this Division in the event no private street map is required under Sec. 10.3.2. (*Applicability*) or Sec. 13B.7.7. (*Private Street Map*).
- B. Applications to establish or change the name of a private street shall be filed with the City Engineer. Applications shall be signed by a majority of the owners of properties abutting the private street or that portion of the street to be named or renamed, and be accompanied by:
 1. Payment of the required application processing fees;
 2. A map, drawn to scale, delineating the location, extent, width, and alignment of the private street, the approximate location and frontage dimensions of said lots on said street, and the location of existing public streets which it may ingress or egress; and
 3. Identity of the maker of the map and the names and addresses of owners of record of property abutting the private street or that portion of the street to be named or renamed.

- C. The Council may initiate proceedings to name or rename a private street. In such event, the Council action shall be referred to the City Engineer. That office shall process the action in the manner set forth in paragraph E. below, and, if necessary or appropriate under the circumstances, shall prepare a map in the manner which satisfies the requirements set forth in *Sec. 10.3.8.B.2.*
- D. Where there is an application filed to name or rename a private street and no new private street map is required pursuant to *Sec. 13B.7.7. (Private Street Map)*, or there is a Council-initiated request, a private street may be named or renamed to a requested new name and the necessary documents recorded by the City Engineer with respect to the new name, pursuant to the following procedure:
1. The City Engineer shall determine whether the proposed new name or change of name of a street is in the public interest and will not create confusion, be misleading, or be unduly long or carry connotations offensive to good taste and decency.
 2. The City Engineer shall give notice of the proposed new street name or name change to the record owners and occupants of all real property abutting such private street. The notice shall designate the location of the private street or portion of the street to which the proposed new name is to apply. The street, or the affected portion of the street, shall be described in the notice with reference to other streets, and by the name or names, if any, which it bears or by which it, or any portion of it, may be or may have been known, and the notice shall also state the proposed new street name. The notice shall further set forth whether or not the City Engineer's determination recommends disapproval of the proposed name for reasons provided in *Sec. 10.3.8.D.1.*, and shall state that any written objections with respect to the proposed new name or name change or the City Engineer's recommendation, shall be filed with the City Engineer within 30 days after a date designated on the notice as applicable for said purpose, and that the objections shall be signed by each person so objecting.
 3. In the event any objections are filed within the 30-day time limit, or any objections are filed with respect to a City Engineer's recommendation of disapproval within the 30-day time limit, the City Engineer shall forward these, together with the City Engineer's determination and recommendations and the applicable file to the City Council. The City Council shall set the matter for hearing and the City Clerk shall thereupon notify by mail each person objecting to the proposed street name or to the City Engineer's recommendation of disapproval and inform that person of the time and place for hearing. At the time specified, the City Council shall hear all objections and shall thereafter approve or disapprove the proposed street name. The City Council's decision shall be final and conclusive.
 4. In the event no objections are filed with the City Engineer within 30 days of the date prescribed on the notice and the City Engineer has not recommended disapproval of the proposed new name, the application for that name shall be deemed approved. In the event the City Engineer has recommended disapproval of the proposed name, and no objections to that recommendation have been filed, the application shall be deemed denied.
 5. If the new name is either approved by the City Council, or in the event no City Council hearing was required and the application is deemed approved, the new private street name

shall be effective and, the City Engineer shall cause any necessary indexing or recordation of documents to be accomplished and shall provide a copy of the determination to all City Departments rendering emergency service to the affected properties and to the United States Postal Service.

- E. The approval or deemed approval of a private street name as provided for in this Division is not, and shall not be construed to be, an acceptance of a private street as a public street, nor shall it create any public warranty or liability or legal status as a public street, nor should it be so construed.

DIV. 10.4. **PARKS FEES & DEDICATIONS**

SEC. 10.4.1. **PURPOSE**

New dwelling units increase demand on existing park and recreational facilities and create the need for additional facilities. The purpose of this Division is to enable the acquisition of land and the collection of fees to be used for the purpose of developing new or rehabilitating existing recreational facilities in order to create a healthy and sustainable city.

SEC. 10.4.2. **TYPES OF FEES**

The type and amount of park and recreation impact fees associated with a project depends on the type of project being developed. Subdivision projects consisting of more than 50 residential dwelling units are subject to a Quimby in-lieu fee. All other residential projects are subject to a park mitigation fee. Collectively, these fees are referred to in this Chapter as park fees.

SEC. 10.4.3. **SUBJECT PROPERTIES**

All new dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents. For the purposes of this Division, dwelling units, accessory dwelling units, junior accessory dwelling units, and joint live and work quarters shall be referred to as dwelling units.

A. Residential Subdivision Projects That Contain More Than 50 Dwelling Units

A subdivision containing more than 50 dwelling units shall be required to participate in an early consultation with the Department of Recreation and Parks and Department of City Planning pursuant to *Sec. 10.4.4. (Residential Subdivision Projects that Contain More than 50 Dwelling Units)* and may be required to dedicate land, make park improvements, pay a park fees or provide a combination of land dedication and park fee payment.

B. All Other Residential Projects

For residential subdivision projects containing 50 or fewer dwelling units or for non-subdivision residential projects that are seeking a building permit for a project application that contains any number of net new dwelling units, the project shall pay a park fee pursuant to *Sec. 10.4.5. (Park Fees for Non-Subdivision Projects, Residential Subdivisions with 50 Dwelling Units or Fewer, or Residential Subdivisions with more than 50 Dwelling Units that are not Dedicating Land)*. Applicants may choose to dedicate land or new park and recreational facilities, or improve existing park and recreational facilities in lieu of payment of a park fee.

C. Exemptions

The following types of development shall not be required to pay a park fee:

1. Alterations, renovations or expansion of an existing residential building or structure where no additional dwelling units are created.
2. Replacement of existing dwelling units on the same lot resulting in no net increase of dwelling units.
3. The replacement of a destroyed or partially destroyed or damaged building or structure where no additional dwelling units are created.
4. Affordable housing pursuant to *Sec. 10.4.7. (Affordable Housing Exemption)*.
5. Accessory dwelling units and junior accessory dwelling units.
6. Non-residential development.

SEC. 10.4.4. RESIDENTIAL SUBDIVISION PROJECTS THAT CONTAIN MORE THAN 50 DWELLING UNITS

A. Early Consultation

Applicants shall meet with the Department of Recreation and Parks and Department of City Planning staff in advance of submitting a Subdivision application for a project of more than 50 dwelling units. The purpose of this early consultation is to discuss the potential land dedication requirements of the project and to discuss credits available to the applicant, if any. The Department of Recreation and Parks shall provide written verification of the consultation to the project applicant within 10 business days of the meeting. Written verification of this consultation shall be required before the Department of City Planning accepts an application for a tentative subdivision.

B. Formula for Park Land Dedication

1. The Department of Recreation and Parks shall calculate the amount of land to be dedicated by determining the number of net new, non-exempt, pursuant to *Sec. 10.4.3.C. (Subject Properties; Exempt)*, dwelling units in the proposed project and multiply that number by the average number of people per occupied dwelling unit and multiplying that by the park service factor:

$$LD = (DU \times P) \times F$$

LD: Land to be dedicated in acres.

DU: Total number of new market-rate Dwelling Units.

P: Average number of people per occupied Dwelling Unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.

F: Park service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.

2. Any land dedication for park and recreation purposes shall not be deducted from a site's lot area for the purposes of calculating project density.
3. If after recording the final map there is an increase in the number of dwelling units to be built or a change in the number or type of dwelling units designated which increases the number of persons served by the subdivision, the project applicant shall be required to dedicate additional land or pay additional fees, as determined by the Department of Recreation and Parks and the City Planning Department.

C. **Park Land Dedication Radius**

Any land dedication for park and recreation purposes shall be located within a certain radius from the project site, as specified below:

1. Neighborhood Park: within a 2-mile distance
2. Community Park: within a 5-mile distance
3. Regional Park: within a 10-mile distance

D. **Review of Land Dedication**

1. Upon receiving the project application for a subdivision, the Department of City Planning shall transmit the project application that involves a proposed land dedication to the Department of Recreation and Parks.
2. After receipt of the project application, the Department of Recreation and Parks shall determine whether the land dedication proposal complies with the Department of Recreation and Park's existing park and recreation standards and requirements.
3. If the Department of Recreation and Parks determines that the land dedication proposal meets the standards and requirements of the department, the General Manager of the Department of Recreation and Parks shall prepare a report to the Board of Recreation and Parks Commissioners regarding the proposed dedication. The Board of Recreation and Parks Commissioners may accept or decline the land dedication.

E. **Payment of Park Fee**

If the project is not required to dedicate land park and recreational purposes, the project applicant shall pay a park fee pursuant to *Sec. 10.4.5. (Park Fees for Non-Subdivision Residential Projects, Residential Subdivisions with 50 Dwelling Units or Fewer, or Residential Subdivisions with more than 50 Dwelling Units that are Not Dedicating Land)*.

SEC. 10.4.5. **PARK FEES FOR NON-SUBDIVISION RESIDENTIAL PROJECTS, RESIDENTIAL SUBDIVISIONS WITH 50 DWELLING UNITS OR FEWER, OR RESIDENTIAL SUBDIVISIONS WITH MORE THAN 50 DWELLING UNITS THAT ARE NOT DEDICATING LAND**

A. **Fees and Fee Schedule**

The park fee amount depends on the type of project. The Department of Recreation and Parks shall collect these fees pursuant to *Chapter 1, Sec. 19.17. (Park Fee)* and the Department of Recreation and Parks rate and fee schedule.

B. **Fee Calculation**

The Department of Recreation and Parks shall calculate the amount of the park fee due for each residential development project by determining the number of new non-exempt, pursuant to *Sec. 10.4.3.C. (Subject Properties; Exempt)*, dwelling units in the proposed project and multiplying the number of dwelling units by the park fee amount per dwelling unit according to the following formula:

$$\text{Project Park Fee} = \text{DU} \times \text{PRF}$$

DU: Total number of new, non-exempt, pursuant to *Sec. 10.4.3.C. (Subject Properties; Exempt)*, Dwelling Units.

PRF: Park Fee per Dwelling Unit.

C. **Fee Expenditure Radius**

Recreational sites and facilities shall be located within a certain radius from the project site, as specified below:

1. Neighborhood park: within a 2-mile distance.
2. Community park: within a 5-mile distance.
3. Regional park: within a 10-mile distance.

D. **Indexing**

Any fee imposed by this Division shall be adjusted on July 1st of each year by a percentage equal to a weighted average of the annual percentage change in:

1. The Construction Cost Index for Los Angeles, as published by Engineering News Record, or its successor publication, for the 12 month period between March in the year in which the adjustment is made and the month of March in the immediately preceding year; and
2. The annual percentage change in the Median Home Sales Price for the City of Los Angeles, as published by CoreLogic, or its successor publication, for the 12-month period between

March in the year in which the adjustment is made and the month of March in the immediately preceding year.

E. Fee Payment Timing

1. Residential Subdivision Projects

The park fee for residential subdivisions shall be calculated and collected prior to final subdivision map approval. Subdivision maps that are phased or unitized may be calculated and paid in phases permitting that the phased map and the number of dwelling units on each phased map has been confirmed by the Advisory Agency.

2. Residential Non-Subdivision Projects

For other residential development projects, the park fee shall be calculated and collected prior to the issuance of the Certificate of Occupancy.

SEC. 10.4.6. PARK FEE AS ADDITIONAL REQUIREMENT

The park fee enacted by this Division is a fee imposed on residential development projects reflecting each project's proportionate share of the cost of providing park land and improvements necessary to meet the needs created by each respective development. As such, the park fee is additional and supplemental to, and not in substitution of, lot amenity space or residential amenity space required by this Chapter, a Specific Plan, or any other planning document.

SEC. 10.4.7. AFFORDABLE HOUSING EXEMPTION

- A.** Notwithstanding any other provision contained in this Division, new dwelling units which are rented or sold to persons or households of very-low, low or moderate income shall receive an affordable housing exemption from the park fee and land dedication requirement.
 - 1.** An affordable housing dwelling unit shall receive an exemption from the requirement for dedication of land for park and recreational purposes or payment of the park fee if the affordable housing dwelling unit is affordable to a household at or below 120% of AMI.
 - 2.** In projects with a mix of market-rate and affordable housing dwelling units, only the affordable housing dwelling units shall receive this exemption.
- B.** For any affordable housing dwelling unit qualifying for an exemption, a covenant acceptable to the Los Angeles Housing and Community Investment Department shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 55 years from the issuance of the Certificate of Occupancy or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program, or rental subsidy program. For any affordable housing dwelling unit qualifying for an exemption that has a recorded covenant with the Los Angeles Housing and Community Investment Department (HCID), the project will record a covenant with the Department of Recreation and Parks in order to be exempt from the required Park Fee.

- C. The Los Angeles Housing and Community Investment Department shall evaluate the project to ensure it meets the above requirements and shall advise the Department of Recreation and Parks and the Department of City Planning about whether the project meets those requirements.
- D. Should any qualifying affordable housing dwelling unit cease to operate as a qualifying affordable housing dwelling unit before the 55-year period has expired, HCID shall notify the Department of Recreation and Parks, and the parks fee for each said dwelling unit shall be paid to the City at the then-current rate.

SEC. 10.4.8. CREDITS

A. Public Land Dedication or Improvement to Dedicated Land

1. Public Land Dedication

In lieu of paying the park fee or any portion of the park fee, land may be dedicated to the City of Los Angeles for public park and recreational purposes, at the City's option. This may be with or without recreational facility improvements. The amount of land to be dedicated shall be determined pursuant to one of the following formulas, and credit shall be granted, square foot for square foot, for any land dedicated to the City:

a. Subdivision Projects:

$$LD = (DU \times P) \times F1$$

LD: Land to be dedicated in acres.

DU: Total number of net new, non-exempt, pursuant to Sec. 10.4.3.C. (Subject Properties; Exempt), dwelling units.

P: Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.

F1: Park service factor for subdivision projects, as indicated by the Department of Recreation and Parks rate and fee schedule.

b. Non-Subdivision Projects:

$$LD = (DU \times P) \times F2$$

LD: Land to be dedicated in acres.

DU: Total number of net new, non-exempt, pursuant to Sec. 10.4.3.C. (Subject Properties; Exempt), dwelling units.

P: Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.

F2: Park service factor for non-subdivision projects, as indicated by the Department of Recreation and Parks rate and fee schedule.

2. **Improvement to Dedicated Land**

In lieu of paying the park fee or dedicating land, or any portion thereof, the City may permit improvements to be made to dedicated City parkland, or land being dedicated as a City park or recreational facility.

3. **General**

- a. The total amount of credits shall not exceed 100 percent of the calculated requirement for the park fee or land dedication.
- b. Credit shall be granted for the property dedicated pursuant to this Division, dollar for dollar, in satisfaction of any park fee required to be paid. The cost and subsequent credit should bear a reasonable relationship to an independent assessment of the construction cost for the facility, such as the estimates provided by RSMeans Building Construction Cost Data or similar measure. Credits may be awarded for on-site or off-site land dedication or park improvements.
- c. The Department of Recreation and Parks shall determine whether the proposal complies with the department's park and recreational standards and requirements. If the Department determines the proposal meets the department's standards and requirements, the General Manager of the Department of Recreation and Parks shall prepare a report to the Board of Recreation and Parks Commissioners regarding the proposed dedication or improvement. The Board of Recreation and Parks Commissioners may accept or decline the land dedication, new park and recreational facility, or improvement to existing park and facilities.
- d. If the dedication or improvement is accepted by the Board of Recreation and Parks Commissioners in lieu of the park fee or land dedication, or any portion thereof, the City shall reduce or waive the fee, or land dedication, or any portion thereof, upon dedication of the property or guarantee of the improvement. The guarantee of the improvement shall be to the satisfaction of the Department of Recreation and Parks and shall be by a deposit with the Department of Recreation and Parks of an irrevocable deposit instrument issued by a bank, savings and loan association or other depository whose deposits are insured by an instrumentality of the federal government. The deposit shall be fully insured by such instrumentality. The deposit instrument shall be in a form that permits collection by the City of Los Angeles at maturity without further consent of any other party.

B. **Privately Owned Park and Recreational Facilities**

Where facilities for park and recreational purposes are provided in a proposed residential development and such facilities will be privately owned and maintained by the future owners of the development, the areas occupied by such facilities shall be partially credited against the requirement of dedication of land for park and recreational purposes or the payment of a park fee thereof, provided that the following standards are met to the satisfaction of the Department of Recreation and Parks: (1) that each facility is available for use by all the residents of the residential

development; and (2) that the area and the facilities satisfy the recreation and park needs of the residential development so as to reduce the need for public recreation and park facilities to serve the project residents.

1. The amount of credits for non-publicly accessible park and recreational facilities shall not exceed 35 percent of the calculated requirement for the park and recreation impact fee or land dedication. Credits may be awarded for on-site or off-site private facilities.
2. The amount of credits for publicly accessible, privately maintained park and recreational facilities shall not exceed 100% of the calculated requirement for the park and recreation impact fee or land dedication. Credits may be awarded for on-site or off-site private facilities.
3. Private park and recreational facilities shall include a variety of active and passive amenities, as determined by the Department of Recreation and Parks.
4. Credit shall be granted, dollar for dollar, for any recreational and park impact fees required to be paid for the property pursuant to this Division, as determined by the Department of Recreation and Parks. The cost and subsequent credit should bear a reasonable relationship to an independent assessment of the construction cost for the facility, such as the estimates provided by RSMeans Building Construction Cost Data or similar.
5. Credits shall not be given for any lot amenity space or residential amenity space required to be maintained by this Chapter, Specific Plan, or any other planning document.
6. The granting of credits shall also be subject to the following:
 - a. The private ownership and maintenance of the facilities shall be adequately provided for by written agreements; and
 - b. The use of the private facilities, whether publicly or non-publicly accessible, is restricted for park and recreational purposes by recorded covenants acceptable to the Department of Recreation and Parks which run with the land and which cannot be defeated or eliminated without the consent of the City Council; and
 - c. The proposed facilities are reasonably adaptable for use for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location of the private open space land; and
 - d. The proposed non-public facilities are available for use by all the residents of the proposed residential development; and
 - e. Any proposed publicly accessible, privately-maintained park and recreational facilities are accessible for use by the general public with no discrimination between residents and non-residents, are open at hours comparable to those of City parks and facilities, and have appropriate signage indicating that the space is public; and
 - f. The facilities are in substantial accordance with, and meet the policies and standards for, the development of park and recreational facilities.

C. Dwelling Unit Construction Tax Credit

A credit shall be allowed whenever a dwelling unit construction tax previously has been paid pursuant to *Chapter 2, Sec. 21.10.3. (Dwelling Unit Construction Tax)* for dwelling units constructed on land for which a fee is required to be paid in accordance with the provisions of this Division. Said credit shall be equal to the amount of the tax previously paid, but shall not exceed the amount of any fee required to be paid under the provisions of this Division.

D. Credit Request Timing

The project applicant shall submit any requests for credit, and the Department of Recreation and Parks may only approve such requests, prior to the approval of the Final Map or prior to the date of final inspection, or the date of the Certificate of Occupancy, whichever is earliest and applicable, and prior to the dedication of any land or payment of any park fee.

SEC. 10.4.9. PARK FEE ACCOUNT AND ACCOUNTING

A. Park Fee Account

The City of Los Angeles establishes a separate park and recreation fee trust fund account ("account") to which any park fee collected by the City shall be posted. The funds of the account shall not be commingled with any other funds or revenues of the City. Any interest accrued by the account shall be used solely for the purposes of park and recreational facility acquisition, expansion and improvement.

B. Park Fee Accounting

Within 180 days after the last day of each fiscal year, the Department of Recreation and Parks shall report to the Board of Commissioners of Recreation and Parks on the amount of the fee income (including interest income), expenditures, status of the trust fund account, and interfund transfers. The Department of Recreation and Parks shall also report on each of the park and recreational facilities on which fees were committed in the last fiscal year and the approximate date by which the construction of the park and recreational facilities will commence. The City shall maintain accounts and prepare reports in accordance with *California Government Code Section 66001*.

C. Refund of Fees Under the Government Code

1. Park fees collected pursuant to this Division shall be committed by the City within five years of receipt of payment for a residential development project to serve or benefit residents of the project for which the fees were collected.
2. If the fees are not committed as specified in this Division, Quimby fees shall be refunded in accordance with *California Government Code Section 66477*. All other park fees shall be refunded in accordance with *California Government Code Section 66001*.

D. Other Refunds

In the event that an applicant requests a refund for reasons not set forth in *California Government Code Sections 66001* or *California Government Code Sections 66477*, or their successor sections, if any, the applicant shall submit a claim for a refund with the Department of Recreation and Parks. Upon the Department's determination, the fee payer may receive a refund, without interest, of the fees paid pursuant to this Division; however, the portion of any fee revenue received by the City as reimbursement of its costs in administering the provisions of this Division shall not be refunded. The fee payer shall submit an application for a refund to the City within one year of payment. Failure to timely submit the required application for refund shall constitute an absolute waiver of any right to the refund.

SEC. 10.4.10. USE OF PARK FEES OR LANDS DEDICATED PURSUANT TO THIS SECTION

- A. The dedicated lands or park fees collected pursuant to this Division shall be used for the acquisition, improvement and expansion of public parks and recreational facilities. The fees shall be committed and expended in accordance with the provisions and procedures established in this Division. The park fee may be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by, or on behalf of, the City to finance such park and recreational facility improvements; and any administrative costs incurred by the City in accordance with this Division.
- B. Interest accrued on Quimby in-lieu fees collected pursuant to this Division may be applied outside the project development for which the original fees were collected, provided that the Department of Recreation and Parks holds a public hearing prior to committing the interest, and uses the interest to develop new or rehabilitate existing neighborhood or community parks or recreational facilities within the City. All such public parks and recreational facilities shall comply with the principles and standards set forth in the General Plan.
- C. The park or recreational facilities acquired, improved or expanded shall be publicly accessible and serve or benefit the project that dedicated the land or paid the fees.

ARTICLE 11.
DIVISION OF LAND

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DIV. 11.1. GENERAL PROVISIONS

SEC. 11.1.1. GENERAL

A. Scope

1. No person may subdivide land in the City of Los Angeles unless a final tract map (for subdivisions of 5 or more parcels) or parcel map (for subdivisions of 4 or less parcels), pursuant to *Chapter 2, Section 66426 of the Subdivision Map Act* has been recorded as provided in this Article and pursuant to *Div. 13B.7. (Division of Land)*.
2. No building or structure shall be constructed or enlarged on any land which has been subdivided in violation of the provisions of this Article and *Div. 13B.7. (Division of Land)*, nor shall any permit be issued for such land.
3. The provisions of this Article shall not be construed as preventing the recording of a final tract map containing less than 5 lots or creating fewer than 5 condominium units in accordance with the procedures outlined in *Div. 13B.7. (Division of Land)* and the *Subdivision Map Act*.

B. Applicability

The provisions of this Article are applicable to a commercial/industrial conversion project, commercial/industrial to residential conversion project, residential conversion project, or residential to commercial/industrial conversion project, as defined in *Article 14. (General Rules)*, except as follows:

1. Stock Cooperative Conversions

The provisions of this Article do not apply to any conversion for stock cooperative purposes that satisfies either of the following criteria:

- a. The application for stock cooperative (DRE Form 658 or its equivalent) was filed with the California Department of Real Estate prior to July 1, 1979; or
- b. A subdivision public report for stock cooperative was issued pursuant to Business and Professions Code Section 11018 prior to November 10, 1979.

2. New Stock Cooperatives

The provisions of this Article do not apply to any stock cooperative project, other than a commercial/industrial conversion project, commercial/industrial to residential conversion project, residential conversion project, or residential to commercial/industrial conversion project, where the application for stock cooperative (DRE Form 658 or its equivalent) was filed with the California Department of Real Estate prior to March 21, 1980.

3. Subdivision of Air Space

The provisions of this Article apply to any division of the space above or below a lot with a definite width, length, and upper and lower elevation occupied or to be occupied by a use,

group of buildings or portions of buildings, and accessory buildings or portions of accessory buildings, or accessory uses.

C. Purpose

1. The purpose of this Article is to regulate and control the division of land within the City of Los Angeles, to provide for the dedication of land, the payment of fees in lieu of dedication of land, or a combination of both, for the acquisition and development of park and recreation sites and facilities to serve the future inhabitants of the subdivision, to supplement the provisions of the Subdivision Map Act concerning the subdivision design, subdivision improvement and survey data of subdivisions, the form and content of preliminary parcel maps, tentative tract maps, final tract map, and parcel maps. The procedure to be followed in securing the official approval of the City of Los Angeles on such maps shall be completed pursuant to *Div. 13B.7. (Division of Land)*, in a manner that is consistent with the applicable general and Specific Plans as well as the public health, safety and welfare.
2. It is also the intention of this Article that the subdividing of land in the City of Los Angeles be done in accordance with the grading regulations of the City contained and set forth in *Chapter 9, Article 1 (Building Code)* and to establish, when possible, beauty and attractiveness in the hills consistent with watershed drainage, erosion and fire control requirements, and good engineering practices.

D. Interpretation

1. Private Streets

This Article and *Div. 13B.7. (Division of Land)* is not to be interpreted or construed to invalidate any previous act on the part of the City approving or authorizing private streets, or authorizing the issuance of building permits for structures on lots served by private streets.

2. Planning Commission

Unless otherwise specified, further references in this Article to "Planning Commission" mean either the Area Planning Commission or the City Planning Commission, whichever has authority.

SEC. 11.1.2. **ADVISORY AGENCY**

A. Additional Authority

1. The Advisory Agency has the authority to grant deviations of no more than 20% from the applicable floor area, yard, and height requirements. The subdivider shall ask for adjustments at the time of filing.
2. In permitting adjustments, the Advisory Agency shall make the findings contained in *Sec. 13B.5.2. (Adjustment)*. The reductions or deviations shall be included in the written decision of the Advisory Agency.

3. Notification and appeal rights to such reductions or deviations shall conform to *Sec. 13B.7.2. (Parcel Map Exemption/Lot Line Adjustment)*.

SEC. 11.1.3. SUBDIVISION DESIGN STANDARDS

A. Conformance to the General Plan

1. Each preliminary parcel map or tentative tract map shall be designed in compliance with the zoning applicable to the property or approved by the City Council for change, or will be subject to a condition requiring compliance with such zoning prior to the recordation of the final tract map or parcel map.
2. Where a preliminary parcel map or tentative tract map involves land for which a General Plan including dwelling unit densities has been adopted by the Council, and the land is also in a Hillside Area, the number of lots on the map shall be limited so that the number of dwelling units permitted by the applicable zoning regulations does not substantially exceed the dwelling unit densities shown on the Plan.
3. Each preliminary parcel map or tentative tract map shall substantially conform to all other elements of the General Plan. In computing the number of dwelling units, only the area being designated for residential use and land that is being dedicated for public uses shall be considered, excepting, however, land set aside for street purposes, or land required to be dedicated for park and recreation purposes pursuant to *Article 10. (Streets & Parks)*.
4. **Dwelling Unit Density in the Hillside Area**

- a. In the Hillside Area, which is designated in the "Minimum Residential" General Plan land use designation, the dwelling unit density shall not exceed that allowed by the following formula:

$$D = \frac{50 - S}{35}$$

Where :

D = the maximum number of dwelling units per gross acre allowable; and

S = the average natural slope of the land in %.

- b. Where the total allowable number of dwelling units per preliminary parcel map or tentative tract map calculated under the above formula results in a number other than a whole number, it shall be rounded to the nearest whole number as follows:
 - i. Where the fractional portion of the total allowable number of dwelling units equals 0.5 or more, the total number of allowable dwelling units shall be rounded to the next larger whole number;

- ii. Where the fractional portion of the total allowable number of dwelling units equals less than 0.5, the total number of allowable dwelling units shall be rounded to the next smaller whole number.
- c. In no case may the permitted density be less than 0.05 dwelling units per gross acre. Where the total allowable number of dwelling units per tentative tract map calculated under the above formula results in a number less than one, it shall be rounded up to allow one dwelling unit per tentative tract map. Where previous grading on a site makes it difficult to determine average natural slope using the above formula, the Director of Planning shall determine the average natural slope in a manner to carry out the purpose and intent of this Section.

B. Streets

1. Right-of-Way and Roadway Widths

All streets and alleys shall be designed to conform with the Planning Commission's adopted standards. The requirements and exceptions set forth in *Article 10. (Streets & Parks)*, however, do apply.

2. Street Grades

- a. Grades of all streets shall be as flat as consistent with adequate surface drainage requirements and the approved development of the proposed subdivision. The minimum grade permitted is 0.4%, except in extremely flat areas where a grade of 0.2% may be used. The maximum grade permitted for streets designated as Boulevard or Avenue is 6%, except where a grade not to exceed 10% will eliminate excessive curvature, fill, or excavation. The maximum grade permitted for Collector Streets is 10% and for Local Streets is 15%. Variations from these requirements may be granted by the Advisory Agency upon recommendation by the City Engineer in individual cases in accordance with the provisions of *Sec. 13B.7.7. (Private Street Map)*.
- b. Changes in grade greater than 0.4% shall be connected by vertical curves. The length of vertical curves shall conform to standards for sight distance and riding qualities established by the City Engineer.

3. Future Streets

In the event certain streets or alleys in a subdivision are to be reserved for future public use and they have been approved as to location and width, they shall be indicated on the final tract map or parcel map and offered for dedication as future streets or future alleys. Certificates providing that the City may accept the offer to dedicate such easement at any time shall be shown on the final tract map or parcel map.

4. Corner Cut-Off

At all block corners, the property line shall be rounded. On all major and secondary highways, the corner shall have a 20-foot radius curve and on all other streets, a 15-foot radius curve;

provided, however, that where commercial development is permitted, a diagonal cutoff of 15 feet x 15 feet in lieu of a 20-foot radius curve and a ten-foot x ten-foot cutoff in lieu of a 15-foot radius curve may be used. In industrial zones, the curves shall have a minimum radius of at least 40 feet.

5. Horizontal Curves

The centerline radii of curves shall be as large as possible, consistent with conditions. All curves shall have sufficient length to avoid the appearance of an angle point. Reversing curves shall be connected by tangents of length approved by the City Engineer as sufficient to safely reverse the unbalanced centrifugal force. In any case, horizontal curves shall have the following minimum centerline radii:

- a. Boulevards and Avenues: 1,000 feet
- b. Collector Streets: 500 feet
- c. Local Streets: 300 feet
- d. Local Streets in a Hillside Area: 125 feet

6. Intersections

Street intersections shall be as near to a right angle as possible. No jogs are allowed in the continuity of an arterial street. Jogs in a non-arterial street where crossing an arterial street shall be held to a minimum. Multiple intersections of more than four approaches should be avoided. In Hillside Areas, special conditions may be required.

7. Cul-de-Sac Streets

Cul-de-sac streets should be avoided, except in locations where physical constraints prohibit the continuation of the street (such as where a river or railroad infrastructure is present) or where made necessary by historical development patterns. Where cul-de-sac streets are approved, they shall be terminated by a turning area conforming to the latest standards approved by the Planning Commission. Where feasible, existing cul-de-sacs should be modified and new cul-de-sacs should be designed to include a passageway for bicycles and pedestrians to access the surrounding area.

8. General

- a. All streets within or immediately adjacent to the subdivision shall be improved with curbs and gutters, unless not required by the Advisory Agency upon recommendation of the City Engineer.
- b. Streets within or immediately adjacent to the subdivision shall be improved with sidewalks, except that in mountainous, hillside or rural areas, sidewalks may be omitted or may be provided on only one side of the street with the approval of the Advisory Agency.

C. Alleys

1. Alleys shall be not less than 20 feet in width. Alleys serving industrial zones shall be not less than 30 feet wide, unless otherwise approved by the Advisory Agency.
2. All dead-end alleys shall be constructed with adequate turning areas.
3. Whenever practicable, alleys are required at the rear of all lots that are in Residential Use Districts and that front an arterial street. Alleys may also be required at the rear of lots in commercial and industrial zones.
4. Where two alleys intersect, a triangular corner cut-off of not less than 10 feet along each alley line shall be provided.

D. Pedestrian Walks

If the Advisory Agency determines that inner-block pedestrian walks are necessary for the public health, safety or welfare, they shall be dedicated to a width of not less than 12 feet. The Advisory Agency, however, shall only impose such a dedication requirement after finding that the dedication bears an essential nexus and rough proportionality to a project's impact.

E. Blocks

Blocks in Residential and Industrial Use Districts areas shall not exceed 1,700 feet in length, except in a Hillside Area. Blocks in Commercial Use Districts shall not exceed 800 feet in length except in locations where the prevailing block length (within ½-mile) is less than 800 feet. In such instance, the new block shall not exceed the average prevailing block length.

F. Lot Size

1. Every lot shall have a minimum width and area to comply with the requirements specified in the applicable Form District.
2. When the Advisory Agency determines that traffic access, topography and drainage conditions will safely allow lot averaging, and when the subdivider has demonstrated to the satisfaction of the Advisory Agency in a written report that such averaging is consistent with proper subdivision design, and in addition will produce, one or more of the following benefits: require less grading than a conventional subdivision design not using lot averaging; result in improved lot design; or, produce other environmental benefits, the Advisory Agency may permit the width and area of not more than 20% of the lots in a subdivision located in a Hillside Area, to be reduced as specified below, provided that the average area of all lots in the subdivision is not less than the required minimum for the applicable Form District.

LOT AREA IN SQUARE FEET			
Form District	Lot Width (min)	Lot Area (min)	Lot Average (min)
Rural-Limited	63 feet	14,000	17,500
Residential Estate-Limited 5	No Reduction	32,000	40,000

LOT AREA IN SQUARE FEET			
Form District	Lot Width (min)	Lot Area (min)	Lot Average (min)
Residential Estate-Limited 4	72 feet	16,000	20,000
Residential Estate-Limited 3	72 feet	12,000	15,000
Residential Estate-Limited 2	63 feet	8,800	11,000
Residential Estate-Limited 1	60 feet	7,200	9,000

3. In computing such average, that portion of any lot exceeding 150% of the average requirement shall not be included, provided however, that in the Rural-Limited Form Districts, the maximum area of any lot that may be used in computing the average shall be 24,500 square feet.
4. In a tract where one or more lots have less than the average requirement for the applicable Form District, no lot may be rearranged or divided unless:
 - a. The average requirement for the original final tract map or parcel map is maintained; and
 - b. Such rearrangement or division is accomplished by recording a new final tract map or parcel map, or by securing determination that the proposed rearrangement or division is exempt from the parcel map procedure in *Sec. 11.4.1.B.3.c.*
5. Where it finds it necessary in order to promote the general welfare, the Advisory Agency may require that lots that are contiguous or nearby to existing lots on the same street be increased in size to be compatible with the size of the existing lots. However, in no case may the Advisory Agency require such lots to contain an area of over 50% more than that required by the applicable Form District or Alternate Typology.
6. Property in commercial or industrial zones need not be divided into more than one lot where such property is to be operated as a unit.
7. Each portion of a lot which is platted to be divided by a City or County boundary line shall be given a separate letter or number on the recorded tract map.
8. Side lines of lots shall be approximately at right angles to the streets, or radial to the street on curved streets, except where topography or other conditions make this impracticable.
9. Where it finds that there will be no material increase in the dwelling unit density permitted by the zone, and that the public health, safety or welfare and good subdivision design would be promoted by the dedication of public streets to a width in excess of the approved standards provided for in this Article, or the dedication of service roads, or the dedication or reservation of land for public parks, public uses or other open areas, the Advisory Agency may permit the required area of one or more of the lots in a subdivision in an Rural-Limited or Estate-Limited Form Districts to be reduced to the extent of such dedication or reservation. Provided, however, that in no event may such a reduction exceed 15%, and no lot in the Rural-Limited or Estate-Limited Form Districts in a Hillside Area, is permitted to be reduced below the minimum area specified in the table in *Sec. 11.1.3.D.2.*

10. Where the Advisory Agency finds the project is consistent with the dwelling unit density permitted by the General Plan, and that the public health, safety or welfare and good subdivision design will be promoted by the preservation of protected trees, the Advisory Agency may permit the required area of one or more of the lots in a subdivision in Rural-Limited, Estate-Limited, or House-Limited Form Districts to be reduced by an amount sufficient to provide for protected tree preservation in accordance with *Sec. 11.1.3.P. (Protected Tree Regulations)*. In no event may the reduction exceed 50% of the required lot area; lots zoned with Rural-Limited or Estate-Limited Form Districts may not be reduced below 50 feet in width; lots zoned with House-Limited Form Districts may not be reduced below 40 feet in width; and no lot in a designated "K" Horsekeeping District may be reduced below 17,500 square feet.

G. Easements

1. Easements for public utilities, water system, sewers, street lights, storm drains or flood control channels, and slope rights, shall be provided wherever determined necessary by the Advisory Agency upon recommendation of the City Engineer.
2. Wherever it is determined that future easements are necessary, a certificate shall be placed on the final tract map or parcel map indicating that the City will accept such easements at any time.

H. Grading in Hillside Areas

Subdivision design requirements in a Hillside Area shall meet the grading standards established by the Board of Public Works and the grading regulations established in *Chapter 9, Article 1 (Building Code)*. Such requirements may also include providing soil reports prepared by a registered civil engineer specializing in soil mechanics or reports on geological investigations.

I. Problem Areas

Areas designated by resolution of the Board of Public Works as problem areas shall not be subdivided except when approved by the Advisory Agency upon recommendation of the Superintendent of Building and the City Engineer.

J. Grading Plans

1. The Advisory Agency may require a proposed grading plan with the preliminary parcel map or tentative tract map of any subdivision. Upon recommendation of the Superintendent of Building or the City Engineer, or where it appears that cuts and fills will occur in the grading of the property that may be contrary to the objectives of this Article, the Advisory Agency may require the subdivider to submit grading plans for all or part of the tract before action on the preliminary parcel map or tentative tract map will be taken. Any grading plan submitted shall contain a statement of the quantities (in cubic yards) of cut and fill and quantities of export or import material involved. If the amount of earth material to be imported to or exported from a subdivision site is 1,000 cubic yards or more, statements of the following shall also be included:

- a. The proposed borrow or disposal site;
 - b. The proposed haul route;
 - c. The total gross weight with load of the proposed haul vehicles; and
 - d. Any other pertinent data which the Advisory Agency may require.
2. Failure to furnish a grading plan (where necessary to complete the investigation of the preliminary parcel map or tentative tract map within the time specified in the written notice requesting its submission) will be cause for the disapproval of the preliminary parcel map or tentative tract map, unless an extension of the time for acting on the Map is mutually agreed upon between the subdivider and the Advisory Agency.
 3. If changes in the design of the lots or street system can be made to correct the conditions set forth in Sec. 11.1.3.H. (*Grading in Hillside Areas*), either by increased lot sizes or changes in grades, such modifications shall be made.

K. Storm Drains

Storm drains shall be designed in conformance with standards approved by the City Engineer. Storm drain facilities to intercept and convey all runoff to a suitable point of disposal are required when runoff from the entire area tributary to and including the subdivision exceeds the limiting depth of street flow as determined by the City Engineer. These storm drain requirements shall also include the following:

1. In areas without sumps, storm drains shall be designed to remove all runoff from a storm of 10-year frequency.
2. In sump areas, storm drains shall be designed to remove all runoff from a storm of 50-year frequency.
3. Storm drains shall be of sufficient capacity in all cases to prevent flooding of building sites from a storm of 50-year frequency.
4. On Hillside Limited Streets, the maximum depth of water as determined by the City Engineer shall be based on a storm of 50-year frequency.

L. Installation of Utilities

1. Utility lines, including but not limited to those required for electricity, communication, street lighting, and cable services necessary for the general use of the lot owners in the subdivision, shall be installed or guaranteed to be installed in the same manner as other required subdivision improvements.
2. Except in Industrial-Mixed, Industrial, Public, and Open Space Use Districts, in all portions of a tract map area, all such utility lines shall be installed underground, provided, however, that incidental, appurtenant equipment such as transformers, terminal boxes and meter cabinets may be placed above ground, but shall conform with regard to placement and height with

those standards adopted by the Planning Commission as it determines are necessary to safeguard the public against hazards created by the equipment and to further the purposes of this Article. The Subdivision Committee, as established in *Sec. 13A.1.10. (Subdivision Committee)*, shall make its report and recommendation of the Planning Commission prior to the adoption of the standards.

3. The subdivider shall make the necessary cost and other arrangements for such underground installation and for relocation of existing facilities with each of the persons, firms or corporations furnishing utility services involved.

M. Model

Regardless of any other provision of this Chapter, a model or models may be erected and maintained on any lot or site designated by the Advisory Agency as a site for a model or models on an approved or conditionally approved preliminary parcel map or tentative tract map, in lots zoned with Agricultural or Residential Use Districts and the "1L" Density District with respect to one-unit dwellings, and in lots zoned with Residential Use Districts allowing multiple-unit structures, i.e., buildings containing more than one dwelling unit, for a period of time as determined by the Advisory Agency, provided that:

1. Not more than 15% of the lots and in no case more than 20 lots at any one time in a subdivision may be designated as sites for the construction of models, and, with respect to multiple-unit structures, not more than 15% of the units and in no case more than 20 units at any one time in a proposed building designated as a model site, may be designated as models. Each of the sites shall be located in a manner as to not adversely affect existing developed residential properties. Further, each of the sites shall be easily accessible and provision for the accessibility shall be assured at the time that the preliminary parcel map or tentative tract map is conditionally approved.
2. In a Hillside Area, a grading plan for the entire approved or conditionally approved subdivision or any final tract map or parcel map unit thereof has been approved by the Grading Division of the Department of Building and Safety and a Grading Certificate has been issued for the property involved or that the grading is being carried on under the authorization of a valid grading permit.
3. Necessary easements for the installation of water system facilities and underground utilities have been dedicated and the developer has guaranteed the cost of relocation or future adjustment of these facilities to the satisfaction of the Department of Water and Power.
4. The owner assumes liability for any damage caused to water system facilities and underground utilities prior to final street improvements in a manner satisfactory to the Department of Water and Power.
5. Adequate fire protection facilities are provided to the satisfaction of the Fire Department.
6. Adequate sewer facilities are provided to the satisfaction of the Bureau of Engineering and the Los Angeles County Health Department.

7. A paved access roadway at least 20 feet in width is provided which is satisfactory to the Department of Building and Safety.
8. Off-street parking be provided as follows:
 - a. For multiple-unit structures, the numbers and location of the off-street parking facilities will be determined by the Advisory Agency;
 - b. For one-unit detached structures, one lot for each 6 model dwellings shall be located contiguous to the model dwelling sites. All off-street parking facilities and driveways shall be dust-proofed with asphaltic surfacing or with decomposed granite which is sprinkled at sufficient intervals to prevent dust, or by an alternate method of dust control satisfactory to the Department of Building and Safety.
9. The model dwelling sites are attractively maintained and, with respect to one-unit detached structures, attractively landscaped.
10. Any furnishings placed in the model dwelling are maintained solely for purposes accessory to the display of the model dwelling and in no way are used to sell or promote the sale of such furnishings.
11. Prior to the issuance of any building permit for a model dwelling, the property owner shall first execute and file with the Superintendent of Building a notarized agreement assuming all risks and agreeing to all of the conditions set forth in this Article. With respect to one-unit detached structures, the agreement shall further provide that in the event that a final tract map or parcel map that includes the property where the model dwelling is located is not recorded, all buildings or structures authorized by the permit will be removed, within 90 days from the expiration of the tentative tract map, and that if all buildings and structures are not completely removed as required above, they may be confiscated and removed or demolished by the City without further notice. Prior to the erection of any model dwelling that is a one-unit detached structure, authorized pursuant to the approval of any subdivision and contingent on the approval of the subdivision, the property owner shall post in the Department of Building and Safety a bond in favor of the City of Los Angeles (to be approved by the City Attorney and duplicates to be furnished) in an amount satisfactory to the Department of Building and Safety sufficient to defray any expense incurred by the City in the removal or demolition of the model dwelling or dwellings. The bond will be released to the property owner or person legally entitled to it either upon recordation of the subdivision tract map or upon removal of the concerned structures or buildings, as the case may be, to the satisfaction of the Superintendent of Building.
12. This Section applies to approved or conditionally approved tentative tract maps that include model dwelling units and that have not been recorded as of the effective date of this ordinance.

- 13.** A real estate tract sales office may be established and maintained in one model dwelling approved in accordance with the provisions of this Section or in a dwelling constructed on a recorded lot previously designated as a model dwelling site by the Advisory Agency and temporarily serving as an example of houses or units built or to be built in the same subdivision, provided that:
- a.** No general real estate brokerage business is conducted on the premises, and any business transacted there is limited to the original sale of vacant or improved land shown on the preliminary parcel map or tentative tract map or units of airspace shown on the condominium plan.
 - b.** All signs conform to the applicable provisions of *Div. 4C.6. (Signs)*.
 - c.** The tract sales office is attractively maintained and, where located in a one-unit detached structure, is attractively landscaped.
 - d.** The property owner has first executed and filed with the Superintendent of Building a notarized agreement agreeing to comply with all other provisions of this Subdivision and, further, agreeing that after all dwelling units in the development are initially sold or rented, all tract sales being conducted within the structure will cease; all signs will be entirely removed from the premises; any residential type of sliding glass door in a private garage doorway will be replaced with a conventional private garage door, and any sales office activity located in a private garage will be discontinued and this area reconverted for the storage of private vehicles.

N. Park and Recreation Sites

Park and recreation sites to serve the future inhabitants of each new subdivision shall be provided and located in conformance with the standards contained in the Open Space Element of the General Plan.

O. Where Subdivision Includes Land Within Drainage District

Whenever a subdivision or a portion of a subdivision includes land which is within a local drainage district, the provisions and requirements of the ordinance establishing such district shall be met.

P. Protected Tree Regulations

No protected tree may be relocated or removed except as provided in this Article or *Chapter 4, Article 6 (Preservation of Protected Trees)*. The term "removed" or "removal" includes any act that will cause a protected tree to die, including, but not limited to, acts that inflict damage upon the root system or other parts of the tree by fire, application of toxic substances, operation of equipment or machinery, or by changing the natural grade of land by excavation or filling the drip line area around the trunk.

1. Required Determinations

Subject to historical preservation requirements set forth in *Sec. 11.1.3.P.3. (Historical Monuments)*, when a protected tree exists within a proposed subdivision, the tree may be relocated or removed if the Advisory Agency, in consultation with the City's Chief Forester, determines the existence of either a. or b. below:

- a. There has been prior applicable government action in which:
 - i. The removal of the tree was approved by the Advisory Agency; or
 - ii. The property on which the protected tree is located was the subject of a determination by the City Planning Commission, the City Council, a Zoning Administrator, or an Area Planning Commission, the appeal period established by *Div. 13B.7. (Division of Land)* with respect to the determination has expired, the determination is still in effect, and pursuant to the determination, the protected tree's removal would be permissible; or
 - iii. A building permit has been issued for the property on which the protected tree is located, the permit is still in effect, and the removal or relocation is not prohibited by the permit.
- b. The removal of the protected tree would not result in undesirable, irreversible soil erosion through diversion or increased flow of surface waters that cannot be mitigated to the satisfaction of the City's Chief Forester, and the physical condition or location of the tree is such that:
 - i. Its continued presence in its existing location prevents the reasonable development of the property; or
 - ii. According to a report required pursuant to *Sec. 11.2.1.C. (Protected Tree Reports for Tentative Tract Maps)*, acceptable to the Advisory Agency and prepared by a tree expert, there is a substantial decline from a condition of normal health and vigor of the tree, and its restoration through appropriate and economically reasonable preservation procedures and practices is not advisable; or
 - iii. It is in danger of falling due to an existing and irreversible condition; or
 - iv. Its continued presence at its existing location interferes with proposed utility services or roadways within or without the subject property, and the only reasonable alternative to the interference is the removal of the tree; or
 - v. It has no apparent aesthetic value, which will contribute to the appearance and subdivision design of the proposed subdivision; or it is not located with reference to other trees or monuments in such a way as to acquire a distinctive significance at the location.

2. Supplemental Authority

In the event the Advisory Agency, in consultation with the City's Chief Forester, determines pursuant to *Sec. 11.1.3.P.1.b.* that a protected tree may be removed or relocated, the Advisory Agency may:

- a. Require relocation elsewhere on the same property where a protected tree has been approved for removal, and where the relocation is economically reasonable and favorable to the survival of the tree. Relocation to a site other than upon the same property may be permitted where there is no available or appropriate location on the property and the owner of the proposed off-site relocation site consents to the placement of a tree. In the event of relocation, the Advisory Agency may designate measures to be taken to mitigate adverse effects on the tree.
- b. Permit protected trees of a lesser size, or trees of a different species, to be planted as replacement trees for protected trees permitted by this Code to be removed or relocated, if replacement trees required pursuant to this Code are not available. In that event, the Advisory Agency may require a greater number of replacement trees.

3. Historical Monuments

The Advisory Agency, except as to *Sec. 11.1.3.P.1.b.iii.*, shall require retention of a protected tree at its existing location, if the tree is officially designated as an Historical Monument or as part of an Historic Preservation Overlay Zone.

4. Requirements

In the event the Advisory Agency, in consultation with the City's Chief Forester, determines pursuant to *Sec. 11.1.3.P.1.b.* that a protected tree may be removed or relocated, the Advisory Agency shall require that:

- a. The protected tree is replaced within the property by at least 2 trees of a protected variety, except where the protected tree is relocated pursuant to *Sec. 11.1.3.P.2.a.* The size of each replacement tree shall be a 15-gallon, or larger, specimen, measuring 1 inch or more in diameter at a point 1 foot above the base, and not less than 7 feet in height, measured from the base. The size and number of replacement trees shall approximate the value of the tree to be replaced.
- b. The subdivider record those covenants and agreements approved by the Advisory Agency necessary to assure compliance with conditions imposed by the Advisory Agency and to assure protected tree preservation.
- c. The subdivider provide protected tree maintenance information to purchasers of lots within the proposed subdivision.
- d. The subdivider post a bond or other assurance acceptable to the City Engineer to guarantee the survival of trees required to be replaced or permitted or required to be relocated, in a manner to assure the existence of continuously living trees at the approved

replacement or relocation site for three years from the date that the trees are replaced or relocated. The City Engineer shall use the provisions of *Sec. 11.3.3.E. (Guarantees)* as its procedural guide in satisfaction of the bond requirements and processing. Any bond required shall be in a sum estimated by the City Engineer to be equal to the dollar value of the replacement tree or of the tree that is to be relocated. In determining value for these purposes, the City Engineer shall consult with the Advisory Agency, the City's Chief Forester, the evaluation of trees guidelines approved and adopted for professional plantmen by the International Society of Arboriculture, the American Society of Consulting Arborists, the National Arborists Association and the American Association of Nurserymen, and other available, local information or guidelines.

5. Grading

The Advisory Agency is authorized to prohibit grading or other construction activity within the drip line of a protected tree.

Q. Preliminary Soils Report

1. A preliminary soils report, prepared by a civil engineer registered in California, and based upon adequate test borings is required with the preliminary parcel map or tentative tract map of any subdivision. The Advisory Agency may waive the preliminary soils report upon its determination that no preliminary analysis is necessary due to its knowledge of the qualities of the soils of the subdivision.
2. If the preliminary soils report indicates the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects, a soils investigation of each lot in the subdivision may be required. Such soils investigation shall be done by a civil engineer registered in California, who shall recommend the corrective action which is likely to prevent structural damage to each structure proposed to be constructed in the area where such soils problem exists. The Advisory Agency may approve the subdivision or a portion of the subdivision where such soils problems exist if it determines that the recommended corrective action is likely to prevent structural damage to each structure to be constructed, and as a condition to the issuance of any building permit may require that the approved recommended action be incorporated in the construction of each structure.

R. Mulholland Scenic Parkway

1. Notwithstanding the street standards adopted by the City Planning Commission pursuant to *Sec. 10.1.1. (Street Standards)*, the width and improvement standards for the Mulholland Scenic Parkway shall be substantially as follows:
 - a. Two travel lanes, one in each direction, each 15 feet wide;
 - b. Passing lane segments and turn pockets where necessary to facilitate movement of traffic;
 - c. Substantial conformance to existing roadway alignment;
 - d. No median strip except to facilitate turning movements;

- e. Hard surfaced shoulders but with a natural look, separated from the roadway by a painted line where the shoulder is utilized for bikeway purposes;
 - f. Minimum street and driveway access to the Parkway;
 - g. Reasonable protection of a scenic corridor 500 feet more or less, depending on topography, from each side of the existing right-of-way, to preserve the scenic quality and for the development of parks, vista points, parking facilities, and continuous bicycle, equestrian and hiking trails;
 - h. All utilities to be underground;
 - i. All necessary signs and road related fixtures to be of a special design to blend with the scenic character of the Parkway;
 - j. Grading to be kept to an absolute minimum; and
 - k. All necessary grading to be gently contoured and fully landscaped with fire-resistant plants to present a natural appearance.
2. It is the duty of the Advisory Agency to interpret and apply these standards in conformance with the spirit and intent of the Report of the Citizens' Advisory Committee on the Mulholland Scenic Parkway as adopted as City policy by the City Council on March 26, 1973, under Council File No. 70-5000, or with such Parkway plans as may subsequently be adopted.
3. These standards are applicable to any subdivision map within 500 feet of the right-of-way of Mulholland Drive between the Hollywood Freeway on the west and Mulholland Highway on the west and along Mulholland Highway to the southerly City boundary, as shown on the City Engineer's official cadastral or district maps.

S. Valley Circle Boulevard, Plummer Street Scenic Corridor

1. Notwithstanding the street standards adopted by the City Planning Commission pursuant to Sec. 10.1.1. (*Street Standards*), the width and improvement standards for Valley Circle Boulevard from Roscoe Boulevard to Plummer Street and for Plummer Street from Valley Circle Boulevard to Topanga Canyon Boulevard shall be substantially as follows:
- a. Two travel lanes, one in each direction;
 - b. Left turn pockets as needed;
 - c. 48 feet of paved roadway, including 2-foot wide concrete gutters and curbs;
 - d. No continuous raised median strip;
 - e. Wide shoulders to accommodate recreation trails;
 - f. Minimum street and driveway access to the roadway;
 - g. All utilities to be underground;

- h.** Lighting only at intersections and parking areas, and kept to a minimum useful Intensity;
- i.** Fire Hydrants and light standards located away from the roadway for increased safety;
- j.** Picnic areas, drinking fountains, restrooms facilities, watering troughs, hitching rails and simple shade structures provided at suitable locations;
- k.** The general design and development of the roadway, trails, turnouts, and all appurtenant fixtures, facilities and amenities to be rustic, natural and in keeping with the scenic character of the corridor;
- l.** Reasonable protection of a scenic corridor, 1,500 feet more or less depending on topography, from each side of the existing rights-of-way, to preserve the scenic quality, protect long-distance views, and for the development of parks, vista points, parking facilities, and continuous trails;
- m.** Specific dimension standards for a 100-foot-wide right-of-way, the preferred width, shall be a 14-foot-wide two-way bicycle path, a hiking trail meandering in a 10-foot-wide landscaped parkway, a 16-foot-wide equestrian trail bordered by bolted wood fences and a 12-foot-wide parkway on the opposite side of the roadway;
- n.** The dimension standards for an 86-foot-wide right-of-way shall be a 12-foot wide two-way bicycle path, hiking trail meandering in an 8-foot-wide landscaped parkway, a 12-foot-wide equestrian trail bordered by bolted wood fences and a 6-foot-wide parkway on the opposite side of the roadway;
- o.** Trails to be built prior to or concurrently with the roadway, and to have suitable crossings and access to areas of interest;
- p.** Attractively designed masonry walls or screening landscaping along the edges of private developments adjacent to the scenic corridor;
- q.** Maximum preservation of natural terrain and vegetation;
- r.** Grading to be kept to an absolute minimum; all necessary grading to be gently contoured and fully landscaped with native, low-water-need, fire-resistant plants to present a natural appearance;
- s.** All buildings in the corridor to be placed so as to preserve a clear line of sight from the roadway to the visible mountain crest;
- t.** Off-site advertising signs to be prohibited within the corridor;
- u.** On-site advertising, traffic, informational and regulatory signs to be kept to a minimum number and size, and to be of special rustic design.

2. It is the duty of the Advisory Agency to interpret and apply these standards in conformance with the spirit and intent of the Valley Circle Boulevard Plummer Street Scenic Corridor Study adopted as City policy by the City Council on March 28, 1977, under Council File No. 77-82, or with such parkway plans as may subsequently be adopted.
3. The standards stated here are applicable to any subdivision map within 1,500 feet of the right-of-way of Valley Circle Boulevard from Roscoe Boulevard to Plummer Street and of Plummer Street from Valley Circle Boulevard to Topanga Canyon Boulevard as shown on the City Engineer's official cadastral or district maps.

DIV. 11.2. TENTATIVE TRACT MAPS

SEC. 11.2.1. TENTATIVE TRACT MAP STANDARDS

A. Tentative Tract Map Requirements

1. Filing and Reports

- a. The subdivider shall pay the necessary fees for and file with the City Planning Department at least 25 copies of the tentative tract map, two copies of an area map showing the location of ownerships which are located within the area covered by the tentative tract map and within a 500-foot radius of the proposed subdivision; and 2 copies of a certified list showing the names and addresses of owners of all property and the addresses of all residential, commercial, and industrial occupants of all property located within 500 feet of the proposed subdivision.
- b. The Department shall furnish a copy of the certified list of names and addresses and a copy of the area map to the Bureau of Engineering, and copies of the tentative tract map to each member of the Subdivision Committee and to any other departments or public agencies which the Advisory Agency had determined may have an interest in the proposed subdivision. The Subdivision Committee shall make such examination of the Map and property, and make such reports and recommendations to the Advisory Agency as they find are necessary. All such reports shall be submitted in writing. Such reports shall be made within 39 calendar days after the filing of the Map or within such additional time as the Advisory Agency may approve.

2. Action of Advisory Agency

The Advisory Agency shall approve, conditionally approve or disapprove the tentative tract map pursuant to *Sec. 13B.7.2. (Parcel Map Exemption/Lot Line Adjustment)*.

- a. Whenever two or more lots are to be created on a common slope and the City Engineer or Superintendent of Building determines that conditions so dictate, the Advisory Agency may require as a condition of approval of the tentative tract map that appropriate deed covenants, on a form approved by the City Attorney, be recorded which provide to each owner of the common slope a joint right of entry for necessary access of men and equipment, and a joint easement over the slope area to maintain and repair any portions of the common slope.
- b. All streets on the tentative tract map shall be identified by their proposed names. All proposed street names shall be approved by the City Engineer. The Advisory Agency may withhold approval of the Map if the City Engineer has determined that a proposed street name would create confusion, be misleading, be unduly long or carry connotations offensive to good taste and decency.

B. Map Requirement

Tentative tract maps filed with the City Planning Department shall be prepared by or under the direction of a licensed surveyor or registered civil engineer. Such maps shall clearly show all information required by this Article, and shall be drawn to an engineer's scale of not less than one inch equals 200 feet. The tentative tract map shall contain all the following:

1. The tract number.
2. Sufficient legal description of the property to define its boundaries.
3. Names, addresses and telephone numbers of the record owner, subdivider, and person preparing the map.
4. North point, engineering scale, date and area.
5. The widths and approximate locations of all existing and proposed public easements or rights of way, or private streets or private road easements, within and adjacent to the property involved.
6. Locations, widths and approximate grades of existing and proposed highways, streets, alleys or ways, whether public or private within and adjacent to the property involved.
7. Existing street names, and names or designations for all proposed streets and highways.
8. Approximate radii of all centerline curves for streets, highways, alleys or ways.
9. Lot layout, approximate dimensions of each lot and number of each lot.
10. The locations of potentially dangerous areas, including geologically hazardous areas and areas subject to inundation or flood hazard; the location, width and direction of flow of all watercourses, flood control channels, and mud or debris paths where ravines or swales will exist within and adjacent to the property involved; building setbacks from such hazards, the proposed method of providing flood, erosion and mud or debris control; and areas where access and emergency paths will be located in the event flood design capacity is exceeded. Lot lines shall be located so that the flow of watercourses and mud and debris paths, access and emergency paths, and setbacks shall be adjacent to lot lines or in areas or restrictions against construction.
11. The existing contour of the land at intervals of not more than 5 feet, and of not more than 2-foot intervals if the slope of the land is less than 5%.
12. The approximate location of all buildings or structures on the property involved which are to be retained, notations concerning all buildings which are to be removed, and approximate locations of all existing wells.
13. The approximate location and general description of any large or historically significant trees and of any protected trees and an indication as to the proposed retention or destruction of the trees.

14. If any streets shown on the tentative tract map are proposed to be private streets, they shall be clearly indicated. Such streets shall conform to the requirements of *Div. 10A.3*. (Private Street Regulations) or shall have been previously approved in accordance with the then applicable private street provisions.
15. The proposed method of providing sewage disposal and drainage for the property.
16. A statement regarding existing and proposed zoning.

C. Protected Tree Reports for Tentative Tract Maps

1. No application for a tentative tract map approval for a subdivision where a protected tree is located is considered complete unless it includes a report, in a form acceptable to the Advisory Agency and the City's Chief Forester, which pertains to preserving the tree and evaluates the subdivider's proposals for the preservation, removal, replacement or relocation of the tree. The report shall be prepared by a tree expert and shall include all protected trees identified pursuant to *Sec. 11.2.1.B.13*.
2. In the event the subdivider proposes any grading, land movement, or other activity within the drip line of a protected tree referred to in the report, or proposes to relocate or remove any protected tree, the report shall also evaluate any mitigation measures proposed by the subdivider and their anticipated effectiveness in preserving the tree.

SEC. 11.2.2. VESTING TENTATIVE TRACT MAPS

See *Sec. 13B.7.3*. (*Tentative Tract Map*).

DIV. 11.3. FINAL TRACT MAPS

SEC. 11.3.1. FINAL TRACT MAP STANDARDS

A. Process.

See Sec. 13B.7.4. (Final Tract Map).

B. Final Tract Map Requirements

The following information shall be submitted with the final tract map: names, addresses and telephone numbers of the record owners, subdivider and person preparing the final tract map. The general form and layout of the map, including size and type of lettering, drafting and location of acknowledgments, shall be determined by the City Engineer. The map shall be prepared on high-quality tracing cloth or other material approved by the City Engineer.

1. Each sheet of the final tract map shall be 18 x 26 inches. A marginal line shall be drawn completely around each sheet, leaving a blank margin of one inch. The scale of the map shall be such as to show all details clearly. Each sheet shall be numbered, and its relation to other sheets clearly shown. The tract number, scale and north point shall be shown on each sheet. If more than three sheets are necessary to show the entire subdivision, an index map shall be included on one of the sheets. The boundary line of a subdivision shall be indicated by distinctive symbols and clearly so designated.
2. Where any land to be subdivided is separated or divided into two or more parcels or portions by any parcel of land other than a street, highway, or other public way, or a railroad, public utility or flood control right-of-way, each separate parcel or portion of a parcel shall be subdivided as a separate parcel and shown on a separate subdivision map.

C. Boundary Evidence

Such stakes, monuments or other evidence determining the boundaries of the subdivision as are found on the ground, together with sufficient designations of adjoining subdivisions by lot and tract number and page of record, or by section, township and range, or other proper legal description as may be necessary to locate precisely the limits of the subdivision, shall be clearly and fully shown on the final tract map.

D. Monuments

1. Boundary

- a. Each final tract map shall show durable monuments of not less than two-inch steel pipe at least 24 inches long found or set at or near each boundary corner and at intermediate points approximately 1,000 feet apart or at such lesser distance as may be necessary by topography or culture to assure accuracy in reestablishment of any point or line without unreasonable difficulty. The precise position and character of each monument shall be

shown on the final tract map. Where the elevation of the top of each such monument is not approximately level with the surface of the ground, its relative position shall be indicated.

- b.** The establishment of boundary monuments may be required by the Advisory Agency, the Appeal Board or the City Council upon appeal, prior to the recordation of the final tract map, however, such requirement may be modified to accept the submission of complete field notes as evidence of a thorough survey, or the setting of only a portion of the boundary monuments, or the referencing of monuments to adjacent reference points. The City Engineer shall submit a recommendation concerning this matter. The reference points shall be indicated in a set of field notes showing clearly the ties between such monuments and sufficient number to set accurately each boundary monument after recordation of the final tract map. The boundary monuments shall be properly located by coordinates in the California Coordinate System or in such manner as determined by the City Engineer to be suitable and sufficient.

2. Centerline

Complete centerline data, including lengths of tangents and semi-tangents, shall be shown on the map for all streets within or adjoining the tract where no official centerline has been previously established. In locations where the point of intersection falls on private property, chords shall be shown instead of semi-tangents. The subdivider shall have approved monuments placed with permanent references to the monuments and furnish a set of field notes to the City Engineer.

3. Deferment

- a.** In the event any or all of the monuments required to be set are subsequent to the recordation of the final tract map, the map shall clearly show and describe such monuments. All such monuments or the furnishing of notes for deferred monuments shall be agreed to be set and furnished by the subdivider.
- b.** When the placement of monuments is to be deferred, the Bureau of Engineering shall charge and collect a fee of \$443 for the service of receiving and processing a bond to guarantee placement of the monuments.

4. Geodetic Controls

Ties to the Geodetic Triangulation System shall be provided where stations have been established within reasonable distance from the subdivision boundary, and such ties are deemed necessary by the City Engineer.

E. Surveys

1. Requirements

- a. The procedure and practice of all survey work, done on any subdivision, shall conform to the accepted standards of engineering and surveying professions. The final tract map shall close in all its parts.
- b. In the event the City Engineer has established the centerline of any street or alley in or adjoining a subdivision, the final tract map shall show such centerline together with the reference to a field book or map showing such centerline and the monuments that determine its position. If determined by ties, that fact shall be stated on the final tract map.

2. Notes to be Furnished

- a. For such centerline monument set, the civil engineer or surveyor under whose supervision the survey has been made shall furnish to the City Engineer a set of notes showing clearly the ties such monument and a sufficient number (normally 4) of durable distinctive reference points or monuments. Such reference points may be lead and tacks in sidewalks, or curbs, or 2-inch x 2-inch stakes set back of the curb line and below the surface of the ground or such substitute as appears to be not more likely to be disturbed.
- b. The set of notes shall be of such quality, form and completeness, and shall be on paper of such quality and size as may be necessary to conform to the standardized office records of the City Engineer. All such notes shall be indexed by the City Engineer as part of the permanent public records.

3. Identification Marks

All monuments set as required in this Article shall be permanently and visibly marked or tagged with the registration or license number of the civil engineer or surveyor under whose supervision the survey was made.

F. Bearings

1. Basis

- a. The final tract map shall indicate the basis of bearings, making reference to some recorded subdivision map, or other record acceptable to the City Engineer.
- b. The final tract map shall have as the basis of bearings a line based on the Geodetic Triangulation System where ties to the system are deemed feasible by the City Engineer.

2. Distances

The bearing and length of each lot line, block line and boundary line shall be shown on the final tract map, and each required bearing and distance shall be indicated.

G. Lot Numbers

The lots shall be numbered consecutively commencing with the number 1, except as otherwise provided in this Article, with no omissions or duplications. Each numbered lot shall be shown entirely on one sheet.

H. Curve Data

The length, radius and total central angle and bearings of terminal radii of each curve and the bearing of each radial line to each lot corner on each curve, and the central angle of each segment within each lot shall be shown on the final tract map.

I. Easement

1. Lines

The final tract map shall show all the necessary data including width and side lines of all public easements to which the lots in the subdivision are subject. If the easement is not definitely located on record, a statement as to the easement shall appear on the title sheet.

2. Designation

Easements shall be denoted by broken lines.

3. Identification

Each easement shall be clearly labeled and identified and, if already of record, proper reference to the records given. Easements being dedicated shall be so indicated in the Certificate of Dedication.

J. City Boundary Lines

City boundary lines crossing or abutting the subdivision shall be clearly designated and tied in.

K. Natural Water Course Designation

In the event that a dedication of right-of-way for flood control or storm drainage is not required, the location of any natural water course shall be shown on the final tract map, unless such natural water course, channel, stream or creek is shown on the grading plans to be filled or otherwise eliminated by the grading of the tract.

L. Title Sheet

The title sheet for each final tract map of a subdivision shall contain all the certificates and acknowledgment required by the Subdivision Map Act. The wording of such certificates and acknowledgments shall be approved by the City Attorney. Forms of certificates and acknowledgment may be obtained from the City Engineer.

SEC. 11.3.2. NOTIFICATIONS

A. Notification Regarding Street Lighting Maintenance Assessments

The City Engineer shall cause to be filed, at the time of filing of any subdivision map with the County Recorder, a notice or notices which shall provide information with respect to each parcel in the subdivision regarding the obligation of any purchaser of such property to pay street lighting maintenance assessments pursuant to the provisions of *Division 6, Chapter 3, Article 1 (Lighting District Procedures)* of the Los Angeles Administrative Code.

B. Notification Regarding Sewer Pumping or Drainage Facilities and Maintenance Districts

The subdivider shall execute and record with the County Recorder a notice identifying all sewer pumping or drainage facilities within the subdivision, either in existence or to be constructed, which could be maintained under maintenance district procedures authorized by *Division 6 (Special Assessment District Procedures)* of the Los Angeles Administrative Code. Such notice shall provide information regarding the possible obligation of each lot owner for assessments and shall be recorded at the time the final subdivision map is filed with the County Recorder.

SEC. 11.3.3. SUBDIVISION IMPROVEMENTS

A. Requirements

The streets, alleys, lots and easements in all subdivisions subject to the provisions of this Article shall be laid out to provide for sewer and drainage facilities. All streets and alleys and other public ways and easements within and immediately adjoining the subdivision, together with any drainage and sanitary sewer easements, shall be graded and improved to a width and grade in accordance with plans approved by the City Engineer. Other subdivision improvements as authorized by the Subdivision Map Act may be required.

1. In addition to permanent subdivision improvements, temporary subdivision improvements may be required to be made prior to or concurrent with permanent subdivision improvements. In a Hillside Area, temporary erosion control devices shall be designed and installed in a manner approved by the Board of Public Works and the Department of Building and Safety.
2. If the subdivision has been submitted only for the purpose of clarifying records by consolidating existing lots or metes and bounds parcels, or for the purpose of absorbing vacated streets or alleys or for the purpose of reversion to acreage, the Advisory Agency upon the recommendation of the City Engineer may waive all or a portion of the subdivision improvements which otherwise would be required.

B. Improvement Plans

1. Final plans, profiles and specifications for subdivision improvements shall be furnished to the City Engineer for approval and processing concurrently with the checking of the final tract map or parcel map. Such plans, profiles and specifications shall show full details for such subdivision improvements, and shall be in accordance with the standards adopted by the City of Los Angeles.
2. In lieu of final plans, profiles and specifications, the subdivider may furnish preliminary plans for subdivision improvements in a form satisfactory to the City Engineer, provided the subdivider agrees to furnish final plans, profiles and specifications to the City Engineer not later than 6 months from the date the final tract map or parcel map is filed for recording with the County Recorder. Preliminary plans shall be of sufficient detail and extent so as to permit the City Engineer to determine the type, extent, quantity and estimated cost of the required subdivision improvements.

C. Street Lighting

Plans for a street lighting system shall be submitted to and be approved by the Bureau of Street Lighting. The time requirement for submittal shall be as prescribed in *Sec. 11.3.3.B*.

D. Street Trees

1. Arrangements between the subdivider and the City to ensure the subdivider either places street trees in subdivisions to the satisfaction of the Bureau of Street Maintenance of the Department of Public Works, or makes a cash payment to the City. The amount of cash payment shall be in accordance with rates established by the Board of Public Works. When planted by the City, street trees may be planted under contract or by City forces.
2. Any street tree planted by a subdivider, or for which a payment is made to the City of Los Angeles to provide such tree, is subject to the street tree maintenance fee set forth in *Chapter 6, Section 62.176 (Street Maintenance Fee)*.

E. Guarantees

1. No final tract map or parcel map may be presented to the Council for approval until the subdivider/owner has completed the subdivision improvements, or has guaranteed that all subdivision improvements will be constructed and installed within a specified time. The requirement of guaranteeing the construction and installation of subdivision improvements will not be waived under any condition except as provided in this Section. Parcel maps, the preliminary maps for which have been approved by the Advisory Agency specifying that subdivision improvements are not required until such time as a building permit or other grant of approval for development is issued, are exempt from this provision. California non-profit corporations are exempt from these requirements to the extent provided in the Subdivision Map Act.
2. The guarantee shall be furnished in accordance with the provisions of this subsection:

- a. The subdivider/owner shall execute an Improvement Agreement. Under the terms of this agreement, the subdivider/owner shall, among other things, agree to construct and install the subdivision improvements at the subdivider/owner's expense; shall warrant all work performed against any defective work or labor done, or defective materials furnished for a period of one year following acceptance by the City Engineer of all subdivision improvements; and shall agree to reimburse the City for all costs and reasonable expenses and fees incurred by the City in enforcing the terms of the agreement including reasonable attorney's fees.
- b. Performance of the Improvement Agreement shall be guaranteed by one of the following, at the option of and subject to the approval of the City:
 - i. A surety bond or bonds payable to the City, executed by the subdivider/owner as principal and one or more corporate sureties authorized to act as surety under the laws of the State of California and having a certificate of authority as acceptable surety on Federal bonds; or
 - ii. A deposit of cash; or
 - iii. A deposit of negotiable United States Treasury bonds or notes, for which the faith and credit of the United States are pledged for the payment of principal and interest, payable to the bearer; or
 - iv. A deposit of fully-insured certificates of deposit issued by a financial institution whose deposits are insured by an instrumentality of the Federal Government, together with a non-revocable assignment to the City that pledges that the funds are on deposit and guaranteed for the performance of the Improvement Agreement. Such certificates of deposit may provide that interest shall be paid to the depositor. The assignment shall allow the City to withdraw the principal amount, or any portion of the principal amount, on declaration of default by the Board of Public Works without the necessity of any further consent by the depositor. The Improvement Security shall be on a form prepared by the City Engineer, shall be a joint and several obligation, and shall be in an amount estimated by the City Engineer to be reasonably necessary to complete the construction and installation of all of the subdivision improvements required to be done pursuant to the Improvement Agreement and to warrant the work against defective work or labor done, or defective materials furnished in the performance of the work.
- c. The term of the Improvement Security shall begin on the day it is approved by the City Council and shall continue until the work is accepted by the City Engineer.
- d. The Improvement Security shall contain the further conditions that in addition to the face amount, all parties executing the security shall be firmly bound under a continuing obligation for payment of all reasonable costs, expenses and fees, including reasonable attorney's fees incurred by the City in enforcing the obligation secured; that all parties agree to any extensions of time within which to construct and install the subdivision

improvements; and that all parties further agree to such alterations of or additions to the work as may be deemed necessary by the City Engineer provided the cost increase does not exceed 10% of the value of the Improvement Security.

3. Improvement Warranty Guarantee

As a part of the Improvement Security there shall be included an amount to be determined by the City Engineer sufficient for the guarantee and warranty of the work for a period of one year following the date of acceptance of the work by the City Engineer against any defective work or labor done, or defective materials furnished in the performance of the work.

4. Labor and Material Payment Security

Security shall be furnished for payment of labor and materials furnished in the construction and installation of the subdivision improvements. The security shall be furnished in one of the forms described in Sec. 11.3.3.E.2., and shall be in an amount equal to not less than 50% of the Improvement Security as estimated by the City Engineer. The security shall inure to the benefit of all persons, and entities furnishing services, supplies or equipment for the subdivision improvements as referenced in *California Civil Code, Sections 8400, 8402 and 8404*. All claims under this labor and materials payment security shall be filed with the City Clerk on or before the expiration of 90 days after the completion of the subdivision improvements.

5. Existing Security

If the subdivider/owner already has on file with the City Engineer an Improvement Security in one of the forms described in Sec. 11.3.3.E.2., posted pursuant to *Chapter 6, Section 62.111 (Class "B" Permits-Plans-Bonds-Insurance)* which guarantees completion of all of the subdivision improvements designated in the Improvement Agreement and in an amount at least equal to the amount determined by the City Engineer to be necessary to complete all of the subdivision improvements, no additional Improvement Security is required; however, improvement warranty guarantee and labor and material security may be required.

F. Extension of Time

If it appears that the subdivision improvements cannot be completed by the date specified in the Improvement Agreement, written application may be made to the City Engineer for an extension of the completion date. One extension of time shall be granted to a time at which the City Engineer determines the work of subdivision improvement should reasonably be completed. Further extensions of time may be granted at the discretion of the City Engineer. If the subdivider disagrees with the determination of the City Engineer such decision may be appealed to the Board of Public Works. Any extension may be considered upon agreement by the surety and principal to:

1. Begin or resume construction of the subdivision improvements on a schedule to be specified by the City Engineer; or

2. Update the estimated cost of construction and installation of the subdivision improvements with an adjustment in the Improvement Security commensurate with the updated estimates; or
3. To the extent possible, construct and install the required subdivision improvements in accordance with the standards and specifications of the Board of Public Works in effect at the time such extension of time is granted; or
4. Comply with other conditions as may be deemed necessary by the City Engineer to ensure diligent prosecution of the work.

G. Reduction of Improvement Security

When a portion of the subdivision improvements have been completed to the satisfaction of the City Engineer, the City Engineer may consent to a reduction in the amount of the Improvement Security upon written request from the subdivider/owner. The City Engineer may consent to two reductions provided the original security for the subdivision improvements exceeds \$200,000 and the work completed is identifiable, capable of being maintained by the City, and accepted by the City Engineer. In extreme hardship circumstances, the City Engineer may consent to one reduction without regard to the preceding provisions. The remaining security shall be adequate to cover the estimated cost of completing the remaining subdivision improvements, the improvement warranty guarantee, and reasonable expenses and fees for enforcement of the terms of the Improvement Agreement. If a cash deposit or negotiable security is on deposit, that portion of the cash or negotiable security not required as a guarantee for the remaining subdivision improvements, improvement warranty guarantee and reasonable expenses and fees for enforcement of the terms of the Improvement Agreement, shall be returned to the depositor. If a certificate of deposit is on file, reduction in the Improvement Security will be accomplished by the City Engineer issuing a notice of reduction to the depositor and financial institution. If a surety bond is on file, reduction in the Improvement Security will be accomplished by the execution of a rider to the improvement surety bond by the principal and surety and is effective upon approval by the City Engineer and the City Attorney.

H. Release of Improvement Security

When all of the requirements of the Improvement Agreement and the Improvement Security have been completed to the satisfaction of the City Engineer and the improvement warranty guarantee has expired, the City Engineer shall issue a Certificate of Acceptance and Termination of Improvement Warranty Bond to the subdivider/owner and a copy thereof shall be sent to the surety company if a surety bond is on file. However, if the improvement warranty guarantee has not expired, the City Engineer may issue a Certificate of Acceptance, which exonerates the portion of the Improvement Security guaranteeing completion of the construction and installation of the subdivision improvements, but not the improvement warranty guarantee. The warranty guarantee shall thereafter be released in total by the City Engineer on or after one year from the date of the completion notice from the Bureau of Engineering, provided no claims against the guarantee have been made by the City.

I. Release of Labor and Material Payment Security

On or after 90 days from the date of completion notices from both the Bureau of Contract Administration and the Bureau of Engineering, security posted under *Sec. 11.3.3.E.4. (Labor and Material Payment Security)* to secure payment for labor and materials may be released by the City Engineer in whole if no claims are filed or reduced to an amount equal to 150% of those claims filed with the City Clerk. If a cash, negotiable security, or certificate of deposit payment security is on file, the City Engineer shall:

1. Release the cash, negotiable security or certificate of deposit payment bond in total, if no claims have been filed; or
2. Reduce the cash or negotiable security or certificate of deposit payment bond to an amount equal to 150% total amount of the claims filed with the City Clerk.

J. Enforcement

If the subdivider/owner neglects, refuses or fails to construct the subdivision improvements with such diligence as to insure completion within the time specified, or within such extensions of the time as may have been granted by the City Engineer or the Board of Public Works or if the subdivider/owner neglects, refuses or fails to perform satisfactorily any act required under the Improvement Agreement, the Board of Public Works may declare the Improvement Agreement in default, and shall take whatever actions are necessary to enforce the terms and conditions of the Improvement Security. The Board is hereby empowered to order all or any part of the work to be done either by City forces or by separate contract, and the City is entitled to reimbursement for all costs and expenses as a result of such construction. If the Improvement Security is a cash deposit, negotiable security or certificate of deposit the Board is empowered to deduct therefrom, on behalf of the City, an amount sufficient to reimburse and to indemnify the City for any and all damages, costs and expenses sustained or incurred by the City in enforcing the terms and conditions of the Improvement Agreement.

SEC. 11.3.4. PRIVATE STREETS

- A. Whenever a private street is proposed to be used or included in a subdivision, the private street shall conform in all respects with all the requirements contained and set forth in *Div. 10.3. (Private Street Regulations)*. A private street map need not be filed with the Advisory Agency in addition to the maps required by the provisions of this Article, provided that the maps filed in conformance with the provisions of this Article show the private street and contain the information pertaining to the street that is required to be provided in a private street map.
- B. If a private street located within the proposed subdivision has been approved in accordance with the then applicable regulations prior to filing the tentative tract map of the subdivision, the street is deemed to comply with the requirements of this Section and *Div. 10.3. (Private Street Regulations)* and no further approval is required.

SEC. 11.3.5. REVERSION TO ACREAGE

- A. Proceedings for reversion to acreage of subdivided real property may be initiated by the City Council on its own motion or by petition of all of the owners of record of the real property within the subdivision pursuant to *Sec. 13B.7.3. (Tentative Tract Map)*.
- B. Upon the title sheet of each map filed for the purpose of reverting subdivided land to acreage, the subtitle shall consist of the words "A reversion to acreage of . . ." Any map so submitted shall be accompanied by evidence of title and non-use or lack of necessity of any streets or easements which are to be vacated or abandoned. Any streets or easements to be left in effect after the reversion shall be adequately delineated on the map.
- C. When a reversion is effective, all fees and deposits shall be returned and all improvement security released, except those retained pursuant to *Sec. 13B.7.3. (Tentative Tract Map)*.
- D. After approval of the reversion by the City Council, the final tract map or parcel map shall be delivered to the County Recorder. The filing of the final tract map or parcel map constitutes legal reversion to acreage of the land affected and also constitutes abandonment of all streets and easements not shown on the Map.

SEC. 11.3.6. MERGER AND RESUBDIVISION

Subdivided lands may be merged and resubdivided without reverting to acreage by complying with all the applicable requirements for the subdivision of land as provided in this Article. The filing of the final tract map or parcel map, pursuant to *Div. 13B.7. (Division of Land)*, constitutes legal merging of the separate parcels into one parcel and the resubdivision of the parcel. Any unused fees or deposits previously made pursuant to this Article pertaining to the property shall be credited *pro rata* towards any requirements that are applicable at the time of resubdivision. Any streets or easements to be left in effect after the resubdivision shall be adequately delineated on the map. After approval of the merger and resubdivision by the City Council, the map shall be delivered to the County Recorder. The filing of the map constitutes legal merger and resubdivision of the land affected and also constitutes abandonment of all streets and easements not shown on the map.

SEC. 11.3.7. MAPS, LOCAL DRAINAGE DISTRICTS, EXEMPTION FROM FEES

- A. Payment of fees is required in the sums fixed by ordinance for local drainage districts involved and as a condition to approval of final subdivision maps and private street maps, except as provided in *Sec. 11.3.7.B.*, whenever the City Council determined such need pursuant to former California Business and Professions Code Section 11543.5 or finds and determines such need pursuant to California Government Code Section 66483, effective March 1, 1975 for a local drainage district, and finds:
 - 1. That subdivision and development of property requires or will require construction of facilities described in the local drainage plan; and

2. That the fees are fairly apportioned within the area on the basis of benefits conferred on the property proposed for subdivision or on the need for facilities created by the proposed subdivision and development of other property within such area.
- B.** In the event the owner filing the map petitions the City Council for an exemption from payment of fees required by ordinances to be paid to defray actual or estimated costs of constructing planned drainage facilities for removal of surface and storm waters from local or neighborhood drainage areas, and the City Council finds and determines that the final subdivision map or the private street map filed for approval is not filed for subdivision or development purposes, the City Council may thereupon exempt that map from payment of the fees or other consideration notwithstanding provisions of *Sec. 11.1.3.O. (Where Subdivision Includes Land Within Drainage District)*, *Sec. 11.4.3.B.9. (Where Parcel Map Includes Land Within Drainage District)*, or *Sec. 10.3.5.J.4. (Improvements, Drainage and Sewage)* or requirements of *Sec. 11.3.7.A.* or of the ordinance for such payment.
- C.** For purposes of this Subsection the term “subdivision” and the term “development” neither includes nor applies to final subdivision maps or private street maps that are filed within the City:
1. In connection with a sale of land which is to be further divided by the filing of either a subdivision map or private street map prior to development occurring.
 2. Solely for the purposes of reversion to acreage, or to combine portions of vacated streets with adjoining lots or parcels, or to make boundary line adjustments without creating any new lots or parcels, or to effect technical corrections on existing recorded maps in order to cause those maps to conform to actual fact, clarify the record, and cause them to read correctly, provided however that approval or recordation of such new maps does not or will not otherwise change or amend any existing recorded map or any legend.

SEC. 11.3.8. MODIFICATIONS

See *Sec. 13B.7.3.H. (Modification of Entitlement)*.

SEC. 11.3.9. SUBDIVISION REQUIRING IMPORT OR EXPORT OF EARTH

- A.** Upon the filing of a tentative tract map that, for its implementation, requires the import or export of more than 1,000 cubic yards of earth materials, the Advisory Agency shall request that the Superintendent of Building and the General Manager of the Department of Transportation investigate the circumstances of the proposed import or export of earth materials and the effect upon the public health, safety, and welfare. The Advisory Agency shall request the City Engineer to determine the effect of any import and export on the structural integrity of the public streets and to determine the effect on public safety relative to street alignment, width and grade.
- B.** In taking action on the tentative tract map, the Advisory Agency shall impose conditions of approval to mitigate any detrimental effects of the hauling operations necessary to import or export earth, including but not limited to:
1. Designating routes to be followed by trucks hauling earth materials;

2. Limiting truck weight, length or speed; and
 3. Any other conditions of approval necessary to ensure repair of damages to public streets along the hauling route that may reasonably be expected to be caused by hauling operations. Such additional conditions may include a condition that the developer shall file a bond for the benefit of the City. Any such bond shall be in a form approved by the City Attorney, executed by the developer and a corporate surety authorized to do business in the State in an amount sufficient to cover the repair of any damage to the public streets reasonably expected to be caused by the hauling operations. The conditions of the bond shall guarantee to indemnify the City for all costs and expense in repairing the damaged streets or other public facilities. In lieu of a surety bond, the developer may file a cash bond with the Department upon the same terms and conditions and in an amount equal to that which would be required in the surety bond. The deposit submitted may be in the form of cash or negotiable United States securities. The term of such bond shall begin on the date of filing and shall remain in effect until the completion of the hauling operations and subsequent inspection of the affected public streets by the Department of Public Works.
- C. The Advisory Agency may disapprove the tentative tract map as provided in *Sec. 13B.7.3.E.1. (Tentative Tract Map/Subdivision of Air Space)*.

SEC. 11.3.10. MODIFICATION OF RECORDED FINAL TRACT MAPS

In addition to amendments to final tract maps authorized by *Subdivision Map Act Section 66469*, after a final tract map is filed with the Office of the County Recorder, the recorded map, including the conditions of approval, may be modified pursuant to the provisions of *Sec. 13B.7.4.H. (Modification of Final Tract Map)*. Modifications and amending maps shall be governed by the following limitations.

- A. No modifications involving increases in density are allowed if the increase would change the density of a subdivision as approved on appeal by the City Planning Commission or the City Council, where such density was the subject of the appeal to the City Planning Commission or the City Council.
- B. No condition may be modified if it was imposed as a mitigating measure identified in a mitigated or conditional negative declaration or in an Environmental Impact Report.
- C. Modifications involving increases in density over that originally approved by the Advisory Agency in approving the tentative tract map shall be limited as follows:
 1. For subdivision of fewer than 10 lots or dwelling units, any density increase shall be limited to one lot or dwelling unit; and
 2. For subdivisions containing 10 or more lot or dwelling units, any increase shall be limited to not more than 10% of that originally approved.
- D. Modifications involving either an increase in the height of structures, or in the elevation of building pads where the elevation of such pads has been specified by the Advisory Agency, shall be limited as follows:

1. An increase in the height of structures of not more than 10% above the approved height of such structures; or
 2. An increase in the elevation of building pads of not more than 5 feet above the approved elevation of such pads.
 3. Any such increase in height or elevation shall not obstruct the view from surrounding properties.
 4. A greater increase in the elevation of building pads may be approved if such increase has been determined to be necessary for health and safety reasons by the Department of Building and Safety.
- E. No modifications are permitted that violate the intent of any of the original conditions of the tract map approval as that intent is expressed in the findings or otherwise by the decision-maker.

DIV. 11.4. PARCEL MAPS

SEC. 11.4.1. GENERAL

A. Purpose

The following parcel map regulations are intended to ensure compliance with the Subdivision Map Act, this Chapter, and the City's General Plan, to assure lots of acceptable subdivision design and of a size compatible with the size of existing lots in the immediate neighborhood; to preserve property values; to assure compliance with the Design Standards for Streets and Alleys in this Article where street or alley dedication or subdivision improvement are required; and to prevent interference with the opening or extension of streets necessary for emergency vehicle access, proper traffic circulation and the future development of adjacent properties; and to provide that the dividing of land in the Hillside Areas be done in a manner that ensures that the separate parcels can be safely graded and developed as building sites.

B. Scope

1. No land shall be separated in ownership or otherwise divided into two, three, or four parcels or condominiums, and no such divided parcel or condominium shall be separately maintained unless the division conforms to that shown on a parcel map that has been approved by the Advisory Agency and recorded in the Office of the County Recorder.
2. No building permit shall be issued, and no building or structure shall be constructed, altered or maintained on any land which has been separated in ownership or otherwise divided into two, three, or four parcels in violation of the provisions of this Article, and until and unless a parcel map has been recorded in the Office of the County Recorder. All conditions of approval shall be completed prior to filing the parcel map.
3. These regulations do not apply to the leasing of apartments, offices, stores or similar space within an apartment building, industrial building, commercial building or mobilehome park, nor to mineral, oil or gas leases, nor do they apply to the following divisions of land, except as may be required by *Sec. 11.4.1.C. (Parcel Maps - Divisions of Land of Five or More Parcels Not Subdivisions)*.
 - a. Those divisions of land made in compliance with the Subdivision Map Act and the subdivision regulations contained in this Article.
 - b. Those divisions of land made solely because of the sale, acquisition, lease or combining of lands by governmental agencies, including the City of Los Angeles and any of its departments, or any further division of such lands by a lessee of such governmental agency.
 - c. Those where the Advisory Agency or the Appeal Board determines that all the following conditions exist:

- i. A lot line adjustment is made between 4 or fewer existing adjoining lots or parcels and the land taken from one lot or parcel is added to an adjoining lot or parcel;
 - ii. The resulting number of lots or parcels remains the same or is decreased;
 - iii. The parcels or lots resulting from the lot line adjustment conform to the General Plan, any applicable Coastal Plan, this Chapter, and the City's building ordinances.
4. Those involving land dedicated for cemetery purposes under the applicable provisions contained in the California Health and Safety Code.

C. Parcel Maps - Divisions of Land of Five or More Parcels Not Subdivisions

1. No parcel of land may be separated in ownership or otherwise divided into 5 or more parcels, where such a division is not a subdivision by reason of the exceptions contained in *Subdivision Map Act, Section 66426(a), (b), (c), and (d)*, and no such divided parcel shall be separately maintained unless a tentative tract map of such division has been approved by the Advisory Agency and a parcel map prepared in conformity has been recorded in the Office of the County Recorder.
2. Where the Advisory Agency determines that a tentative tract map filed for the division of land described in *Subdivision Map Act, Section 66426(b) and (c)* complies with all the requirements of this Article, but that dedication for street opening or widening or easements is necessary, it shall require that an offer to dedicate such additional land as is necessary to be made in a manner provided by *Sec. 11.4.3.B.1. (Conditional Approval)*.
3. Where the Advisory Agency determines that a tentative tract map filed for the division of land described in *Subdivision Map Act, Section 66426(c)* complies with all of the requirements of this Article, but that improvement of public or private streets, highways, ways or easements is necessary for local traffic, drainage or sanitary needs, such improvements shall be constructed, or their construction and completion guaranteed in the manner provided by *Sec. 11.3.3. (Subdivision Improvements)*, as a condition of approval of the tentative tract map.
4. No building permit may be issued, and no building or structure may be constructed, altered or maintained on any land which has been separated in ownership or otherwise divided into five or more parcels, where a parcel map is not required for such a division by reason of the exceptions contained in *Subdivision Map Act, Section 66426(a), (b), (c), and (d)*, in violation of the provisions of this Article. All conditions of approval shall be completed prior to submitting the parcel map to the City Engineer.

D. Slope Density

1. In Hillside Areas, which are designated in the "Minimum Residential" General Plan land use designation, the dwelling unit density shall not exceed that allowed by the following formula:

$$D = \frac{50 - S}{35}$$

Where:

D = the maximum number of dwelling units per gross acre allowable; and

S = the average natural slope of the land in %.

2. Where the total allowable number of dwelling units per parcel map or tentative tract map calculated under the above formulas results in a number other than a whole number, it shall be rounded to the nearest whole number as follows:
 - a. Where the fractional portion of the total allowable number of dwelling units equals 0.5 or more, the total number of allowable dwelling units shall be rounded to the next larger whole number;
 - b. Where the fractional portion of the total allowable number of dwelling units equals less than 0.5, the total number of allowable dwelling units shall be rounded to the next smaller whole number.
3. In no case may the permitted density be less than 0.05 dwelling units per gross acre. Where the total allowable number of dwelling units per parcel map calculated under the above formula results in a number less than one, it shall be rounded up to allow one dwelling unit per parcel map.
4. Where previous grading on a site makes it difficult to determine average natural slope using the above formula, the Director of Planning shall determine the average natural slope in a manner to carry out the purpose and intent of this Section.

E. Forms and Map Requirements

Each person applying for approval of a parcel map required by Sec. 11.4.1.B. (Scope) shall submit a reproducible preliminary parcel map to the City Planning Department showing the land to be divided and its proposed division. The map may be prepared by the applicant, except that the Advisory Agency may require the map to be prepared by a licensed land surveyor or registered civil engineer and that it be based upon a field survey when it determines that such is necessary to provide the information required by this Sec. 11.4.1.E. (Forms and Map Requirements) or Sec. 11.4.1.F. (Incomplete Map), Sec. 11.4.1.G. (Additional Reports), or Sec. 11.4.1.H. (Protected Tree Reports for Parcel Maps). The map shall be made on one or more sheets of tracing paper or polyester based film at least 8 1/2 inches x 11 inches but shall not exceed 18 x 26 inches. It shall be legibly drawn using a decimal or an engineer's scale and shall clearly show the following information:

1. The dimensions and record boundaries of the total parcel together with a legal description of the total parcel attached to the map.
2. The dimensions and boundaries of each proposed parcel.
3. The names, addresses and telephone number of the property owners, the person filing the map, and the registered civil engineer or licensed land surveyor, if any, who prepared the map.

4. The abutting streets and alleys and existing surface improvements and proposed dedications and subdivision improvements.
5. The location of other existing public easements, private streets, or private road easements.
6. In Hillside Areas, the existing contours of the land at intervals of not more than five feet.
7. The accurate location of any structures on the property.
8. Names or designations for all proposed streets.
9. Such other information as the Advisory Agency determines is necessary to properly consider the proposed division.

F. Incomplete Map

If at any time during the processing of the map it is discovered that the map has been improperly prepared or required pertinent information has not been submitted, the applicant shall be promptly notified in writing by mail of the defect and of further information or correction required. The time limits specified shall not begin until the omitted or inaccurate information is furnished in a proper manner.

G. Additional Reports

In addition to the preliminary parcel map, and when determined by the Superintendent of Building or the City Engineer to be necessary, the following reports shall be submitted to the City Planning Department by the applicant when the property is located in a Hillside Areas.

1. A geologic report prepared by an engineering geologist, as defined in *Chapter 9, Article 1 (Building Code)*, setting forth all relevant geologic data pertaining to the proposed separate parcels and including separately stated conclusions listing any potential hazards to public health, safety or welfare which may exist on the proposed parcels or which could result from grading or building upon the proposed separate parcels
2. A report prepared by a soils engineer, as defined in *Chapter 9, Division 70 (Grading, Excavations, and Fills)*, setting forth sufficient engineering data to explain the proposed solutions to:
 - a. Any potential geologic hazards disclosed by the geologic report; and
 - b. Any potential geologic hazards that could be created by the proposed grading.

H. Protected Tree Reports for Parcel Maps

No application for a preliminary parcel map approval for a parcel where a protected tree is located will be considered complete unless it includes a report pertaining to preserving the tree. The report shall be prepared by a tree expert and shall evaluate the subdivider's proposals for protected tree preservation, removal, replacement or relocation. In the event the subdivider proposes any grading, land movement, or other activity within the drip line of any protected tree referred to in

the report, or proposes to relocate or remove any tree, the report shall also evaluate any mitigation measures proposed by the subdivider and the anticipated effectiveness in preserving the tree.

SEC. 11.4.2. PRELIMINARY PARCEL MAP STANDARDS

A. Disapproval of Maps

1. Where a parcel map involves land for which a General Plan, including dwelling unit densities, has been adopted by the Council, and the land is also in a Hillside Areas, the number of lots or parcels on the map shall be limited so that the number of dwelling units permitted by the applicable zoning regulations does not substantially exceed the dwelling unit densities shown on the plan.
2. Where a parcel map includes land upon which either a combination of parking and commercial zones or a combination of parking and industrial zones has been established, the parcel map will not be approved unless each parcel being created substantially conforms to the established ratio of space for parking to space for commercial use or space for parking to space for industrial use as such ratio existed immediately prior to the land division.
3. The Advisory Agency shall disapprove a preliminary parcel map when the property is situated in a Hillside Areas and the Department of Building and Safety or the Bureau of Engineering has submitted a report in writing to the Advisory Agency recommending disapproval of the preliminary parcel map because of any existing or potential geologic hazards lacking satisfactory engineering solutions.
4. The Advisory Agency may disapprove a preliminary parcel map unless the proposed name of each street has been approved by the City Engineer. Advisory Agency approval shall be withheld if the City Engineer has determined that a proposed street name would create confusion, be misleading, be unduly long or carry connotations offensive to good taste and decency.

B. Lots May Be Increased In Size

1. Where the Advisory Agency finds it necessary in order to promote the general welfare, to provide for a more consistent development for the area, and to preserve property values, it may require that lots or parcels described in a parcel map and located in a Residential Use District be increased in size from that proposed so as to more closely conform to the size of existing contiguous lots or nearby parcels on the same street. However, in no case may the Advisory Agency require such parcels in the aforementioned Use District, other than when a zone includes a Rural-Limited, Estate-Limited 4, or Estate-Limited 5 Form District, to contain an area of more than 20,000 square feet.

2. Where the Advisory Agency finds that a future public easement will be needed on a portion of the lots or parcels for street or other public uses, it may require that the lots or parcels be increased in size from the proposed to provide space for such easement; and in addition, it may impose conditions prohibiting or restricting the erection for buildings or structures on that portion needed for the easement.

C. Maps Involving Private Road Easements

Whenever a proposed division of land involves one or more parcels that are contiguous or adjacent to a private road easement with the remaining parcel contiguous or adjacent to a dedicated street, only the parcel map need be filed, without requiring the payment of additional fees or the filing of a private street map. The Advisory Agency may approve, conditionally approve, or disapprove the map subject to the applicable provisions of this Article or *Div. 10.3. (Private Street Regulations)*.

D. Lots In The Very High Fire Hazard Severity Zone

1. The Advisory Agency may disapprove a preliminary parcel map for land located in the Very High Fire Hazard Severity Zone because of inadequate fire protection facilities unless:
 - a. The designated area in which buildings are to be erected on each proposed parcel or lot, as shown on the map, is located not more than 1,000 feet from a fire hydrant, the distance to be measured along a route providing reasonable access, as determined by the Fire Chief, for the laying of fire hoses in an emergency; or
 - b. The Fire Chief reports that adequate fire protection exists, or is in the process of being provided, for the parcels or lots.
2. Upon proper application to the City Council, and upon recommendation of the Chief Engineer of Waterworks of the Department of Water and Power, the City may provide for contribution toward the cost of installation of water mains and hydrants necessary to comply with this Subsection where the Chief Engineer determines that the cost of such installation is greatly in excess of normal charges for providing like facilities.

E. Maps Involving Future Streets

In the event that the Advisory Agency determines that certain streets or alleys in a proposed division of land shall be reserved for future public use, they shall be indicated on the preliminary parcel map and offered for dedication as future streets or future alleys prior to recording the parcel map. The applicant shall furnish the Bureau of Right-of-Way and Land an offer of dedication therefor in accordance with the provisions of *Sec. 11.4.3.B.1*.

F. Maintenance of Accessory Structures

Where the Advisory Agency determines that a proposed parcel map complies with all provisions of these Parcel Map Regulations, but finds that the proposed division of land will result in an accessory building or structure being on a parcel separated from the main building or a residential building being on a parcel without the required off-street parking spaces and, in order to afford the

applicant time to properly provide a main building on the same parcel with the accessory structure or building, or to remove same, or to provide the required off-street parking spaces with the residential building, the Advisory Agency may approve the proposed parcel map and the continued use and maintenance of the accessory structures or buildings separated from the main building for a period of time not to exceed one year and the residential building without the off-street parking spaces for a period of time not to exceed 90 days subject to the following conditions:

1. That as a prerequisite to the filing of the final parcel map with the City Engineer, the owner or owners of record of the subject property shall record in the office of the County Recorder of Los Angeles County, California, a covenant running with the and in which such owner or owners agree to comply with an the conditions imposed by the Advisory Agency in approving the parcel map.
2. That upon approval of the proposed parcel map, in addition to the permanent copy placed on file in the City Planning Department, the Advisory Agency shall furnish a copy of the action to the applicant and to the Department of Building and Safety.

G. Lots Involving a Common Slope

Whenever two or more lots are to be created on a common slope and the City Engineer or Superintendent of Building determines that condition so dictate, the Advisory Agency may require as a condition of approval of the preliminary parcel map that appropriate deed covenants on a form approved by the City Attorney be recorded which provide to each owner of the common slope a joint right on entry for access of men and equipment, and a joint easement over the slope area to maintain and repair the common slope.

H. Protected Trees

When a protected tree exists on a proposed parcel, the preservation of the tree at its existing location, its relocation for preservation purposes, or the removal of the tree shall be regulated in the same manner as that provided under subdivision regulations set forth in this Article.

SEC. 11.4.3. PRELIMINARY PARCEL MAP REVIEW CONSIDERATIONS

A. Approval

When the Advisory Agency determines that the proposed parcel map complies with all the provisions of these parcel map regulations, and no dedication or subdivision improvement is required, it shall approve the Map.

B. Conditional Approval

When the Advisory Agency determines that the preliminary parcel map complies with all of the provisions of these parcel map regulations, but that street or alley dedications or subdivision improvements, storm drain easements, sanitary sewer easements or slope easements are necessary, or that grading or construction of an engineered retaining structure as specified in this

Section is necessary. It may approve the proposed preliminary parcel map subject to the following conditions being complied with to the satisfaction of the City Engineer:

1. That an offer be made to dedicate such land as is necessary for street or alley purposes in compliance with the applicable street and alley design standards established in *Sec. 11.1.3. (Subdivision Design Standards)* and such storm drain easements, sanitary sewer easements and slope easements as are deemed necessary. The offer shall be properly executed by all parties having a record interest, including beneficiaries under deeds of trust as shown by a current preliminary title report prepared by a title company approved by the City Engineer for that purpose. The trustee under the deed of trust shall not be required to execute the dedicatory instrument, unless, in the view of the City Engineer, such execution is necessary to satisfactorily dedicate the land. This report shall be on a form approved by the City Attorney and the City Engineer; be in such terms as to be binding on the owner, heirs, assigns or successors in interest; and shall continue until the City Council accepts or rejects it. The offer shall provide that the dedication will be complete upon acceptance by the City Council. The City Engineer shall approve or disapprove the offer for recordation within ten days after it is filed. The offer shall be recorded by the City Engineer in the Office of the County Recorder upon its approval. If the streets, alleys and easements being offered for dedication are required for immediate public use as streets, alleys and easements, a resolution of acceptance shall thereafter be submitted to the City Council concurrently with the final parcel map in order to complete the dedication. Offers to dedicate that are not required for immediate public use will be retained by the City until such time as acceptance for public use occurs. If an offer is rejected by the City Council, the City Engineer shall issue a release from such offer, which shall be recorded in the Office of the County Recorder.
2. When it is determined that additional street dedication for widening will be required from property adjoining that depicted in the preliminary parcel map in order to comply with the applicable street standards provided for in *Sec. 11.1.3. (Subdivision Design Standards)*, the offer of dedication provided for above shall include an agreement as a covenant running with the land that upon completion of the dedication, a one-foot wide portion of the property included within the dedication and abutting such adjoining property shall not be used for access. This agreement shall be in the form of a covenant running with the land and shall be recorded, but shall by its own terms become null and void upon the completion of the dedication of the additional land needed for street purposes from the adjoining property. The City Engineer shall show that portion of the dedication which is subject to the recorded covenant on the District Maps of the City of Los Angeles. As long as the agreement remains in effect, the one-foot strip shall not be used as a means of access to the adjoining property, nor shall any permits be issued by any City Department permitting its use for access purposes.
3. That such subdivision improvements as are required be constructed and installed to the satisfaction of the City Engineer or that construction and installation of such subdivision improvements be guaranteed in accordance with the provisions of *Sec. 11.3.3.G. (Guarantees)*. The subdivision improvements shall be limited to grading and the installation of local drainage and sewer facilities, curbs, gutters, sidewalks, street lights, street trees and roadway surfacing.

In addition, the City Engineer may also require such other incidental subdivision improvements as are essential to the proper installation of the required public street or alley improvements. All such subdivision improvements shall be graded and improved in accordance with plans approved by the City Engineer. When the conditions of approval of the preliminary parcel map specify that subdivision improvements are required to be constructed prior to the grant of any development right, no building permit shall be issued until the subdivision improvements have been constructed or suitably guaranteed in accordance with *Sec. 11.3.3.G. (Guarantees)*.

4. That if grading or construction of an engineered retaining structure is required by the Advisory Agency to remove potential geologic hazards, such grading or construction shall be completed or guaranteed to the satisfaction of the City Engineer or the Superintendent of Building.
5. When recommended by the Fire Department, the Advisory Agency may as a condition of approval of the preliminary parcel map, require the installation of fire hydrants to the satisfaction of the Fire Department.
6. Upon proper application to the City Council, and upon recommendation of the City Engineer of Waterworks of the Department of Water and Power, the City may provide for contribution toward the costs of installation of water mains and hydrants necessary to comply with this subsection where the Chief Engineer determines that the cost of such installation is greatly in excess of normal charges for providing like facilities.
7. Failure to fulfill all conditions of a conditional approval within one year after the date of such approval will automatically terminate and void the proceedings. Upon application, prior to the expiration of the original one-year period, an extension of time for a period not exceeding one year may be granted by the Advisory Agency. The Advisory Agency's determination on an application for a time extension shall be subject to the appeal provision of *Sec. 13B.7.8. (Subdivision Appeal)*.

8. Modification of Requirements

The Advisory Agency may modify or waive any dedication or subdivision improvement requirements pursuant to *Sec. 13B.7.5.F.2. (Modification of Requirements)*.

9. Where Parcel Map Includes Land Within Drainage District

Whenever a parcel map, or a portion thereof includes land which is within a Local Drainage District, the provisions and requirements of the ordinance establishing such District shall be met.

10. Modifications of Approved Preliminary Parcel Maps

The Advisory Agency may grant slight modifications to a preliminary parcel map upon its own initiative or upon a request from a subdivider pursuant to *Sec. 13B.7.5.H. (Modification of Entitlement)*.

11. Map Identification and Reproduction

Each preliminary parcel map shall be identified with a number assigned by the City Planning Department and the date of filing. The number shall be shown on the recorded parcel map.

SEC. 11.4.4. PARCEL MAP

A. Preliminary Parcel Map Requirements

A final parcel map shall be prepared and filed with the City Engineer in compliance with the provisions of this Article. The map shall conform substantially to the approved preliminary parcel map, or the approved tentative tract map which was filed pursuant to the requirements contained in *Sec. 11.4.1.C. (Parcel Maps - Divisions of Land of Five or More Parcels Not Subdivisions)*. The final parcel map shall be accepted by the City Council provided that:

1. The necessary subdivision improvements and grading or retaining structure construction, as set forth in the approval of the preliminary parcel map, have been installed and approved by the City, or provided the subdivider executes an Improvement Agreement and submits or agrees to submit:
 - a. Improvement plans; and
 - b. Satisfactory grading or construction plans, where grading or construction of an engineered retaining structure is required in Hillside Areas; and
 - c. Improvement Securities, warranty guarantees, and labor and material payment securities in accordance with provisions of *Sec. 11.3.3.G. (Guarantees)*.
2. All approvals have been obtained from City departments and other public agencies; and
3. Any special assessment or bond required to be paid or guaranteed pursuant to *Subdivision Map Act, Section 66493(c)* has been paid in full, or such payment has been guaranteed.

B. Final Parcel Map Requirements

1. The following information shall be submitted with the parcel map: names, address and telephone number of the record owners, and person preparing the parcel map. The general form and layout of the map, including size and type of lettering, drafting and location of acknowledgment, and other required information shall be determined by the City Engineer. The map shall be prepared on high quality tracing cloth, polyester based film, or other material approved by the City Engineer.
2. The map shall show the location of each parcel and its relation to surrounding surveys. The location of any remainder of the original parcel shall be shown, but need not be shown as a matter of survey but only by reference to the existing record boundaries of such remainder if such remainder has a gross area of 5 acres or more.

3. Each sheet of the parcel map shall be 18 x 26 inches. A marginal line shall be drawn around each sheet, leaving a blank margin of one inch. The scale of the map shall be such as to show all details clearly. Each sheet shall be numbered, and its relation to other sheets clearly shown. The parcel map number, scale and north point shall be shown on each sheet. If more than 3 sheets are necessary to show the entire division of land, an index map shall be included on one of the sheets.
4. The exterior boundary of the land included within the subdivision shall be indicated by distinctive symbols and clearly so designated. Each parcel shall be identified by a letter.
5. Where the division of land creates 4 or less parcels, the parcel map may be compiled from recorded or filed data when sufficient survey information exists on filed maps to locate and retrace the exterior boundary lines of the parcel map if the location of at least one of these boundary lines can be established from an existing monumented line.
6. All other parcel maps shall be based upon a field survey made in conformance with the Land Surveyor's Act.
7. The parcel map shall be prepared by a registered civil engineer or licensed land surveyor. A signed Surveyor's Certificate as required by the Subdivision Map Act shall appear on the parcel map.
8. Where there are no dedications being made by the parcel map, a certificate signed and acknowledged by the fee owners only, of the real property being subdivided, consenting to the preparation and recordation of the parcel map, is required.

SEC. 11.4.5. **APPROVAL OF MAP DOES NOT AUTHORIZE VIOLATION OF OTHER LAWS**

Neither the approval or conditional approval of any parcel map constitutes or waives compliance with any other applicable provision of this Code, nor does any such approval authorize, nor should it be deemed to authorize, a violation or failure to comply with other applicable provisions of this Code.

SEC. 11.4.6. **MODIFICATION OF RECORDED PARCEL MAPS, REVIEW CONSIDERATIONS**

Modifications and amending maps shall be governed by the following limitations.

1. No modifications involving increases in density are allowed that would change the density of a parcel map as approved on appeal by the Appeal Board or the City Council, where such density was the subject of the appeal to the Appeal Board or the City Council.
2. No condition may be modified if it was imposed as a mitigating measure identified in a mitigated or conditional negative declaration or in an Environmental Impact Report.
3. Modifications involving increases in density shall not exceed an increase of one lot or dwelling unit.

- a. For subdivision of fewer than 10 lots or dwelling units, any density increase shall be limited to one lot or dwelling unit; and
 - b. For subdivisions containing 10 or more lots or dwelling units, any increase shall be limited to not more than 10% of that originally approved.
4. Modifications involving either increase in the height of structures, or in the elevation of building pads where the elevation of such pads has been specified by the Advisory Agency, shall be limited as follows:
 - a. An increase in the height of structures of not more than 10% above the approved height of such structures; or
 - b. An increase in the elevation of building pads of not more than 5 feet above the approved elevation of such pads.
 - c. Any such increase in height or elevation shall not obstruct the view from surrounding properties.
 - d. A greater increase in the elevation of building pads may be approved if such increase has been determined to be necessary for health and safety reasons by the Department of Building and Safety.
5. No modifications are permitted that violate the intent of any of the original conditions of the parcel map approval as that intent is expressed in the findings or otherwise by the decision-maker.

SEC. 11.4.7. SALES CONTRARY TO PARCEL MAP REGULATIONS ARE VOIDABLE

Any deed of conveyance, sale or contract to sell made contrary to the provisions of these parcel map regulations is voidable to the extent and in the same manner as is provided for violation of *Subdivision Map Act, Section 66499.32*.

DIV. 11.5. **CONDOMINIUMS, COMMUNITY APARTMENTS, & STOCK COOPERATIVES**

SEC. 11.5.1. **CONVERSION PROJECTS: RESIDENTIAL; RESIDENTIAL TO COMMERCIAL/INDUSTRIAL**

A. **Purpose**

The purpose of these provisions is to promote greater individual choice in type, quality, price and location of housing; to provide for the housing needs of all segments of the population; to provide increased homeownership opportunities for all segments of the population; to mitigate the hardship caused by displacement of tenants, particularly those in low to moderate cost housing and those who are elderly, families with minor dependent children, the handicapped and the disabled; to promote the safety of conversion projects and correction of Building Code violations in such projects; to provide adequate off-street parking; to encourage construction of new rental units to replace units lost due to conversions; to protect the existing rental housing stock by reducing conversions; to provide increased opportunities for the ownership of commercial or industrial real property in the form of condominiums or stock cooperatives; to assure that the continued use of buildings for commercial or industrial purposes is substantially consistent with the General Plan and applicable Specific Plans; and to generally regulate projects in accordance with the General Plan and applicable Specific Plans and with the public health, safety and welfare.

B. **Applicability**

The provisions of this Section shall apply to all tentative tract maps and preliminary parcel maps, except as otherwise expressly stated in this Section.

C. **Application Requirements**

1. **Residential Conversion Projects**

- a. A residential conversion project shall comply with the Division of Land regulations in this Article, the provisions of this Section and other applicable State laws and local ordinances.
- b. In addition to the information required by other applicable provisions of this Chapter, the following information shall be submitted at the time of filing.
 - i. Building plans or other documents containing the following information pertaining to the project as proposed, certified as to accuracy by a licensed engineer.
 - a) Description of the features of the type of building and project, including age, type of construction, number of dwelling units, number of habitable rooms per dwelling unit;
 - b) Site plan, including buildings, structures, yards, open spaces, and accessory storage areas and buildings including trash storage areas; and

- d) Utility metering reports, if the units of the building are not individually metered, indicating the feasibility of individual or submetering, prepared by qualified engineers.
- iii. Any other information, including conditions, covenants and restrictions, articles of incorporation and by-laws, which the Advisory Agency deems necessary to determine if the proposed project is consistent with this Code.

2. Residential to Commercial/Industrial Conversion Projects

- a. A residential to commercial/industrial conversion project shall comply with the Division of Land regulations in this Article, the provisions of this Section, and other applicable State laws and local ordinances.
- b. In addition to the information required by other applicable sections of this Chapter, the following information shall be submitted at the time of filing.
 - i. Tenant Information: Name and address of each tenant in the existing residential building; rent schedule for 18 months preceding the application and relocation assistance plan if any;
 - ii. Building plans or other documents containing the following information pertaining to the project as proposed, certified as to accuracy by a licensed engineer.
 - a) Description of the features of the type of building and project, including age, type of construction, the number of separate units proposed, the square footage of each such unit and of the entire building.
 - b) Parking plan, including the total number of spaces actually provided on-site or off-site and the total number required if different from that actually provided, dimensions of stalls, aisles, and driveways, locations of columns, walls, and other obstructions, and location and number of guest parking spaces.
 - iii. The following additional information may be required by the Advisory Agency as a condition of approval.
 - a) Building component reports indicating condition and estimated remaining useful life of the roof, foundation, plumbing, electrical, heating, air conditioning, other mechanical and structural systems, prepared by a registered civil or structural engineer, licensed general building contractor, licensed general engineering contractor or architect.
 - b) Site plan, including, buildings, structures, yards, open spaces, and accessory storage areas and buildings including trash storage areas.
 - c) Floor and elevation plans, including indication of lot amenity spaces and residential amenity spaces, and required exists.

- d) Building inspection reports (if any such report has already been submitted to the California Department of Real Estate, a copy of such report shall be furnished to the City).
- e) Any other information, including conditions, covenants and restrictions, articles of incorporation and by-laws, which the Advisory Agency deems necessary to determine if the proposed project is consistent with this Code.

3. All Projects

No application for tentative tract map or preliminary parcel map approval of a residential conversion project or a residential to commercial/industrial conversion project shall be accepted without adequate evidence from the applicant that each tenant of the project has received: written notice of intention to file a tentative or preliminary parcel map application at least 60 days prior to the filing of the application and a written copy of the relocation assistance provisions of *Chapter 4, Section 47.06. (Tenant Relocation Assistance Where Apartments Are To Be Converted)* and *Chapter 4, Section 47.07. (Tenant Relocation Assistance Where Apartments Are To Be Demolished)*. Any person who becomes a tenant of a residential rental unit proposed for conversion to a residential or commercial/industrial condominium, stock cooperative or community apartment project after the date of the filing of the application shall be given written notice of the pending application prior to entering into any written or oral rental agreement.

D. Tenant Notification

1. Notification of Hearing on Tentative Tract Map or Preliminary Parcel Map

In addition to other notification requirements of this Chapter, the Department of City Planning shall give notice of any public hearing on a tentative tract map or preliminary parcel map to each tenant in each dwelling unit of the building or buildings proposed for conversion.

This notice shall be in writing and mailed no less than 10 days prior to the public hearing on the tentative tract map or preliminary parcel map.

The notice may include a questionnaire, to be completed at the option of each tenant, regarding the approximate ages and disabilities or handicaps, if any, of the household members, comments concerning the physical condition of the building and its various components and characteristics as outlined in *Sec. 11.5.1.C.1.c.ii.*, and any other information as may be pertinent to the pending proceedings.

2. Notification of Proposed Conversion Prior to Termination of Tenancy Due to Conversion

Each tenant of a conversion project subject to this Section shall be given 180 days written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion. Each person who becomes a tenant of the conversion project after the date of the 180 days written notice shall be given a copy of the notice of intention to convert

before entering into any written or oral rental agreement, but shall not be entitled to 180 days written notice prior to termination of tenancy due to the conversion or proposed conversion.

3. Residential Conversion Project – Notification of Exclusive Right to Purchase

The applicant shall give each tenant of any proposed residential conversion project written notice of an exclusive right to contract for the purchase of the dwelling unit occupied by the tenant or purchase of a share in the corporation entitling the shareholder to enjoy exclusive occupancy of the unit upon the same or more favorable terms and conditions than those on which such unit or share will be initially offered to the general public. The right shall run for a period of not less than 90 days from the issuance of the subdivision public report pursuant to *California Business and Professions Code, Section 11018.2*, unless the applicant receives prior written notice of the tenant's intention not to exercise the right.

Where two or more units are combined pursuant to conditions of tentative tract map or preliminary parcel map approval, the notice required by this Subdivision shall be given to the tenants of the combined units and priority among tenants shall be determined in an equitable manner. A tenant who is prevented from purchasing his unit due to combination of units shall be given a right of first refusal with respect to the comparable unit in the same residential conversion project, to the extent possible.

E. Tentative Tract Map And Preliminary Parcel Map Approval:

1. All tentative tract maps and preliminary parcel maps filed in connection with residential conversion projects or residential to commercial/industrial conversion projects shall be subject to the Division of Land Regulations contained in this Article, except as otherwise provided in this Section. All such maps shall be subject to the General Plan and any applicable Specific Plan only to the extent that such plan contains a definite statement of policies and objectives explicitly applicable to conversion projects, except as otherwise provided in this Section.
2. The Advisory Agency shall disapprove a tentative tract map or preliminary parcel map for a residential conversion project or residential to commercial/industrial conversion project, if it finds: (a) that the map is not substantially consistent with the applicable density provisions of the General Plan or Specific Plans in effect at the time the original building permit was issued, and (b) the application for map approval is filed less than 5 years from the date the original certificate of occupancy for the building was issued. The Advisory Agency shall disapprove a tentative tract map or preliminary parcel map for a residential to commercial/industrial conversion project where the conversion would be inconsistent with either the existing zoning pattern, General Plan, or applicable Specific Plan, unless it finds that there are special circumstances which justify approval of the map. Such circumstances may exist only with respect to the following facts: (1) the prevailing pattern of residential and commercial/industrial land use in the vicinity of the project site; and (2) the existing and anticipated need for commercial/industrial development in the planning area in which the project is located. This provision shall not apply to any residential conversion project or residential to commercial/industrial conversion project involving buildings for which a building permit was applied for prior to July 1, 1978.

3. The Advisory Agency shall disapprove a tentative tract map or preliminary parcel map for a residential conversion project or residential to commercial/industrial conversion project if it finds that any applicable General Plan or Specific Plan provision contains a definite statement of policies and objectives explicitly applicable to conversion projects and the proposed map is not substantially consistent with such provision.
4. The Advisory Agency shall disapprove a tentative tract map or preliminary parcel map for a residential conversion project or a residential to commercial/industrial conversion project if it finds that there are uncorrected violations of *Chapter 9. (Building Regulations)*, and that an adequate plan to correct such violations has not been developed or accomplished. For purposes of this provision, *Chapter 9. (Building Regulations)* means the Code in effect when the building permit was issued and other subsequently enacted regulations explicitly made applicable to existing structures.
5. The Advisory Agency shall disapprove a tentative tract map or preliminary parcel map for a residential conversion project or a residential to commercial/industrial conversion project, if it finds that: (a) the building permit for the building was issued prior to October 1, 1933, and the building is of unreinforced masonry construction, or (b) the building is more than three stories in height without an elevator. This provision may be waived where the Advisory Agency finds that any such condition has been corrected in conformity with Municipal Code standards.
6. After considering the following criteria, the Advisory Agency may approve a tentative tract map or preliminary parcel map for a residential conversion project or a residential to commercial/industrial conversion project, unless it makes both of the following findings: (1) the vacancy rate of the planning area in which the property is located is 5% or less, and (2) the cumulative effect of the rental housing market in the planning area of successive residential conversion projects or a residential to commercial/industrial conversion projects (past, present and future) is significant. A finding of significant cumulative effect shall be based on the following factors: (a) in the case of residential conversion projects only, the number of tenants who are willing and able to purchase a unit in the building; (b) the number of units in the existing residential building prior to conversion; (c) the number of units which would be eliminated in case conversion occurred in order to satisfy parking requirements; (d) the adequacy of the relocation assistance plan proposed by the subdivider; and (e) any other factors pertinent to the determination. "Vacancy rate" shall refer to the most current vacancy rate for rental units as published by the Department of City Planning in its Semi-Annual Population Estimate and Housing Inventory, or other estimate or survey satisfactory to the Advisory Agency. "Planning area" shall refer to those areas established by the Director of Planning for purposes of community planning pursuant to *Sec. 13B.1.1. (General Plan Adoption/Amendment)*.

F. Relocation Assistance

1. Requirement

The Advisory Agency shall require, as a condition of map approval, that the applicant execute and record a covenant and agreement, in a form satisfactory to the Advisory Agency, binding the applicant and any successor-in-interest to provide relocation assistance in a manner

consistent with *Chapter 4, Sec. 47.06. (Tenant Relocation Assistance Where Apartments Are To Be Converted)*. The covenant and agreement shall be executed and recorded within 10 days after the expiration of the appeal period, or final approval, whichever is later, for tentative tract map or preliminary parcel map approval and a copy provided to each tenant within 5 days of recordation. The covenant and agreement shall run to the benefit of any eligible tenant, as defined in *Sec. 11.5.1.F.2. (Eligible Tenant)* and shall be enforceable by any eligible tenant or by the City.

2. Eligible Tenant

As used in this Section, the term eligible tenant means any tenant who was resident of the property both on the date of tentative tract map or preliminary parcel map application and the date of approval of such map, or at any time after that, and who does not intend to purchase a unit in the conversion project.

3. Special Protection

An eligible tenant is entitled to special protection, as defined in this Section, if the tenant meets the definition of qualified tenant in *Chapter 4, Section 47.06. (Tenant Relocation Assistance Where Apartments Are To Be Converted)*.

4. Dispute Resolution

The covenant and agreement specified in *Sec. 11.5.1.F.1. (Requirement)* shall establish an expeditious mechanism to resolve any disputes among tenants, the applicant and the City concerning the interpretation or application of the covenant and agreement.

5. Continued Tenancy Pending Relocation; Eviction; Review Procedure

- a.** Until each eligible tenant is successfully relocated pursuant to the provisions of this Subsection, the tenant shall be permitted to reside in the unit presently occupied in the conversion project. There shall be no time limit for such continued tenancy for each tenant qualified for "special protection," as defined in *Sec. 11.5.1.F.3. (Special Protection)*. In all other cases, the subdivider is not required to consent to continued tenancy beyond 12 months from the date of tentative tract map or preliminary parcel map approval or the date on which the 120-day notice of intent to convert is given to all tenants, whichever is the later.
- b.** An eligible tenant may be evicted, notwithstanding *Sec. 11.5.1.F.5.a.*, for the following reasons only:
 - i.** The tenant has failed to pay the rent to which the landlord is entitled.
 - ii.** The tenant has violated an obligation or covenant of the tenancy, other than the obligation to surrender possession upon proper notice and has failed to cure such violation after having received written notice thereof from the landlord.

- iii. The tenant is committing or permitting to exist a nuisance in or is causing damage to, the rental unit or to the appurtenances thereof, or to the common areas of the property containing the rent unit, or is creating an unreasonable interference with the comfort, safety, or enjoyment of any of the other residents of the same or adjacent building.
 - iv. The tenant is using or permitting a rental unit to be used for any illegal purpose.
 - v. The tenant who had a written lease or rental agreement which terminated on or after November 10, 1979, has refused, after written request or demand by the landlord, to execute a written extension or renewal thereof for a further term or like duration with similar provisions and in such terms as are not inconsistent with or violative of any provision of this Section.
 - vi. The tenant has refused the landlord reasonable access to the unit for the purpose of making repairs or improvements, or for the purpose of inspection as permitted or required by the lease or by law, or for the purpose of showing the rental unit to any prospective purchaser or mortgagee.
 - vii. The person in possession of the rental unit at the end of the lease term is a subtenant not approved by the landlord.
- c. Any dispute regarding an eligible tenant's right to continue tenancy pursuant to this Subdivision may be heard by the Advisory Agency when application for such review is made by the subdivider or an eligible tenant. The Advisory Agency may release the applicant from further compliance with a relocation assistance plan with respect to any eligible tenant where it finds that the tenant is not entitled to continued tenancy pursuant to the provisions of this Subdivision.

G. Parking

1. Residential Conversion Projects

- a. The minimum number of resident parking spaces per dwelling unit shall be 1.25 parking spaces per dwelling unit having 3 or less habitable rooms and 1.5 parking spaces per each dwelling unit having more than 3 habitable rooms. The Advisory Agency may increase or decrease the required number of parking spaces up to and including 0.75 parking spaces per dwelling unit, where it finds that such modification is consistent with the purposes of this Section.
- b. The minimum number of guest parking spaces shall be 0.25 parking spaces per dwelling unit for projects containing 50 or fewer units and 0.5 parking spaces per dwelling unit for projects containing more than 50 units. The Advisory Agency may modify the guest parking requirement up to and including 0.5 parking spaces per unit where it finds such modification consistent with the purposes of this Section.

- c. Where the number of parking spaces required in *Sec. 4C.4.1. (Automobile Parking Stalls)* or other provisions of this Chapter 1n existence on the date of map application exceeds the minimum numbers established by this Section, the number of parking spaces shall not be diminished.
- d. Where the total number of required spaces includes a fraction, the provision of *Sec. 4C.4.1.D.2. (Fractional Space)* shall govern.
- e. The design and improvement of parking facilities and areas shall substantially conform to the provisions of *Sec. 4C.4.3. (Parking Area Design)*.

2. Residential to Commercial/Industrial Conversion Projects

Regardless of the parking requirements outlined in *Sec. 4C.4.1. (Automobile Parking Stalls)*, residential to commercial/industrial conversion projects shall conform to the following requirements:

- a. The required minimum number of parking spaces to be provided in a residential to commercial/industrial conversion project shall be:
 - i. 5 parking spaces for each 1,000 square feet of that portion of the total floor area of a building to be used as a medical facility; and
 - ii. 2 parking spaces for each 1,000 square feet of that portion of the total floor area in a building to be used for other General Commercial Uses, Heavy Commercial Uses, Light Industrial Uses, or Heavy Industrial Uses, as established in *Article 5. (Use)*.
- b. Regardless of the provisions established in *Sec. 14.1.7. (Floor Area)*, total floor area, as used in this Section, shall exclude floor area used for automobile parking or driveways, for basement storage or for rooms housing mechanical equipment incidental to the operation of buildings.
- c. The Advisory Agency may increase the required minimum number of parking spaces by not more than 75 percent, including any allowance for guest parking, where it finds that such modification is consistent with the purposes of this Section.
- d. Where the number of parking spaces required in *Sec. 4C.4.1. (Automobile Parking Stalls)* or other provisions of this Chapter 1n existence on the date of map application exceeds the minimum numbers established by this Section, the number of parking spaces shall not be diminished.
- e. Where the total number of required spaces includes a fraction, the provision of *Sec. 4C.4.1.D.2. (Fractional Space)* shall govern.
- f. The design and improvement of parking facilities and areas shall substantially conform to the provisions of *Sec. 4C.4.3. (Parking Area Design)*.

H. Building Reports – Residential Conversion Projects

The Advisory Agency may require, as a condition of approval, that the applicant notify such person who communicates an interest in purchasing a unit or share that the following reports are available for inspection during normal business hours, and shall take all reasonable steps to assure that such reports fully, fairly and accurately describe the conditions reported:

1. Any report submitted pursuant to *Sec. 11.5.1.C. (Application Requirements)*.
2. A report concerning compliance with the sound transmission control standards established by *Chapter 9, Sec. 91.1206. (Sound Transmission)*.
3. Report concerning compliance with the residential energy conservation standards established by *California Administrative Code Article 1, Part 6, Title 24*.
4. A report concerning compliance with the elevator safety standards established by *California Administrative Code, Title 8*.
5. A report concerning compliance with any provision of *Chapter 9. (Building Regulations)* which the Advisory Agency and the Superintendent of Building find appropriate for such reporting purpose.

I. Rental Housing Production

1. As a condition of tentative tract map or preliminary parcel map approval, the Advisory Agency shall require that the applicant or his successor-in-interest pay to the City a fee of \$1,492 for each unit in a residential conversion project or residential to commercial/industrial conversion project, based on the number of units in the project prior to conversion. For the year beginning July 1, 2008, and all subsequent years, the fee amount shall be adjusted on an annual basis pursuant to the formula set forth in *Chapter 15, Section 151.06. D. (Automatic Adjustments)*. The adjusted amount shall be rounded to the nearest \$50 increment. This fee shall be paid prior to approval of the final map by the City Engineer.
2. All fees collected pursuant to this Subsection shall be deposited and held in the Rental Housing Production Account of the Housing and Community Investment Department, which account is hereby established to be administered by the Housing and Community Investment Department separately from all other money expended by the Department. Money in this account shall be used exclusively for the development of low and moderate income rental housing in the City, pursuant to guidelines carrying out this purpose prepared by the Department and approved by resolution of the City Council.

SEC. 11.5.2. **CONVERSION PROJECTS: COMMERCIAL/INDUSTRIAL; COMMERCIAL/INDUSTRIAL TO RESIDENTIAL**

A. **Purpose**

The purpose of these provisions is to promote greater individual choice in type, quality, price and location of housing; to provide for the housing needs of all segments of the population; to provide increased homeownership opportunities for all segments of the population; to promote the safety of conversion projects and correction of Building Code violations; to provide adequate off-street parking; to provide increased opportunities for the ownership of commercial or industrial real property in the form of condominiums or stock cooperatives; to assure that the continued use of buildings for commercial or industrial purposes is substantially consistent with the General Plan and applicable Specific Plans; and to generally regulate projects in accordance with the General Plan and applicable Specific Plans and with the public health, safety and welfare.

B. **Applicability.**

The provisions of this Section shall apply to all tentative tract maps and preliminary parcel maps, except as otherwise expressly stated in this Section.

C. **Application Requirements**

1. **Commercial/Industrial to Residential Conversion Projects**

- a. A commercial/industrial to residential conversion project shall comply with the Division of Land regulations in this Article, the provisions of this Section and other applicable State laws and local ordinances.
- b. In addition to the information required by other applicable provisions of this Chapter, the following information shall be submitted at the time of filing:
 - i. Building plans or other documents containing the following information pertaining to the project as proposed, certified as to accuracy by a licensed engineer:
 - a) Description of the features of the type of building and project, including age, type of construction, number of dwelling units, number of habitable rooms per dwelling unit; and
 - b) Site plan, including buildings, structures, yards, open spaces, accessory storage areas and buildings, including trash storage areas: and
 - c) Parking plan, including the total number of spaces actually provided on-site or off-site and the total number required if different from that actually provided; dimensions of stalls, aisles and driveways; location of columns, walls and other obstructions; total number of covered and uncovered parking spaces and location and number of guest parking spaces.

- ii. Sales Information. Anticipated range of sales prices of individual dwelling units or shares based on information known at the time of application; and statement as to whether sales will be permitted to families with minor children.
 - iii. Floor and elevation plans, including indication of lot amenity spaces and residential amenity spaces and required exits.
- c. The following additional information may be required by the Advisory Agency as a condition of approval.
- i. Certificate of Housing Compliance Inspection Report as provided by *Chapter 9, Section 91.8205 (Certificate of Building Compliance)*, or equivalent report satisfactory to the Advisory Agency, which report shall detail any violations of *Chapter 9. (Building Regulations)* in effect at the time the building permit was issued and any violations of provisions of *Chapter 9. (Building Regulations)* enacted after such permit was issued and which are explicitly made applicable to existing structures.
 - ii. Building inspection reports (if any such report has already been submitted to the California Department of Real Estate, a copy of such report shall be furnished to the City):
 - a) Building component reports indicating condition and estimated remaining useful life of the roof, foundation, plumbing, electrical, heating, air conditioning, other mechanical and structural systems, prepared by a registered civil or structural engineer, licensed general building contractor, licensed general engineering contractor or architect;
 - b) Structural pest control report, prepared by a licensed pest control contractor;
 - c) Acoustical report indicating: (a) the type of construction between dwelling units and the general sound attenuation characteristics of such construction, or indicating the level of sound attenuation between dwelling units, and (b) the feasibility of various levels of improvement, prepared by a licensed acoustical engineer; and
 - d) Utility metering reports, if the units of the building are not individually metered, indicating the feasibility of individual or submetering, prepared by qualified engineers.
 - iii. Any other information, including conditions, covenants and restrictions, articles of incorporation and by-laws, which the Advisory Agency deems necessary to determine if the proposed project is consistent with the purposes of this Code.

2. Commercial/Industrial Conversion Projects

- a. A commercial/industrial conversion project shall comply with the Division of Land Regulations in this Article, the provisions of this section and other applicable State laws and local ordinances.

- b. In addition to the information required by other applicable Sections of this Chapter, building plans or other documents containing the following information pertaining to the project as proposed, certified as to accuracy by a licensed engineer, shall be submitted at the time of filing:
 - i. Description of the features of the type of building and project, including age, type of construction, number of separate units proposed, the square footage of each such unit and of the entire building.
 - ii. Parking plan, including the total number of spaces actually provided on-site or off-site and the total number required if different from that actually provided, dimensions of stalls, aisles and driveways; location of columns, walls, and other obstructions; total number of parking spaces and guest parking spaces.
- c. The following additional information may be required by the Advisory Agency as a condition of approval:
 - i. Building component reports, indicating condition and estimated remaining useful life of the roof, foundation, plumbing, electrical, heating, air conditioning, other mechanical and structural systems, prepared by a registered civil or structural engineer licensed general building contractor, licensed general engineering contractor or architect;
 - ii. Site plan, including buildings, structures, yards, open spaces and accessory storage areas and buildings including trash storage areas;
 - iii. Floor and elevation plans, including indication of lot amenity spaces and residential amenity spaces and required exits;
 - iv. Building inspection reports (if any such report has already been submitted to the California Department of Real Estate, a copy of such report shall be furnished to the City; and
 - v. Any other information including conditions, covenants and restrictions, articles of incorporation and by-laws, which the Advisory Agency deems necessary to determine if the proposed project is consistent with the purposes of this Code.

D. Tentative Tract Map And Preliminary Parcel Map Approval

1. All tentative tract maps and preliminary parcel maps filed in connection with the commercial/ industrial to residential conversion projects or commercial/industrial conversion projects shall be subject to the Division of Land regulations contained in this Article, except as herein otherwise provided. All such maps shall be subject to the General Plan and any applicable Specific Plan only to the extent that such plan contains a definite statement of policies and objectives explicitly applicable to such conversion projects, except as otherwise provided in this Subsection.

2. The Advisory Agency shall disapprove a tentative tract map or preliminary parcel map for a commercial/industrial conversion project or commercial/industrial to residential conversion project if it finds that the map is not substantially consistent with the applicable density provisions of the General Plan or Specific Plans in effect at the time the original building permit was issued. This provision shall not apply to any commercial/industrial conversion project or commercial/industrial to residential conversion project for which a building permit was applied for prior to July 1, 1978.
3. The Advisory Agency shall disapprove a tentative tract map or preliminary parcel map for a commercial/industrial conversion project or commercial/industrial to residential conversion project where such conversion would be inconsistent with either the existing zoning pattern, the General Plan, or applicable Specific Plan, unless it finds that there are special circumstances which justify approval of the map. Such circumstances may exist only with respect to the following facts: (1) the prevailing pattern of commercial/industrial and residential land use in the vicinity of the project site; and (2) the existing and anticipated need for residential development and continued commercial/industrial development in the planning area in which the project is located.
4. The Advisory Agency shall disapprove a tentative tract map or preliminary parcel map for a commercial/industrial conversion project or commercial/industrial to residential conversion project if it finds that any applicable General Plan or Specific Plan provision contains a definite statement of policies and objectives explicitly applicable to such conversion projects and the proposed map is not substantially consistent with such provision.
5. The Advisory Agency shall disapprove a tentative tract map or preliminary parcel map for a commercial/industrial conversion project or commercial/industrial to residential conversion project if it finds that there are uncorrected violations of *Chapter 9. (Building Regulations)*, and that an adequate plan to correct such violations has not been developed or accomplished. For purposes of this provision, *Chapter 9. (Building Regulations)* means the Code in effect when the building permit was issued and other subsequently enacted regulations explicitly made applicable to existing structures.
6. The Advisory Agency shall disapprove a tentative tract map or preliminary parcel map for a commercial/industrial conversion project or commercial/industrial to residential conversion project if it finds that: (a) the building permit for the building was issued prior to October 1, 1933, and the building is of unreinforced masonry construction, or (b) the building is more than 3 stories in height without an elevator. This provision may be waived where the Advisory Agency finds that any such condition has been corrected in conformity with current Municipal Code standards.

E. Parking

1. Commercial/Industrial to Residential Conversion Projects

- a. The minimum number of resident parking spaces per dwelling unit shall be 1.25 parking spaces per each dwelling unit having three or less habitable rooms and 1.5 parking spaces per each dwelling unit having more than three habitable rooms. The Advisory Agency may increase or decrease the required number of parking spaces up to and including 0.75 spaces per dwelling unit, where it finds such modification is consistent with the purposes of this Section.
- b. The minimum number of guest parking spaces shall be 0.25 spaces per dwelling unit for projects containing 50 or fewer units and 0.5 spaces per dwelling unit for projects containing more than 50 units. The Advisory Agency may modify the guest parking requirements up to and including 0.5 spaces per dwelling unit where it finds such modification consistent with the purposes of this Section.
- c. Where the number of parking spaces required in *Sec. 4C.4.1. (Automobile Parking Stalls)* or other provisions of this Chapter 1n existence on the date of map application exceeds the minimum numbers established by this Subdivision, the number of parking spaces shall not be diminished.
- d. Where the total number of required spaces includes a fraction, the provision of *Sec. 4C.4.1.D.2. (Fractional Space)* shall govern.
- e. The design and improvement of parking facilities and areas shall substantially conform to the provisions of *Sec. 4C.4.3. (Parking Area Design)*.
- f. Regardless of any other provisions of this Chapter to the contrary, the required number of parking spaces in *Sec. 9.4.6. (Citywide Adaptive Reuse Projects)* shall be the same as the number of spaces that existed on the site as of the effective date of this ordinance, and shall be maintained and not reduced.

2. Commercial/Industrial Conversion Projects

- a. The required minimum number of parking spaces to be provided in a commercial/ industrial conversion project shall be:
 - i. 5 parking spaces for each 1,000 square feet of that portion of the total floor area in a building to be used as a medical facility; and
 - ii. 2 parking spaces for each 1,000 square feet of that portion of the total floor area in a building to be used for other General Commercial Uses, Heavy Commercial Uses, Light Industrial Uses, or Heavy Industrial Uses, as established in *Article 5 (Use)*.

- b. Regardless of the provisions established in *Sec. 14.1.7. (Floor Area)*, total floor area, as used in this Section, shall exclude floor area used for automobile parking or driveways, for basement storage or for rooms housing mechanical equipment incidental to the operation of buildings.
- c. The Advisory Agency may increase or decrease the required minimum number of required parking spaces by not more than 100%, including any allowance for guest parking, where it finds that such modification is consistent with the purposes of this Section.
- d. Where the number of parking spaces required in *Sec. 4C.4.1. (Automobile Parking Stalls)* or other provisions of this Chapter 1n existence on the date of map application exceeds the minimum numbers established by this Section, the number of parking spaces shall not be diminished.
- e. Where the total number of required spaces includes a fraction, the provision of *Sec. 4C.4.1.D.2. (Fractional Space)* shall govern.
- f. The design and improvement of parking facilities and areas shall substantially conform to the provisions of *Sec. 4C.4.3. (Parking Area Design)*.

F. Building Reports – Commercial/Industrial To Residential Conversion Projects

The Advisory Agency may require, as a condition of approval, that the applicant notify any person who communicates an interest in purchasing a residential condominium or share in a residential stock cooperative that the following reports are available for inspection during normal business hours, and shall take reasonable steps to assure that such reports fully, fairly and accurately describe the conditions reported:

1. Any report submitted pursuant to *Sec. 11.5.2.C. (Application Requirements)*.
2. A report concerning compliance with the sound transmission control standards established by *Chapter 9, Sec. 91.1206. (Sound Transmission)*.
3. A report concerning compliance with the residential energy conservation standards established by *California Administrative Code, Article 1, Part 6, Title 24*.
4. A report concerning compliance with the elevator safety standards established by *California Administrative Code, Title 8*.
5. A report concerning compliance with any provisions of *Chapter 9. (Building Regulations)* which the Advisory Agency and the Superintendent of Building find appropriate for such reporting purpose.

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NONCONFORMITIES

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DIV. 12.1. **GENERAL PROVISIONS**

SEC. 12.1.1. **INTENT**

The provisions of this Article provide relief from the requirements of this for existing lots, buildings and structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current district standards or use permissions.

SEC. 12.1.2. **GENERAL RULES**

The following general rules apply to all nonconformities. Specific rules in the following Divisions of this Article may provide additional standards or exceptions to these general rules.

- A.** A nonconforming building, structure, or use may conduct minor renovation and ordinary maintenance and repair without triggering any of the standards of this .
- B.** No new construction, addition, facade alteration, site alteration, major renovation, change in use, or expansion of use project activity may occur on any nonconforming lot, or to any nonconforming building or structure, or nonconforming use, that increases the degree of nonconformity with this Chapter, except where expressly allowed in this Article.
- C.** A nonconforming building or structure may not be relocated to another location on the lot, or to any other lot, unless every portion of the building or structure conforms to all the current regulations of the applicable zone and other applicable current land use regulations, except as otherwise permitted by *Div. 12.10. (Lots Affected by Acquisitions for Public Use)*.
- D.** Demolition that reduces compliance with the standards or rules in any Zoning District Article is not allowed, except in conjunction with new project activity that allows the project to meet the minimum requirement.

SEC. 12.1.3. **APPLICABILITY**

A. Relationship to Article-Level Applicability Standards

- 1.** The provisions of this Article apply in addition to the Applicability provisions of the Zoning District Articles.
- 2.** *Sec. 12.9.1. (Restoration of Damaged Nonconforming Buildings)* and *Sec. 12.9.2. (Replacement of Earthquake Hazardous Buildings)* supersede any other provisions of this Chapter.

B. Relationship to Specific Plans, Supplemental Districts, and Special Districts

The provisions of this Article apply to Specific Plans, Supplemental Districts and Special Districts only to the extent that those provisions apply the standards of the Zoning District Articles.

C. Area of Work

Where a permit application does not involve an entire lot, building or structure, the standards of this Article apply only to the area of work that is the subject of the permit application, as determined by the Department of Building and Safety.

SEC. 12.1.4. CALCULATION OF TIME

Whenever a period of time related to a nonconformity is specified in this Chapter, the period of time is computed from the effective date of the ordinance that created the nonconformity.

SEC. 12.1.5. RELIEF

- A. In certain circumstances where Alternative Compliance is specified in the standards of the Zoning District Articles, it is available as a way to achieve a standard in an acceptable alternate way, which may be used to bring a project into conformity, pursuant to *Sec. 13B.5.1. (Alternative Compliance)*.
- B. Additional relief from the requirements of this Article may be available through the adjustment process, pursuant to *Sec. 13B.5.2 (Adjustment)* or the variance process, pursuant to *Sec. 13B.5.3. (Variance)*.
- C. The City's adaptive re-use project standards allow some relief and provide incentives for the re-use of existing buildings pursuant to *Sec. 9.4.5. (Downtown Adaptive Reuse Projects)* and *Sec. 12.4.6. (Citywide Adaptive Reuse Projects)*.
- D. When relief is granted through any discretionary action taken consistent with this Section, the element that is the subject of that action is no longer considered nonconforming.

SEC. 12.1.6. COMPLIANCE WITH OTHER LAWS

Nothing in this Article relieves any person from the obligation to comply with the requirements of any Federal, State or County law.

DIV. 12.2. **FORM**

SEC. 12.2.1. **LOT SIZE**

A. **Standards**

Where a lot is nonconforming as to lot area or lot width:

1. No subdivision is allowed.
2. New construction, addition, facade alteration, site alteration or major renovation is allowed, provided the project conforms to all current regulations of the applicable zone and other applicable current land use regulations except the lot area or lot width requirement.
3. A change in use to a conforming use, expansion of an existing conforming use, or establishment of a temporary use, is allowed provided the use meets all of the dimensional requirements of the applicable zone, including those associated with minimum lot area or lot width.
4. No relocation of a building or structure to a nonconforming lot is allowed.

SEC. 12.2.2. **COVERAGE**

A. **Standards**

1. Where a lot is nonconforming as to building coverage, additional building coverage is not allowed. This standard does not prohibit an addition created by vertical construction that does not exceed applicable height or FAR limits.
2. Where a lot is nonconforming as to building setbacks, new construction, addition, facade alteration, site alteration, or major renovation is allowed, provided the project meets all of the dimensional requirements of the applicable zone.
3. Alterations other than additions to existing buildings that are nonconforming as to coverage may be made without bringing the entire building into conformity, provided that the activity does not meet the definition of demolition.
4. Buildings nonconforming as to setbacks may conduct ordinary repair and maintenance, undergo structural alteration or major renovation, provided the activity does not meet the definition of demolition.

B. **Exceptions**

1. **General**

Where a building is nonconforming as to setbacks, an addition is allowed, provided that:

- a. Additions located in the nonconforming setback do not encroach to a greater extent than the existing encroachment or reduce the nonconforming setback to less than 50% of that required by the dimensional requirements of the applicable zone.
- b. The total of all additions made since the building became nonconforming do not exceed, in height or length, the height or length of that portion of the adjoining nonconforming building that extends into the same setback.

SEC. 12.2.3. AMENITY

A. Standards

Where a lot is nonconforming as to lot amenity space or residential amenity space requirements, any area of work associated with new construction, addition, site alteration or major renovation shall meet the amenity requirements for the applicable zone.

SEC. 12.2.4. FLOOR AREA RATIO & HEIGHT

A. Standards

1. Where a building or structure, or combination of multiple buildings or structures, is nonconforming as to floor area ratio, no additional floor area is allowed. This does not prohibit a site alteration or major renovation that does not increase the amount of floor area.
2. Where an existing building or structure is nonconforming as to maximum height in either feet or stories, any new construction or addition shall not exceed the maximum height of the applicable zone.
3. Where an existing building or structure is nonconforming as to minimum height, any new construction or addition shall meet the minimum height limit of the applicable zone.
4. Demolition that reduces compliance with minimum height is not allowed, except in conjunction with new construction or additions that allow the project to meet the minimum requirement.

B. Exceptions

1. Rural, Estate and House Form Districts

- a. An addition to a building or structure that is nonconforming as to floor area is allowed, provided that the addition conforms to all current regulations of the applicable zone and other applicable current land use regulations, except as may be approved or permitted pursuant to a discretionary approval. This exception is not available for lots in the Coastal Zone not located in a Hillside Area.
- b. Alterations to existing buildings other than additions are allowed, provided that the activities do not meet the definition of demolition.

2. **Addition to Building Exceeding Maximum Height**

Where an existing building or structure is nonconforming only as to maximum height, additions that conform to all the current regulations of the applicable zone and other applicable current land use regulations are allowed, provided the total aggregate floor area included in all the separate additions does not exceed 50% of the floor area of the ground floor of the building or structure.

SEC. 12.2.5. **UPPER-STORY BULK**

A. **Standards**

Where an existing building or structure is nonconforming as to the bulk plane, street step-back or height transition, any new construction, addition or facade alteration shall not exceed the current regulations of the applicable zone and any other applicable current land use regulations.

B. **Exceptions**

An addition to a building that is nonconforming only as to bulk plane regulations is allowed, provided the addition conforms to all the current regulations of the applicable zone and other applicable current land use regulations, and provided that the total aggregate floor area included in all separate additions shall not exceed 50% of the floor area of the ground floor of the building or structure.

SEC. 12.2.6. **BUILDING MASS**

A. **Standards**

Where an existing building or structure is nonconforming as to the building width requirement, any new construction, addition or facade alteration shall not exceed the current regulations of the applicable zone and any other applicable current land use regulations.

DIV. 12.3. FRONTAGE

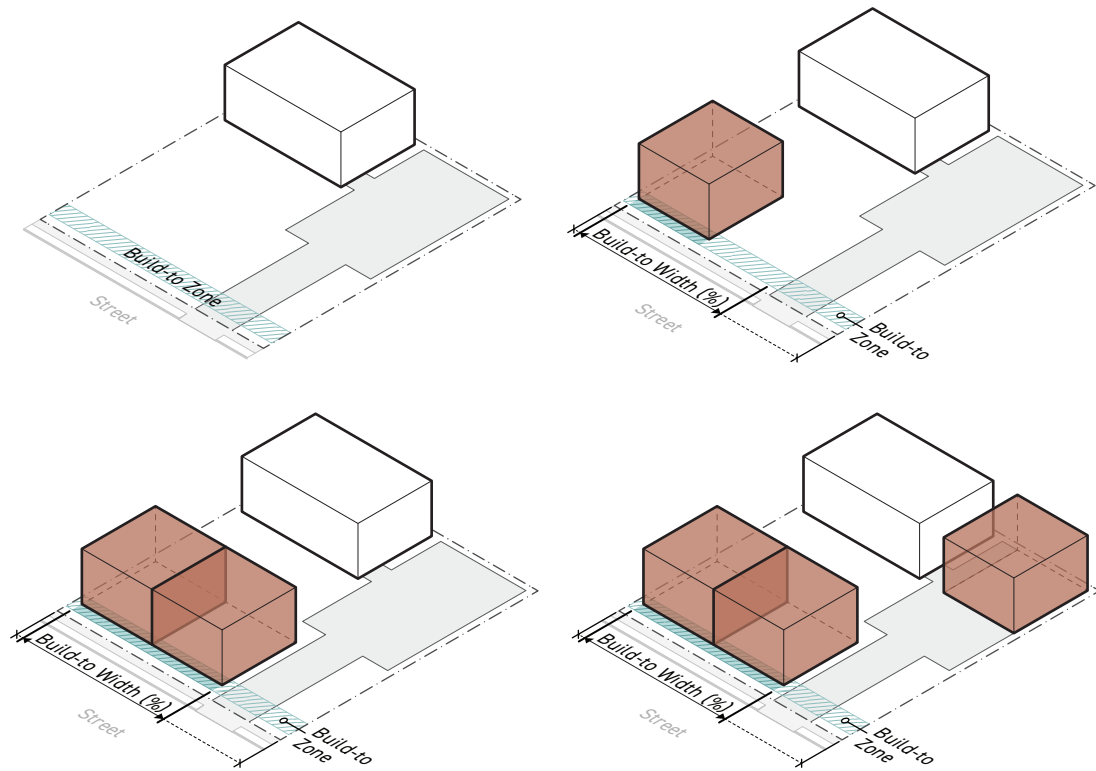
SEC. 12.3.1. BUILD-TO

A. Standards

1. On a lot with an existing building that is nonconforming as to minimum build-to applicable stories, any new construction or addition shall meet the minimum build-to applicable stories.
2. Demolition that reduces compliance with minimum build-to applicable stories, build-to width, or build-to depth requirements is not allowed, except in conjunction with new construction or additions that allow the project to meet the minimum requirement.
3. On a lot with an existing building that is nonconforming as to the maximum build-to depth or minimum build-to width requirements, any new construction or addition shall meet the minimum build-to width between the minimum and maximum build-to depth in one or more of the ways outlined below.

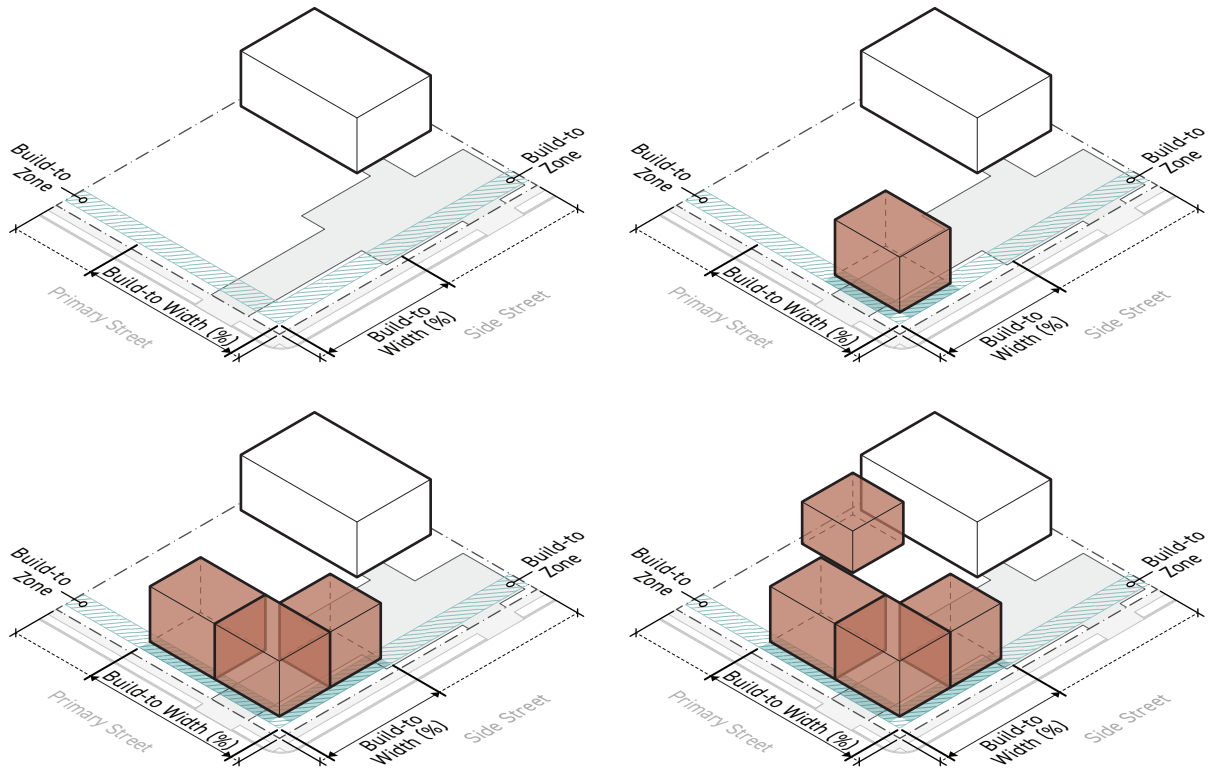
a. New Construction on an Interior Lot

All new construction shall occupy the build-to depth until the build-to width has been met. Buildings may be provided in phases - each new building is not required to meet the entire required build-to width for the lot. Once the build-to width standard has been met, new construction may be placed outside of the build-to zone.



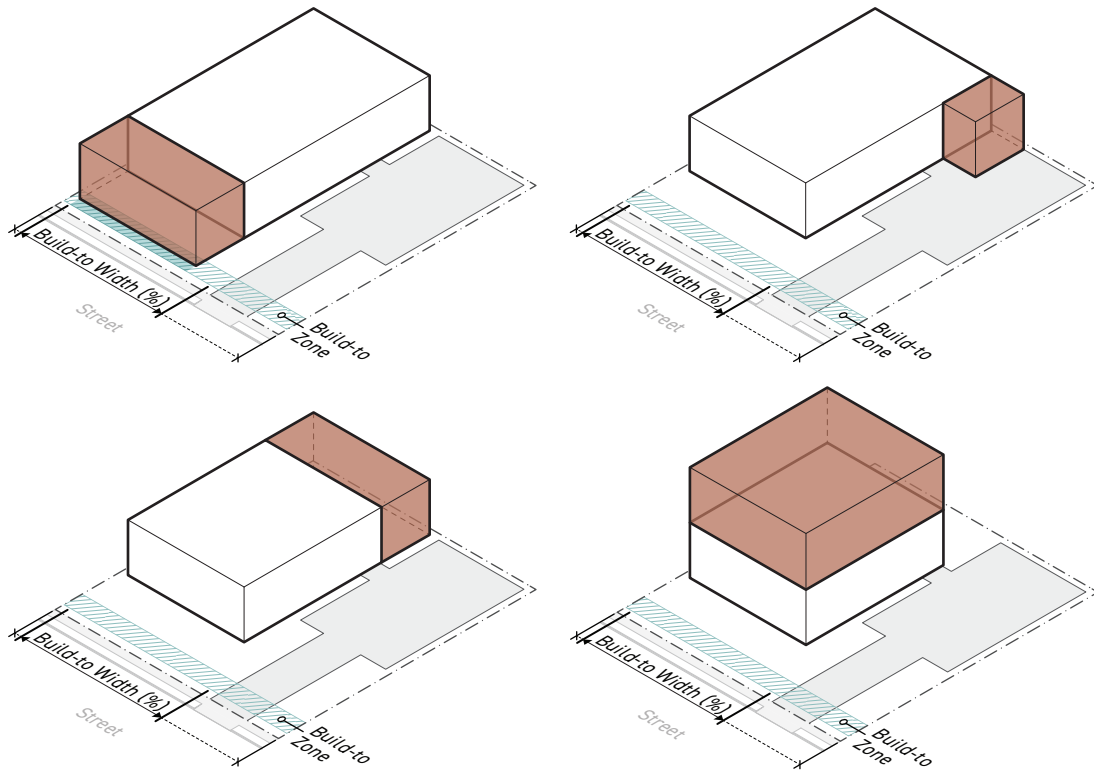
b. New Construction on a Corner Lot

All new construction shall occupy the build-to depth until the build-to width for both streets has been met. Buildings may be provided in phases - each new building is not required to meet the entire required build-to width for the lot. New buildings may be placed anywhere within the build-to zone. Once the build-to width standard has been met for both streets, new construction may be placed outside of the build-to zone.



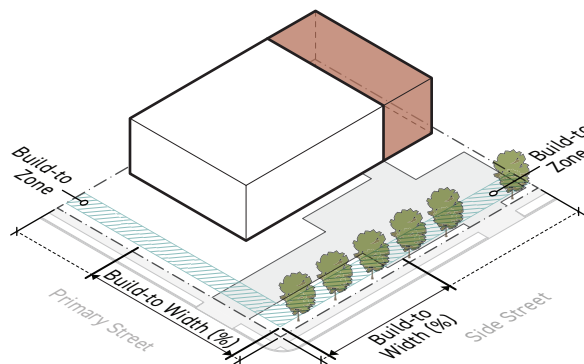
c. Additions on an Interior Lot

- i. Any addition to the street-facing facade of a building that is nonconforming as to build-to depth or build-to width shall occupy the build-to depth. The addition does not have to meet the entire required build-to width for the lot. Once the build-to width standard has been met, new construction may be placed outside the build-to zone.
- ii. Additions of any size that extend a building that is nonconforming as to build-to depth or build-to width toward the rear lot line are allowed.
- iii. Additions that extend a building that is nonconforming as to build-to depth or build-to width toward the side lot line are allowed, provided they have a floor area less than 20% of the existing ground floor. Once the build-to width standard has been met, additions of any size that extend the building toward the side lot line are allowed.
- iv. Additions on top of a building that is nonconforming as to build-to depth or build-to width are allowed, provided they do not increase the existing building footprint by more than 50 square feet and do not exceed the height limit for the applicable zone.

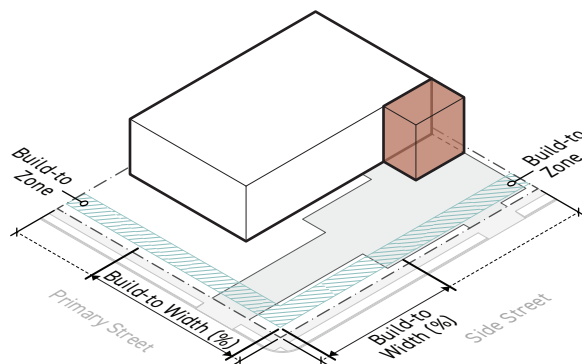


d. Additions on a Corner Lot

- i. Any addition to the primary street-facing facade of a building that is nonconforming as to build-to depth or build-to width shall be located within the build-to depth on the primary street. The addition does not have to meet the minimum build-to width for the entire lot. Once the build-to width standard for both streets has been met, new construction may be placed outside the build-to zone.
- ii. Additions of any size that extend a building that is nonconforming as to build-to depth or build-to width toward the rear lot line and are located behind the build-to depth are allowed, provided:
 - a) A planting area, as required in Sec. 4C.6.4.C.2., at least 6 feet wide, abutting to the side street lot line, is installed across the entire length of the side street frontage where no building occupies the build-to zone. Breaks for pedestrian, bicycle and vehicular access are allowed.
 - b) The planting area shall include large species trees, as required in Sec. 4C.6.4.C.3.a., planted at a rate of 1 per 30 feet along the entire length of the planting area. Trees should be planted offset from street trees to maximize space for canopy growth.



- iii. Additions that extend a building that is nonconforming as to build-to depth or build-to width toward the side lot line are allowed, provided the floor area is no greater than 20% of the existing ground floor. Once the build-to width standard has been met for both streets, side additions of any size that extend the building toward the side lot line are allowed.



- iv. Additions on top of a building that is nonconforming as to build-to depth or build-to width are allowed, provided they do not increase the existing building footprint by more than 50 square feet.
- 4. Where a building or structure does not meet the build-to width requirement and an existing plaza or similar open space located in the build-to zone does not meet the standards for pedestrian amenity allowance, the existing open space may be maintained, but not expanded, and any new construction, addition, facade alteration or site alteration shall increase conformity with the pedestrian amenity allowance standards to the greatest extent feasible.

B. Exceptions

- 1. Additions to any street-facing facade of a building that is nonconforming as to build-to depth or build-to width are allowed behind the build-to depth, provided that they do not exceed 10% of the ground floor area of the existing building.
- 2. On lots with an existing residential building that is nonconforming as to build-to depth or build-to width, new construction of additional dwelling units located in a rear yard that are detached from the existing building are exempt from build-to depth and build-to width requirements.

SEC. 12.3.2. PARKING

A. Standards

Where an existing building or structure is nonconforming as to the frontage setback for parking, any new construction, addition, site alteration or major renovation shall meet the minimum required frontage setback for parking. Additional standards related to parking are included in *Div. 12.5. (Development Standards)*.

SEC. 12.3.3. LANDSCAPING

A. Standards

- 1. Where an existing lot is nonconforming as to planting area within the frontage yard, any new construction, addition, site alteration or major renovation shall meet the minimum required planting area within the frontage yard.
- 2. Where an existing lot is nonconforming as to the frontage yard fence and wall type, any new construction, addition, site alteration or major renovation shall meet the frontage yard fence and wall type requirements.

SEC. 12.3.4. **TRANSPARENCY**

A. **Standards**

1. Where an existing building or structure is nonconforming as to the minimum transparent area for the ground story or any upper story, any new construction, addition, facade alteration or major renovation shall meet the minimum transparent area for all stories.
2. Demolition that reduces compliance with minimum transparent area is not allowed, except in conjunction with new construction or additions that allow the project to meet the minimum requirement.
3. Where an existing building or structure is nonconforming as to active wall spacing for any ground story or foundation wall, any new construction, addition, facade alteration or major renovation shall meet the active wall spacing requirement.

SEC. 12.3.5. **ENTRANCES**

A. **Standards**

1. Where an existing building or structure is nonconforming as to the street-facing entrance requirement, including the maximum entrance spacing requirement, any new construction, addition, facade alteration or major renovation shall meet the minimum street-facing entrance requirement.
2. Where an existing building or structure is nonconforming as to the required entry feature, including the entry feature options, any new construction, addition, facade alteration or major renovation shall meet the required entry feature standards and applicable entry feature options.

SEC. 12.3.6. **GROUND STORY**

A. **Standards**

Where an existing building or structure is nonconforming as to ground story height or ground floor elevation, any new construction, addition or major renovation shall meet minimum ground story height and ground floor elevation.

DIV. 12.4. CHARACTER FRONTAGE

SEC. 12.4.1. BUILD-TO

See Sec. 12.3.1. (*Build-To*).

SEC. 12.4.2. PARKING

See Sec. 12.3.2. (*Parking*).

SEC. 12.4.3. LANDSCAPING

See Sec. 12.3.3. (*Landscaping*).

SEC. 12.4.4. GROUND FLOOR ELEVATION

See Sec. 12.3.6. (*Ground Story*).

SEC. 12.4.5. STORY HEIGHT

A. Standards

1. For ground story height, see Sec. 12.3.6. (*Ground Story*).
2. Where an existing building or structure is nonconforming as to upper story height, any new construction or addition shall meet the minimum upper story height.
3. Demolition that reduces compliance with minimum upper story height is not allowed, except in conjunction with new construction or additions that allow the project to meet the minimum requirement.

SEC. 12.4.6. ARTICULATION

A. Standards

Where an existing building or structure is nonconforming as to base, middle and top, base-top, horizontal bands, vertical bands or articulating elements, any new construction, addition or facade alteration shall meet the applicable minimum base, middle and top, base-top, horizontal bands, vertical bands or articulating elements requirements.

SEC. 12.4.7. FEATURES

A. Standards

Where an existing building or structure includes prohibited features, any new construction, addition or facade alteration shall not include any prohibited features on a Frontage District applicable facade as defined in Sec. 3A.1.2.B.2. (*Applicable Facades*).

SEC. 12.4.8. **ENTRANCES**

A. **Standards**

1. For nonconforming street-facing entrances, see *Sec. 12.3.5. (Entrances)*.
2. For nonconforming entry features, see *Sec. 12.3.5. (Entrances)*.
3. Where an existing building or structure is nonconforming as to the focal entry feature requirements, any new construction, addition or facade alteration shall meet the minimum focal entry feature requirements, including any applicable focal entry feature options.
4. Demolition that reduces compliance with focal entry feature requirements is not allowed, except in conjunction with new construction or additions that allow the project to meet the minimum requirement.

SEC. 12.4.9. **TRANSPARENCY**

A. **Standards**

1. For nonconforming transparent area or active wall spacing, see *Sec. 12.3.4. (Transparency)*.
2. Where an existing building or structure does not meet the standards for window recession, bulkhead, symmetrical lite pattern, horizontal sliding windows or vinyl windows on ground or upper stories, any new construction, addition or facade alteration shall meet the minimum standards for window recession, bulkhead, symmetrical lite pattern, horizontal sliding windows and vinyl windows on ground and upper stories.

SEC. 12.4.10. **EXTERIOR MATERIALS**

A. **Standards**

Where an existing building or structure is nonconforming as to the standards for principal materials or accessory materials, any new construction, addition or facade alteration shall meet the minimum standards principal materials and accessory materials.

SEC. 12.4.11. **ROOF DESIGN**

A. **Standards**

1. Where an existing building or structure is nonconforming as to the standards for roof form or roof materials, any new construction, addition or facade alteration shall meet the minimum standards for roof form and roof materials.
2. Demolition that reduces compliance with minimum standards for roof form is not allowed, except in conjunction with new construction or additions that allow the project to meet the minimum requirement.

DIV. 12.5. DEVELOPMENT STANDARDS

SEC. 12.5.1. PEDESTRIAN ACCESS

A. Standards

1. Where an existing lot is nonconforming as to the pedestrian access package, any new construction, addition, site alteration or major renovation shall meet the minimum pedestrian access package requirements.
2. Where an existing lot is nonconforming as to the pedestrian accessway or pedestrian passageway, any new construction, addition, site alteration or major renovation shall meet the minimum pedestrian accessway and pedestrian passageway requirements.
3. Where an existing lot is nonconforming as to the pedestrian bridge and tunnel, any new construction, addition, site alteration or major renovation shall meet the minimum pedestrian bridge and tunnel requirements.

SEC. 12.5.2. AUTOMOBILE ACCESS

A. Standards

1. Where an existing lot is nonconforming as to the automobile access package, any new construction, addition, site alteration or major renovation shall meet the minimum automobile access package requirements.
2. Where an existing lot is nonconforming as to the motor vehicle use area design requirements, any new construction, addition or site alteration shall meet the minimum motor vehicle use area design requirements.

SEC. 12.5.3. BICYCLE PARKING

A. Standards

1. Where an existing lot is nonconforming as to bicycle parking spaces, any new construction, addition, site alteration or major renovation shall meet the minimum bicycle parking space requirements.
2. Where an existing lot is nonconforming as to short-term bicycle parking design, any new construction, addition, site alteration or major renovation shall meet the minimum short-term bicycle parking design requirements.
3. Where an existing lot is nonconforming as to long-term bicycle parking design, any new construction, addition, site alteration or major renovation shall meet the minimum long-term bicycle parking design requirements.

SEC. 12.5.4. **AUTOMOBILE PARKING**

A. **Standards**

1. Where an existing lot is nonconforming as to automobile parking space, any new construction, addition or major renovation shall meet the minimum automobile parking requirements. An alternative parking strategy may be employed to meet the automobile parking requirements.
2. Where an existing lot is nonconforming as to parking area design, any new construction, addition or major renovation shall meet the minimum parking area design requirements.
3. Where an existing lot is nonconforming as to parking lot design, any new construction, addition or major renovation shall meet the minimum parking lot design requirements.
4. Where an existing parking structure is nonconforming as to parking structure design, any new construction or addition shall meet the minimum parking structure design requirements.
5. Where an existing lot is nonconforming as to the motor vehicle use area design requirements, any new construction, addition, site alteration or major renovation shall meet the minimum motor vehicle use area design requirements.
6. Demolition of a parking structure, or portion of a parking structure, that reduces compliance with minimum parking structure design standards is not allowed, except in conjunction with new construction or additions that allow the project to meet the minimum requirement.

B. **Exceptions**

1. The currently-provided parking spaces shall be considered the required parking for an existing nonconforming use where the parking spaces are less than or equal to the parking required by the applicable Development Standards District.
2. For any existing high-rise building as defined in *Chapter 9, Section 91.8604.6.3. (Definition)*, the Department of Building and Safety may reduce the number of required parking spaces by the number of spaces which the Department of Building and Safety determines are needed to install a water storage tank to enlarge an existing fire pump room, or to install a new fire pump room.
3. The Department of Building and Safety may reduce the number of required parking spaces by the number of spaces which the Department of Building and Safety determines are needed to provide disabled parking spaces as required by State access laws.
4. The Department of Building and Safety may reduce the number of required parking spaces by the number of spaces that are necessarily displaced as a result of compliance with *Chapter 9, Division 93 (Mandatory Earthquake Hazard Reduction In Existing Wood-Frame Buildings With Soft, Weak or Open-Front Walls)* and *Chapter 9, Division 95 (Mandatory Earthquake Hazard Reduction In Existing Non-Ductile Concrete Buildings)*. The reduction shall not exceed 20% of required parking spaces or 1 space, whichever is greater. This exception does not nullify any existing obligations established in *Chapter XV., Article 1 (Rent Stabilization Ordinance)*.

SEC. 12.5.5. TRANSPORTATION DEMAND MANAGEMENT

A. Standards

Where an existing building is nonconforming as to transportation demand management for the applicable floor area, any new construction, addition or major renovation shall meet the minimum transportation demand management requirements.

SEC. 12.5.6. PLANTS

A. Standards

1. Where an existing lot is nonconforming as to protected trees, any new construction, addition or site alteration shall meet the minimum protected trees requirements.
2. Where an existing lot is nonconforming as to the tree planting requirement, any new construction, addition, site alteration or major renovation shall meet the minimum tree planting requirement.
3. Where an existing lot is nonconforming as to plant design and installation, any new construction, addition, site alteration or major renovation shall meet the minimum plant design and installation requirements.

SEC. 12.5.7. FENCES & WALLS

A. Standards

1. Where an existing lot is nonconforming as to frontage yard fences and walls, any new construction, addition, site alteration or major renovation shall meet the minimum frontage yard fences and walls requirements.
2. Where an existing lot is nonconforming as to side/rear yard fences and walls, any new construction, addition, site alteration or major renovation shall meet the minimum side/rear yard fences and walls requirements.
3. Where an existing lot is nonconforming as to fence/wall design and installation, any new construction, addition, site alteration or major renovation shall meet the minimum fence/wall design and installation requirements.

B. Exceptions

In an Agricultural or Residential Use District, a fence or wall not exceeding 4.5 feet in height, as required by *Chapter 9, Section 91.6109. (Swimming Pools and Other Bodies of Water - Protective Devices Required)*, may be erected and maintained to enclose a swimming pool, fish pond or other body of water existing in a required yard prior to June 1, 1956.

SEC. 12.5.8. **SCREENING**

A. **Standards**

1. Where an existing lot is nonconforming as to frontage screens and transition screens, any new construction, addition, site alteration or major renovation shall meet the minimum frontage screen requirements.
2. Where an existing lot is nonconforming as to outdoor storage, waste receptacles, roof-mounted equipment, ground-mounted equipment or wall-mounted equipment, any new construction, addition, site alteration or major renovation shall meet the minimum outdoor storage, waste receptacle, roof-mounted equipment, ground-mounted equipment and wall-mounted equipment requirements.

SEC. 12.5.9. **GRADING & RETAINING WALLS**

A. **Standards**

1. **Standards**

Where an existing lot is nonconforming as to retaining walls, any new construction, addition or site alteration shall meet the minimum retaining walls requirements.

2. **Exceptions**

The retaining wall standards in *Sec. 4C.9.2.C.* do not apply to a retaining wall that received a final discretionary approval from the City under another provision of this Chapter prior to the effective date of *Ord. No. 176,445* (effective 3/9/05), pursuant to *Sec. 13B.3.1. (Administrative Review)*.

SEC. 12.5.10. **OUTDOOR LIGHTING & GLARE**

A. **Standards**

Where an existing lot is nonconforming as to the outdoor lighting or glare requirements, any new construction, addition, site alteration or major renovation shall meet the minimum outdoor lighting and glare requirements.

SEC. 12.5.11. **SIGNS**

A. **Standards**

Any existing nonconforming sign, as defined in *Chapter 9, Section 91.6203 (Location)*, may be continued, provided that no structural, electrical or mechanical alterations are made to the sign except as permitted in *Chapter 9, Section 91.6206 (Electrical)*.

SEC. 12.5.12. **RIDGELINE PROTECTION**

[Reserved]

SEC. 12.5.13. ENVIRONMENTAL PROTECTION

A. Standards

Where an existing lot is nonconforming as to environmental protection, any new construction, addition, site alteration or major modification shall meet the minimum environmental protection requirements.

DIV. 12.6. USE

SEC. 12.6.1. USE NOT ALLOWED

A. Standards

1. Where an existing use is nonconforming in the applicable Use District, the use may be continued, provided the use conformed to the zoning regulations, if any, at the time it was established. All currently provided parking spaces shall be considered as the required parking for an existing nonconforming use if the parking spaces are less than or equal to the parking required by current standards in *Div.4C.4. (Automobile Parking)*.
2. Where an existing use is nonconforming in the applicable Use District, it shall not be expanded into any other portion of the building in which it is located.
3. Where an existing use is nonconforming in the applicable Use District, it may be relocated within the existing building, provided the move does not cause a net increase in the area of the nonconforming use.
4. Any change of use from a nonconforming use shall conform to the current use standards and permissions of the applicable zone. For the purpose of calculating parking requirements for a change of use that would require additional parking spaces according to *Div.4C.4. (Automobile Parking)*, including, but not limited to, additional dwelling units, seating capacity, beds for institutions or guest rooms, existing parking must be maintained and additional parking spaces shall be provided equal to the difference between the number of required parking spaces for the existing use based on the current parking regulations in *Div.4C.4. (Automobile Parking)* and not on the provisions of *Sec. 12.6.1.A.1.*, and the number of required parking spaces for the new use or the new capacity created by the alterations, also based on *Div.4C.4. (Automobile Parking)*.
5. A building or structure, portion of a building or structure, or piece of land that contained a nonconforming use that has been discontinued for a continuous period of one year or more shall only be occupied by a use that conforms to the current use regulations of the applicable zone.
6. A nonconforming use of land which is accessory or incidental to the nonconforming use of a building shall be discontinued on the same date the nonconforming use of the building is discontinued.

B. Exceptions

1. Where a building in any Open Space, Agricultural, Residential, Commercial, Commercial-Mixed or Public Use District includes an existing nonconforming use, any residential portion of the building may be enlarged, provided that the enlargement does not create any additional household living units or group living units, and the addition or expansion meets all other requirements for the applicable zone.

2. In Agricultural and Residential Use Districts, any nonconforming use first permitted in a Commercial Use District shall be discontinued within 5 years from the date the use becomes nonconforming. However, the Zoning Administrator may permit its continuation pursuant to *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*.
3. In Agricultural and Residential Use Districts, any nonconforming use first permitted in an Industrial Use District shall be discontinued within 5 years from the date the use becomes nonconforming. No continuation is permitted.
4. Nonconforming Animal Farming and Livestock Keeping for commercial purposes or other similar uses in any Residential Use District, shall be discontinued within 15 years from the date such use became nonconforming.
5. In Agricultural, Residential, Commercial and Commercial-Mixed Use Districts, a nonconforming use of land where no buildings are occupied in connection with the use or where the only buildings occupied are accessory or incidental to the use, shall be discontinued within 5 years from the date the use becomes nonconforming.
6. Sport courts legally existing prior to the October 27, 1978 (Ord. No. 151,466) may continue as a nonconforming development or in accordance with regulations existing at the time such use was established. Those standards shall apply to any tennis or paddle tennis court which is accessory to a residential use and for which a permit is issued by the Department of Building and Safety subsequent to October 16, 1985, whether or not the subject of a variance. However, any replacement of lighting, fencing, or windscreens for such courts taking place after October 16, 1985, shall conform fully to the sport court standards in *Sec. 4C.7.2. (Side/Rear Yard Fences & Walls)*.
7. An establishment dispensing, for sale or other consideration, alcoholic beverages, including beer and wine, for on-site or off-site consumption may not be continued or re-established after September 13, 1997, without conditional use approval granted in accordance with the provisions of *Sec. 13.4.2 (Class 2 Conditional Use Permit)*, where there is a substantial change in the mode or character of operation of the establishment, including any expansion by more than 20% of the floor area, seating or occupancy, whichever applies. Construction for which a building permit is required in order to comply with an order issued by the Department of Building and Safety to repair or remedy an unsafe or substandard condition is exempt from this provision. Any expansion of less than 20% of the floor area, seating or occupancy, whichever applies, requires the approval of plans pursuant to *Sec. 13.4.2.H (Modification of Entitlement)*.
8. Any lot or portion of a lot in a Commercial, Commercial-Mixed, Industrial-Mixed, or Industrial 1 Use District that was being used on June 1, 1951, for the temporary storage of abandoned, dismantled, partially dismantled, obsolete or wrecked automobiles, but not for the dismantling or wrecking of automobiles nor for the storage or sale of used parts, may continue.
9. Where the creation of household living units and group living units is not allowed, they may be permitted in existing buildings that qualify as Adaptive Reuse Projects pursuant to *Sec. 9.4.5. (Downtown Adaptive Reuse Projects)* or *Sec. 9.4.6. (Citywide Adaptive Reuse Projects)*.

10. Where the creation of household living units and group living units is not allowed, they may be permitted as part of a Qualified Permanent Supportive Housing Project, as defined in Sec. 9.4.1 (*Qualified Permanent Supportive Housing Incentive Program*).
11. Any Light Industrial uses lawfully existing prior to March 22, 1981, in any portion of any building in a Commercial-Mixed Use District shall not be extended beyond that portion of the building except in accordance with Sec. 13B.2.2. (*Class 2 Conditional Use Permit*).
12. Joint Living and Work Quarters are considered nonconforming to the use Live Work, General, and may be continued. Additional flexibility and incentives may be granted for existing buildings that are eligible for adaptive reuse projects pursuant to Sec. 9.4.5. (*Downtown Adaptive Reuse Projects*) and Sec. 12.4.6. (*Citywide Adaptive Reuse Projects*).
13. In the Industrial Use Districts, the nonconforming use of land where no buildings are occupied in connection with the use or where the only buildings occupied are accessory or incidental to the use, may be continued, subject to the following limitations:
 - a. The nonconforming use shall not be added to in any way beyond the limits of what was originally permitted.
 - b. The nonconforming use shall be completely enclosed within a building or within an area enclosed on all sides with a Type C1 Transition Screen pursuant to Sec. 4C.8.2.C.2.a., within one year from the date the use becomes nonconforming.
14. In the Industrial Use Districts:
 - a. A building that is nonconforming as to use with no household living units or group living units shall not be redesigned or rearranged to contain household living units or group living units.
 - b. A building that is nonconforming as to use with household living units or group living units shall not be redesigned or rearranged so as to increase the number of household living units or group living units in the building.
 - c. Nonconforming residential uses in Heavy Industrial Use Districts, except for caretakers quarters, shall not be permitted to remain beyond 5 years from the date the use became nonconforming.
15. Existing petroleum-based oil refineries expanding operations beyond the current property lines are required to:
 - a. Receive a Conditional Use Permit with approval by the City Planning Commission, pursuant to Sec. 13B.2.3. (*Class 3 Conditional Use Permit*).
 - b. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.

- c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.
- d. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, day care centers, and other similar uses.

SEC. 12.6.2. USE STANDARDS AND LIMITATIONS

A. Standards

- 1. Where an existing use does not meet the Use District standards, any new construction, addition or major renovation shall meet the minimum Use District standards.
- 2. Where an existing use does not meet the citywide use standards, any new construction, addition or major renovation shall meet the minimum citywide use standards.
- 3. Where an existing use does not meet the use limitations, any new construction, addition or major renovation shall meet the use limitations.

B. Exceptions

- 1. Where a day care facility is located further than 300 feet from any existing day care facility, the floor space of any dwelling unit used for the operation of a day care facility shall not be increased for such use, and the floor space shall not be altered to reasonably preclude its continued use as a dwelling unit.
- 2. Where a temporary use is nonconforming as to Use District standards, citywide use standards, or use limitations, it may be continued until the expiration of the temporary use permit. When a nonconforming temporary use is subject to a new temporary use permit, it must meet all of the Use District standards, citywide use standards, and use limitations.

SEC. 12.6.3. SEXUALLY ORIENTED BUSINESS

A. Standards

- 1. No person shall cause or permit the substantial enlargement or transfer of ownership or control of a sexually oriented business within:
 - a. 1,000 feet of another sexually oriented business;
 - b. 500 feet of a religious institution, school or public park within the City of Los Angeles; or
 - c. 500 feet of any lot zoned with an Agricultural or Residential Use District within the City of Los Angeles.

2. No increase in the floor area of any sexually oriented business in any building or structure, or portion of a building or structure, containing another sexually oriented business is allowed.

B. Exceptions

1. A person may continue to operate a sexually oriented business on a lot within 500 feet of a lot zoned with an Agricultural Use District or Residential Use District, if a lot consistent with the use limitations in the applicable Use District Tables is not reasonably available elsewhere in the City for the establishment or relocation of the subject sexually oriented business. This exception shall only apply to a sexually oriented business which is otherwise in compliance with all other provisions including the use limitations in the applicable Use District Table, and does not apply to massage parlors or sexual encounter establishments. A lot is reasonably available elsewhere in the City if it meets all of the following criteria:
 - a. Its use as the proposed sexually oriented business is consistent with all applicable zoning regulations, including the use limitations in the applicable Use District Table.
 - b. It is available for use, purchase, or rental as a sexually oriented business.
 - c. It has adequate street access, street lighting, and sidewalks.
 - d. It is at least 500 feet away from any uses which are or may become obnoxious or offensive by reason or emission of odor, dust, smoke, noise, gas, fumes, cinders, refuse matter or water-carried waste.
2. To apply for an exception, an applicant shall file an application with the Department of City Planning, on a form provided by the Department, identifying the present or proposed location of the sexually oriented business, and accompanied by data supporting the proposed exception and the fee provided for in *Article 15. (Fees)*. The procedures described in *Sec. 13.4.2 (Class 2 Conditional Use Permit)* shall be followed to the extent applicable.
3. If the Zoning Administrator, Area Planning Commission or Council disapproves an exception, then it shall make findings of fact showing how a lot consistent with the use limitations in the applicable Use District Tables is reasonably available elsewhere in the City for the establishment or relocation of the subject sexually oriented business.
4. A person possessing ownership or control of a sexually oriented business shall be permitted to transfer such ownership or control if such business is not within 500 feet of any place of worship, K-12 school, day care facility, or public park or public open space, and the only other sexually oriented business within 1,000 feet of such business has been established under a variance from the requirements of this Section, pursuant to *Sec. 13B.5.3. (Variance)*. This exception shall not, however, apply to a sexually oriented business which has been established under such a variance.

SEC. 12.6.4. EQUINE KEEPING

A. Standards

1. Nonconforming Lot Area

Equines may be kept and a stable may be erected or maintained on any lot, as permitted, in a Residential Use District, provided the lot had the area required for the keeping of equines at the time the lot was established.

2. Nonconforming Equine Uses

- a. Equine uses shall be allowed to be continued if, after the legal establishment of the equine use, an adjacent property is granted a building permit to construct a dwelling unit within the 75-foot required distance between an equine use and the adjacent property's dwelling unit. The nonconforming equine use shall be subject to the following limitations:
 - i. The subject lot shall have been designated by an Equine License to stable at least one licensed equine during the 12 months prior to the issuance of the building permit for the adjacent property's dwelling unit.
 - ii. The equine enclosure shall not be closer than 35 feet to the habitable rooms of any dwelling unit.
 - iii. The equine enclosure shall not be expanded, extended or relocated in such a manner as to reduce the nonconforming distance between the enclosure and the habitable rooms of the neighbor's dwelling unit.
 - iv. The nonconforming equine use shall be discontinued if, during a successive 3-year period, no equine is licensed by the Department of Animal Services to be stabled on the subject lot.
- b. If, pursuant to *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, the Zoning Administrator grants permission for a dwelling unit on an adjacent property to be constructed closer than 35 feet from a legally existing equine enclosure, the equine enclosure may be considered relocated not closer than 35 feet from the habitable rooms attached to any dwelling, and retain its nonconforming status. The nonconforming equine use shall be subject to the following limitations:
 - i. The subject lot shall have been designated by an Equine License to stable at least one licensed equine during the 12 months prior to the issuance of the building permit for the adjacent property's dwelling unit.
 - ii. The equine enclosure shall not be closer than 35 feet to the habitable rooms of any dwelling unit.

- iii. The equine enclosure shall not be expanded, extended or relocated in such a manner as to reduce the nonconforming distance between the enclosure and the habitable rooms of the residential building on an adjacent lot.
- iv. The nonconforming equine use shall be discontinued if, during a successive 3-year period, no equine is licensed by the Department of Animal Services to be stabled on the subject lot.

B. Exceptions

If an equine use was legally established prior to November 22, 1982, that use shall be allowed to continue, even though the City issued a building permit between November 22, 1982 and July 1, 1986, to construct a residential building on an adjacent lot within the 35-foot required distance between an equine use and the habitable rooms of a residential building on the adjacent lot. This provision shall not apply to building permits authorized by the Zoning Administrator, pursuant to *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*. This nonconforming equine use shall be subject to the following limitations:

1. The subject lot shall have been designated by an Equine License to stable at least one licensed equine during the 12 months prior to the issuance of the building permit for the residential building on an adjacent lot.
2. The equine enclosure shall not be expanded, extended, or relocated in such a manner as to reduce the nonconforming distance between the enclosure and the habitable rooms of the residential building on an adjacent lot.
3. The nonconforming equine use shall be discontinued if, during a successive 3-year period, no equine is licensed by the Department of Animal Services to be stabled on the subject lot.

SEC. 12.6.5. **NONCONFORMING OIL WELLS**

A. Standards

1. Any well for the production of oil, gas or other hydrocarbon substances is a nonconforming use and shall not be re-drilled or deepened.
2. Any well for the production of oil, gas or other hydrocarbon substances is a nonconforming use, including any incidental storage tanks and drilling or production equipment, and shall be completely removed within 20 years from the date such use became nonconforming.

B. Exceptions

1. Any well for the production of oil, gas or other hydrocarbon substances that became nonconforming subsequent to June 1, 1946, may apply for relief under *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, to allow the well to continue to operate after the removal date in the standards above, where the Zoning Administrator determines that such continued operation

would be reasonably compatible with the surrounding area. The Zoning Administrator may impose such conditions, including time limitations, as deemed necessary to achieve such compatibility.

2. Any well for the production of oil, gas or other hydrocarbon substances in the Los Angeles City Oil Field may continue operation provided an application for a Conditional Use Permit consistent with *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, was filed with the Office of Zoning Administration on or before November 1, 1986 and was subsequently approved. Any well operator may reapply for Zoning Administrator approval, pursuant to *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, after November 1, 1986, provided the prior approval has not expired.

SEC. 12.6.6. **ORDERS TO COMPLY**

- A. The Department of Building and Safety shall have the authority to issue an order to comply to an owner who is in violation of this Division and advise the owner of the required discontinuance of the nonconforming use.
- B. Included in any order shall be a provision advising the owner of the right to apply to the Department of City Planning within 90 days for permission to continue the nonconforming use as provided in this Division, but the failure to include that provision shall not nullify the order or provide a basis for the continuation of the use.
- C. The Department of Building and Safety shall record a notice of any order issued pursuant to this Division with the Office of the Los Angeles County Recorder, but the failure to so record shall not nullify the order or provide a basis for the continuation of the use by any owner, purchaser or lessee who was not aware of the order.

DIV. 12.7. **DENSITY**

SEC. 12.7.1. **MAXIMUM DENSITY**

A. **Dwelling Units Per Lot**

1. **Standards**

- a. A lot that is nonconforming as to dwelling units per lot, may be continued, provided the number of dwelling units conformed to the zoning regulations, if any, at the time they were established.
- b. A building that is nonconforming as to dwelling units per lot may be repaired, structurally altered, or undergo major renovation, provided the changes do not meet the definition of demolition.
- c. An addition to a residential building that is nonconforming as to dwelling units per lot in the Open Space, Agricultural, Residential, Commercial-Mixed, Industrial-Mixed, or Public Facility Use Districts is allowed, provided that the addition does not create any new dwelling units.
- d. No additional subdivision of a lot that is nonconforming as to dwelling units per lot is permitted in any district that regulates density on a per lot basis or a per lot area basis.

B. **Lot Area Per Dwelling Unit**

1. **Standards**

- a. A lot that is nonconforming as to lot area per dwelling unit may be continued, provided the number of dwelling units conformed to the zoning regulations, if any, at the time they were established.
- b. A building that is nonconforming as to lot area per dwelling unit may be repaired, structurally altered, or undergo major renovation, provided the changes do not meet the definition of demolition.
- c. An addition to a residential building that is nonconforming as to lot area per dwelling unit or group living unit in the Open Space, Agricultural, Residential, Commercial-Mixed, Industrial-Mixed, or Public Facility Use Districts is allowed, provided that the addition does not create any new dwelling units.
- d. No additional subdivision of a lot that is nonconforming as to lot area per dwelling unit is permitted in any district that regulates density on a per lot basis or a per lot area basis.

DIV. 12.8. **ALTERNATE TYPOLOGY**

SEC. 12.8.1. **FORM, FRONTAGE, STANDARDS, USE OR DENSITY**

1. **Standards**

- a. Where an existing lot, building, or structure is nonconforming as to form, frontage, development standards, use or density, it remains eligible to use an Alternate Typology, provided that the proposed use will conform to any use standards of the applicable Alternate Typology.
- b. No proposed project activity using an Alternate Typology may decrease conformance with any Alternate Typology standard in Article 7, except as specified in this Division.
- c. Once a project is approved under the rules of an Alternate Typology, no future project activity on that lot may decrease the conformance with any Alternate Typology standard in Article 7, except as specified in this Division.
- d. Where a standard for an Alternate Typology is regulated in Articles 2 through 6, the nonconforming rules associated with that standard apply, as specified in this Article.

2. **Exceptions**

[Reserved]

DIV. 12.9. **DAMAGED OR EARTHQUAKE HAZARDOUS BUILDINGS**

SEC. 12.9.1. **RESTORATION OF DAMAGED NONCONFORMING BUILDINGS**

- A.** A nonconforming building or structure that is damaged or partially destroyed by any fire, flood, wind, earthquake or other calamity or the public enemy may be restored and the occupancy or use of the building or structure, or part of the building or structure, which existed at the time of the damage or destruction, may be continued or resumed, provided that the total cost of restoration does not exceed 75% of the replacement value of the building or structure at the time of the damage or destruction. A permit for restoration shall be obtained within a period of two years from the date of the damage or destruction. Except as set forth in *Sec. 12.1.5.B.*, if the damage or destruction exceeds 75% of the replacement value of the nonconforming building or structure at the time of the damage or destruction, no repairs or restoration shall be made unless every portion of the building or structure is made to conform to all regulations for new buildings in the zone in which it is located, and other applicable current use regulations.
- B.** If the damage or destruction of a nonconforming building exclusively for household living units in any zone exceeds 75% of its replacement value at the time of the damage or destruction, the building or structure may be reconstructed provided the following requirements are met.
- 1.** The restored or reconstructed building may encroach into any side setback no more than half the width of the required setback in the zone in which it is located, or in other applicable current regulations of this Chapter, but in no event more than 3 feet.
 - 2.** The restored or reconstructed building may encroach in the front and rear setbacks no more than half the width of the required setback in the zone in which it is located, or in other applicable current regulations of this Chapter.
 - 3.** Neither the footing, nor the building or structure, projects into any area planned for widening or extension of existing or future streets as determined by the Advisory Agency upon the recommendation of the City Engineer.
 - 4.** The height shall not exceed the allowable height for new buildings or structures in the zone in which it is located, or in other applicable current regulations of this Chapter.
 - 5.** A building permit for the reconstruction be obtained within 2 years of the damage or destruction from fire, flood, wind, earthquake, or other calamity, or the public enemy.

SEC. 12.9.2. REPLACEMENT OF EARTHQUAKE HAZARDOUS BUILDINGS

A. General

1. Except as otherwise provided in this Chapter, a building nonconforming as to height, number of stories, lot area, loading space or parking, which is demolished as a result of enforcement of the Earthquake Hazard Reduction Ordinance provisions in *Chapter 9, Article 1 (Building Code)*, may be reconstructed with the same nonconforming height, number of stories, lot area, loading space or parking as the original building, provided, however, that reconstruction shall be commenced within two years of obtaining a permit for demolition and completed within two years of obtaining a permit for reconstruction. Provided further, that neither the footing, nor any portion of the replacement building may encroach into any area planned for widening or extension of existing or future streets as determined by the Advisory Agency upon the recommendation of the City Engineer.
2. Additionally, a building nonconforming as to use or yards, which is demolished as a result of enforcement of the Earthquake Hazard Reduction Ordinance, may be reconstructed with the same nonconforming use or yards provided that the approval of a Zoning Administrator is obtained as outlined below.

B. Nonconforming Rights Related to Earthquake Safety Ordinance

A Zoning Administrator may, pursuant to *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, permit a building, nonconforming as to use or yards, which is demolished as a result of enforcement of the *Chapter 9, Div. 88. (Earthquake Hazard Reduction in Existing Buildings)*, to be reconstructed with the same nonconforming use or yards as the original building.

1. Procedures

a. Notification

- i. Despite the provisions of *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, an application pursuant to this Section involving a nonconforming use shall instead notify the owners and occupants of all property within and outside the City within 500 feet of the exterior boundaries of the area subject to the application.
- ii. An application pursuant to this Section involving only a nonconforming yard, when a public hearing is held, the notice shall be given in the same manner as required in *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*.

b. Waiver of Public Hearing

- i. Despite the provisions of *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, the Zoning Administrator may waive the public hearing if the applicant has secured the approval for the reconstruction from the owners of all properties abutting, across the street or

alley from, or having a common corner with the subject property. If that approval is obtained from the surrounding property owners, the Zoning Administrator may waive the public hearing if the Administrator makes the following written findings:

- a) That the nonconforming use will not have a significant adverse effect on adjoining property or on the immediate neighborhood; and
 - b) That the nonconforming use is not likely to evoke public controversy.
- ii. An application pursuant to this Section involving only a nonconforming yard may be set for a public hearing in accordance with the same procedures as above, if the Zoning Administrator determines that the public interest requires a hearing.

2. **Supplemental Findings**

In addition to the findings otherwise required by *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, a Zoning Administrator shall also require and find the following:

- a. That reconstruction be commenced within two years of obtaining a permit for demolition and completed within two years of obtaining a permit for reconstruction; and
- b. That neither the footing nor any portion of the replacement building encroaches into any area planned for widening or extension of existing or future streets; and
- c. That the continued nonconforming use of the property or the continued maintenance of nonconforming yards will not be materially detrimental to the public welfare and will not have a substantial adverse impact on or be injurious to the properties or improvements in the vicinity.

DIV. 12.10. **LOTS AFFECTED BY ACQUISITION FOR PUBLIC USE**

SEC. 12.10.1. **MAINTENANCE AND REPAIR OF EXISTING BUILDINGS**

- A.** Where a building or structure is located upon a lot where a portion is acquired for any public use (by condemnation, purchase, dedication, or otherwise) by any governmental entity, or if all or a part of a separate off-street automobile parking area serving such building or structure is acquired for public use, such building or structure may be maintained, and may continue to be used, maintained or repaired without relocating or altering the same to comply with the area regulations or off-street automobile parking requirements of this Chapter. Further, if such building or structure is partially located upon the area being acquired for public use, it may be relocated upon the same lot or premises or remodeled or reconstructed without observing the required yard adjacent to the new lot line created by such acquisition, and without reducing the number of dwelling units to conform to the area regulations of the zone in which it is located and without observing the off-street automobile parking requirements of this Chapter. The exemptions provided in this Section permit compliance only to the extent that such non-compliance is caused by an acquisition for public use.
- B.** If only a portion of an existing building or structure is acquired for public use, any new construction, addition, facade alteration, site alteration or major renovation of the remainder of said building or structure which was made necessary by said acquisition, shall conform to the provisions of *Chapter 9. (Building Regulations)*. Any portion of the building or structure which does not require any new construction, addition, facade alteration, site alteration or major renovation by reason of said acquisition shall not be required to be made to conform to the provisions of *Chapter 9. (Building Regulations)*, unless it would otherwise be required to conform independently of and in the absence of the acquisition of only a portion of the building or structure.

SEC. 12.10.2. **LOT AREA**

If a lot resulting from the acquisition of all or a portion of a lot for public use does not comply with the area requirements of the zone in which it is located, or if a legally existing nonconforming lot is further reduced in size because of such acquisition, the lot may be used, and a building permit shall be issued for any purpose permitted in the zone, so long as the lot is not smaller in size or width than 50% of the minimum lot area or lot width required for the zone.

ARTICLE 14.
GENERAL RULES

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DIV. 14.1. GENERAL STANDARDS & MEASUREMENT

SEC. 14.1.1. COVERED AREA (%)

The measurement of how open an occupiable space is to the sky.

A. Standards

1. Covered

A space or structure is considered covered if it is covered with a horizontal projection having an area that is less than 75% open to the sky.

2. Uncovered

A space or structure is considered uncovered if it has no horizontal projection covering it or if it is covered with a horizontal projection having an area that is greater than 75% open to the sky.

B. Measurement

1. Covered area is a percentage, measured as the total area that is open to the sky divided by the total area of the occupiable space.
2. Non-solid roof structures, such as lattice and pergolas, may be measured as open to the sky provided they meet the standard in *Sec. 14.1.1.A.2. (Uncovered)*.

SEC. 14.1.2. DISTANCE, STRAIGHT LINE

The shortest distance between two points, measured horizontally.

SEC. 14.1.3. DISTANCE, WALKING

Distance measured as the most direct path of travel for a pedestrian.

A. Measurement

Walking distance is measured horizontally along the most direct route of travel on the ground in the following manner:

1. Starting at the nearest street-facing entrance accessible to the majority of tenants or residents on the subject lot;
2. In a straight line to the nearest public sidewalk, walkway, street, or road;
3. Along a public sidewalk, walkway, street, or road; and
4. In a straight line ending at the nearest pedestrian access point to the destination use.

SEC. 14.1.4. ENCLOSURE

The measurement of how closed off an occupiable space is to its surroundings.

A. Standards

1. Enclosed

A space or structure is considered enclosed when it has an enclosure of 66.7% or greater.

2. Enclosed Within Structure

[Forthcoming]

3. Unenclosed

A space or structure is considered unenclosed when it has an enclosure of less than 66.7%.

4. Open Area

The portion of the perimeter of space or the portion of the projected plane along the perimeter of a space having no obstructing structure within 5 feet measured outward from the subject space.

5. Solid Area

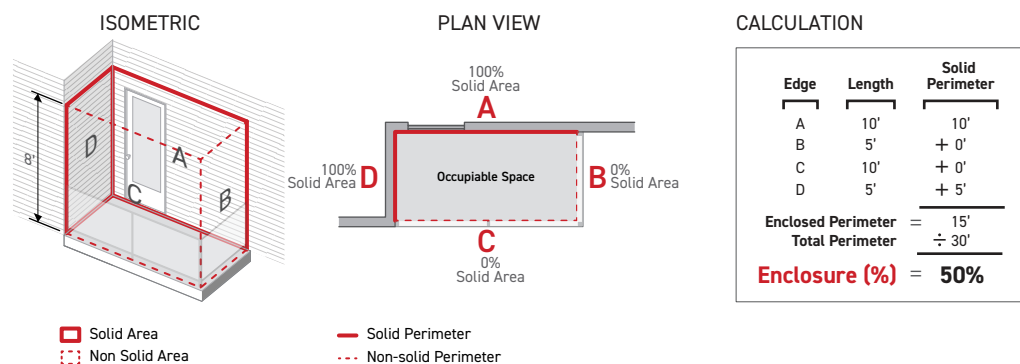
The portion of the perimeter of space or the portion of the projected plane along the perimeter of a space that does not meet the standards in *Sec. 14.1.14. (Open Area)*.

B. Measurement

Enclosure is measured as a percentage of open area on an 8-foot tall vertical plane projected along the perimeter of the occupiable space.

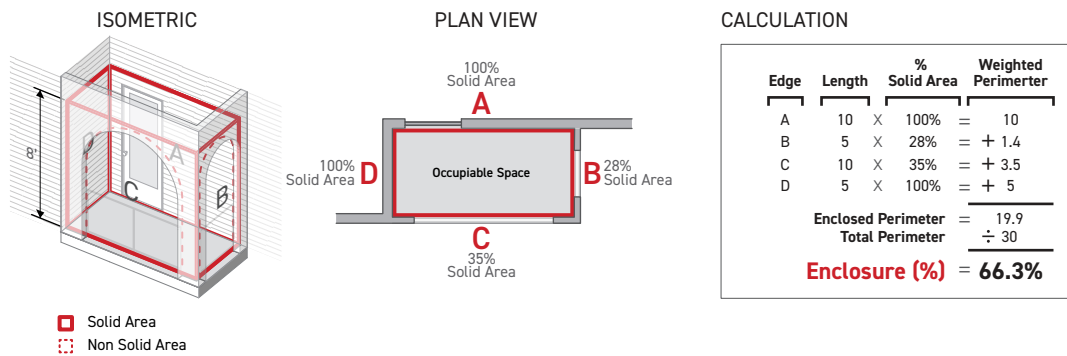
1. Solid Perimeter

For structures or spaces that do not mix solid and open area within the height of the projected plane, enclosure shall be calculated as the solid perimeter divided by the total perimeter.



2. Weighted Perimeter

For structures or spaces that mix solid and non-solid area within the height of the projected plane, enclosure shall be measured as the sum of all weighted open area for each plane, calculated as the percentage of the open area of each plane multiplied by its portion of the total perimeter.



C. Exceptions

1. Protective barriers 45 inches in height or less, measured from finished floor elevation, having an opacity of no more than 40% do not count toward enclosed perimeter.
2. Protective barriers 45 inches in height or less, measured from finished floor elevation, that are transparent with a minimum visual light transmittance of 60% and maximum external reflectance of 20% do not count toward enclosed perimeter.

SEC. 14.1.5. ENCROACHMENT, HORIZONTAL

A structure or assembly that extends horizontally into a space where structures are typically prohibited.

A. Standards

1. Architectural Details

Building elements attached to or integrated into the structure of a building, not intended for human occupation. Includes cornices, belt courses, sills, lintels, pilasters, pediments, and chimneys.

2. Roof Projections

Roof elements that overhang or cantilever beyond the footprint of a building and do not include posts or columns. Includes eaves, roof overhangs, gutters, awnings, and canopies.

3. Unenclosed Structures (Ground Story)

Structures having all finished floors and ground surfaces at or below the maximum ground floor elevation listed in Frontage and having a total structure height less than 15 feet, measured

from grade. Includes porch, deck, stoop, landing platform, gazebo, trellis, arbor, pergola, basketball hoop, and volleyball net.

4. **Unenclosed Structures (Above Ground Story)**

Structures having finished floors or ground surfaces above the maximum ground floor elevation specified in *Part 3B. (Frontage District)* or having a total structure height of 15 feet of greater, measured from surrounding finished grade, and meets the standards in *Sec. 14.4.A.3. (Unenclosed)*. Includes balcony, upper-story light shelf, and exterior stairway.

5. **Enclosed Projecting Structures**

Structures that overhang or cantilever beyond the footprint of the building that meet the definition of enclosed. Enclosed projecting structures shall have a cumulative length less than 25% of the width of the building. Each story is measured separately. Includes bay window, oriel window, sleeping porch, overhanging volume, and enclosed balcony.

6. **Mechanical Equipment (Ground Mounted)**

Equipment supported by the ground related to privately operated systems, including related wires, conduits, and pipes. Includes gas meter, water softener, pool equipment, HVAC equipment, gas tank, cistern, wind turbine, and solar panel.

7. **Mechanical Equipment (Wall Mounted)**

Equipment attached to a wall related to privately operated systems, including related wires, conduits, and pipes. Includes gas meter, electric meter, electrical panel, water heater, HVAC equipment, and gas tank.

8. **Waste Enclosure**

Waste areas and their required screening structures. Includes trash compactor, garbage, recycling, and food waste.

9. **Utility Equipment**

Equipment related to publicly-operated or utility-operated systems, including related wires, conduits and pipes. Includes hydrant, transformer, utility cabinet, water utility device, cable television box, internet box, or phone box.

10. **Underground Structures**

Covered structures located entirely below finished grade. Includes cellar, basement, underground parking structure, stormwater storage, and cistern.

11. **Flatwork**

Structures 2.5 feet in height or less, measured from finished grade. Includes pavement, sidewalk, multi-use path, patio, low deck, and stairs or ramp 2.5 feet in height or less.

12. Fences, Walls, Hedges, and Screening

Fences, walls, and hedges, including allowed frontage yard walls and fences, allowed rear and side yard fences and walls, and required screening, may encroach into any required setback up to the lot line, provided that fences and walls in any frontage yard are allowed by the frontage yard fence and wall standards specified in *Part 3B. (Frontage District)*.

13. Vegetation

Living organisms, absorbing water and organic substances through its roots and synthesizing nutrients. Includes tree, shrub, flower, herb, vegetable, grass, fern, and moss.

14. Outdoor Furniture

Permanent or movable furniture may encroach into any required setback up to the lot line. Includes bench, table, and bike or scooter parking rack.

15. Signs

See *Sec. 4C.12 (Signs)*.

B. Measurement

1. Encroachment

Encroachment is measured as the horizontal distance from the edge of the area where structures are restricted.

2. Distance from Lot Line

Distance from lot line is measured as the horizontal distance from a lot line. Distance from lot line is measured toward the interior of the lot along the full perimeter of the lot line.

C. Exceptions

Alterations to existing structures may encroach beyond the limitations in *Sec. 2C.2.2.E. (Exceptions)* only where such limitations prohibit compliance with California State Accessibility Standards or Fire Code. When greater encroachments are necessary, the encroachment shall extend the minimum amount necessary to achieve compliance.

SEC. 14.1.6. **ENCROACHMENT, VERTICAL**

A structure or assembly that extends vertically into a space where structures are typically prohibited.

A. **Standards**

1. **General**

- a. No vertical encroachments that contribute to floor area are allowed.
- b. Alterations to existing structures may encroach beyond the limitations of this Code only where such limitations prohibit compliance with California State Accessibility Standards or Fire Code. When greater encroachments are necessary, the encroachment shall extend the minimum amount necessary to achieve compliance.

2. **Mechanical Equipment (Roof Mounted)**

Equipment supported by a roof related to publicly-operated or privately-operated systems, including related wires, conduits, pipes and visual screens. Includes HVAC equipment, cistern, water tank, wind turbine, solar panel, solar water heater, exhaust duct, smokestack, wireless mast, communication equipment, satellite dish, ventilation fan, chimney, flue, vent stack, and generator.

3. **Architectural Elements**

Building elements attached to or integrated onto the roof of a building, not intended for human occupation. Includes skylight, steeple, spire, belfry, cupola, dome, flagpole, and lighting.

4. **Vertical Circulation**

Enclosed and covered structures used for building circulation and rooftop access. Includes elevator room and associated equipment, and stair access to roof.

5. **Safety Guards**

Vertical barriers required for safety and protection. Includes fence, wall, parapet, and railing.

6. **Unenclosed Structures**

Unenclosed areas attached to or integrated onto the roof of a building, intended for human shelter or activity. Includes shade structure, cabana, pergola, rooftop bar, outdoor dining, permanent seating, beehive, sports court, and cooking facility.

7. **Flatwork**

Constructed objects 2.5 feet in height or less. Includes decking, walkway, patio, and planter.

8. **Vegetation**

Living organisms, absorbing water and organic substances through its roots and synthesizing nutrients. Includes tree, shrub, flower, herb, vegetable, grass, fern, and moss.

9. **Signs**

See Sec. 4C.12 (*Signs*).

B. **Measurement**

1. **Encroachment**

a. **Height in Feet**

For any Form District with a maximum height in feet standard, encroachment is measured as the vertical distance from the maximum allowed height in feet to the topmost point of the encroaching object.

b. **Height in Stories Only**

For Form Districts where height is regulated only in stories, encroachment is measured as the vertical distance from the top of the roof deck to the topmost point of the encroaching object.

2. **Setback from Roof Edge**

Setback from roof edge is measured as the horizontal distance from the outermost edge of the roof structure. Setback from roof edge is measured inward along the full perimeter of the roof structure.

SEC. 14.1.7. **FLOOR AREA**

The cumulative amount of interior floor space on a lot.

A. **Measurement**

1. **General**

- a. Floor area is calculated as the sum of all interior floor space for each story of a building.
- b. The following areas are included in the calculation of floor area:
 - i. All interior areas within the exterior walls of a building; and
 - ii. Any structure that is both enclosed as defined in *Sec. 14A.1.4.C.1. (Enclosed)* and covered as defined in *Sec. 14A.1.1.B.1. (Covered)*.
- c. The following are not included in the calculation of floor area:
 - i. Exterior walls.
 - ii. Bicycle parking areas.
 - iii. All automobile parking areas, except for RL Use Districts, as specified in *Sec. 14.1.7.A.2.*
 - iv. Spaces with ceiling heights less than 7 feet measured from finished floor, including floored attic space and space under stairs.
 - v. Basements as defined in (*Sec. 14.1.18.B.*) or underground structures, such as underground parking and cellars.
 - vi. Stairways and elevator shafts.
 - vii. Mechanical equipment that is integral or incidental to the operation of on-site buildings, provided that the equipment does not serve off-site buildings.

2. **RL Use Districts**

- a. Any floor or portion of a floor with a ceiling height greater than 14 feet counts as twice the square footage of that area.
- b. Up to 400 square feet of a detached garage is exempt from the calculation of floor area, provided the structure is:
 - i. Separated from the primary structure a minimum of 10 feet; and
 - ii. Located a minimum of 40 feet from a primary street lot line.
- c. Up to 200 square feet of an attached garage is exempt from the calculation of floor area.
- d. No more than 400 square feet of garage floor area per lot shall be exempt.

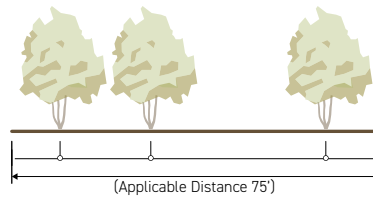
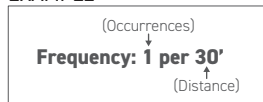
- e. Detached accessory buildings that do not exceed 18 feet in height and 200 square feet in floor area are exempt from the calculation of floor area, provided that the total combined area exempted of all the detached accessory buildings on a lot does not exceed 400 square feet in floor area.

SEC. 14.1.8. FREQUENCY

A. Measurement

1. Frequency is a ratio measured as the number of required occurrences of an object over a specified distance (displayed as occurrences:distance or occurrences per distance).
 - a. Occurrences of an object are measured as the total quantity of a required object located within the specified distance.
 - b. Specified distance is measured horizontally.
2. When calculating the number of required objects over a provided distance that is shorter or longer than that specified in a frequency ratio, divide the required occurrence of an object by the specified distance, then multiply this quotient by the provided distance. Fractional required occurrences may be rounded down to the nearest whole occurrence, so long as a minimum of one occurrence is provided.
3. Frequency standards do not preclude irregular spacing.

EXAMPLE



FORMULA

Applicable Distance (75')	X	Standard Occurrences (1)	=	Required Occurrences (3)
Standard Distance (30')				

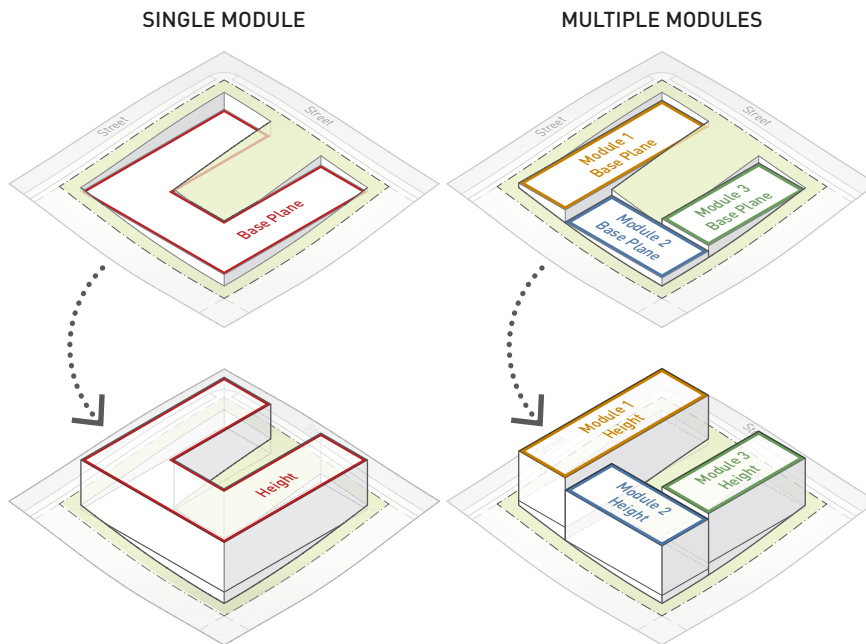
SEC. 14.1.9. GRADE PLANE

The elevation from which building and structure height is measured.

A. Measurement

1. General

Grade plane elevation is determined at the footprint of each building. Grade plane elevation for each individual building is established using one or multiple grade plane modules, as determined by the applicant.

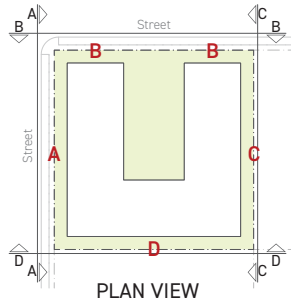


2. Grade Plane Module

Grade plane elevation for each individual grade plane module is determined by the calculation below:

- a. Measuring each building elevation average grade (see *Sec. 14.1.9.A.3.*);
- b. Calculating each building elevation weighted average grade by multiplying each building elevation average grade by the total length of the elevation;
- c. Summing the total of all weighted average grades calculated above; then
- d. Dividing the result by the total length of applicable elevations in the Module.

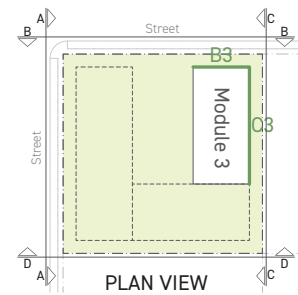
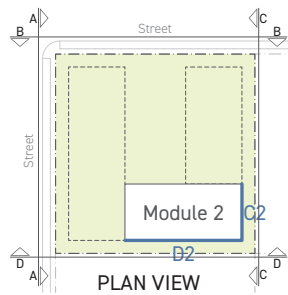
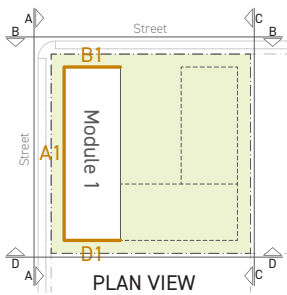
SINGLE MODULE



$$\begin{aligned} & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation A} \end{array} \times \begin{array}{l} \text{Elevation A} \\ \text{Length} \end{array} \right] \\ + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation B} \end{array} \times \begin{array}{l} \text{Elevation B} \\ \text{Length} \end{array} \right] \\ + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation C} \end{array} \times \begin{array}{l} \text{Elevation C} \\ \text{Length} \end{array} \right] \\ + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation D} \end{array} \times \begin{array}{l} \text{Elevation D} \\ \text{Length} \end{array} \right] \end{aligned} \div \left[\begin{array}{l} \text{Total Length} \\ \text{of Module} \\ \text{Elevations} \end{array} \right] = \text{Base Plane} \\ & \text{Elevation} \end{aligned}$$

FORMULA

MULTIPLE MODULE



$$\begin{aligned} & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation A1} \end{array} \times \begin{array}{l} \text{Elevation A1} \\ \text{Length} \end{array} \right] \\ + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation B1} \end{array} \times \begin{array}{l} \text{Elevation B1} \\ \text{Length} \end{array} \right] \\ + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation D1} \end{array} \times \begin{array}{l} \text{Elevation D1} \\ \text{Length} \end{array} \right] \\ & \div \left[\begin{array}{l} \text{Total Length} \\ \text{of Module 1} \\ \text{Elevations} \end{array} \right] \\ = & \text{Module 1} \\ & \text{Base Plane} \\ & \text{Elevation} \end{aligned}$$

FORMULA

$$\begin{aligned} & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation C2} \end{array} \times \begin{array}{l} \text{Elevation C2} \\ \text{Length} \end{array} \right] \\ + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation D2} \end{array} \times \begin{array}{l} \text{Elevation D2} \\ \text{Length} \end{array} \right] \\ & \div \left[\begin{array}{l} \text{Total Length} \\ \text{of Module 2} \\ \text{Elevations} \end{array} \right] \\ = & \text{Module 2} \\ & \text{Base Plane} \\ & \text{Elevation} \end{aligned}$$

FORMULA

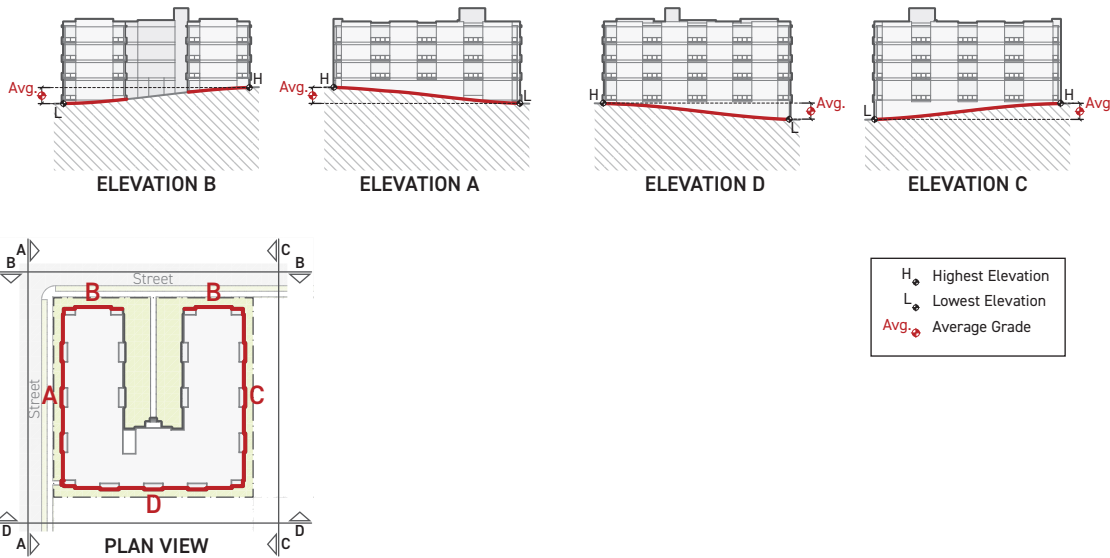
$$\begin{aligned} & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation B3} \end{array} \times \begin{array}{l} \text{Elevation B3} \\ \text{Length} \end{array} \right] \\ + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation C3} \end{array} \times \begin{array}{l} \text{Elevation C3} \\ \text{Length} \end{array} \right] \\ & \div \left[\begin{array}{l} \text{Total Length} \\ \text{of Module 3} \\ \text{Elevations} \end{array} \right] \\ = & \text{Module 3} \\ & \text{Base Plane} \\ & \text{Elevation} \end{aligned}$$

FORMULA

3. Building Elevation Average Grade

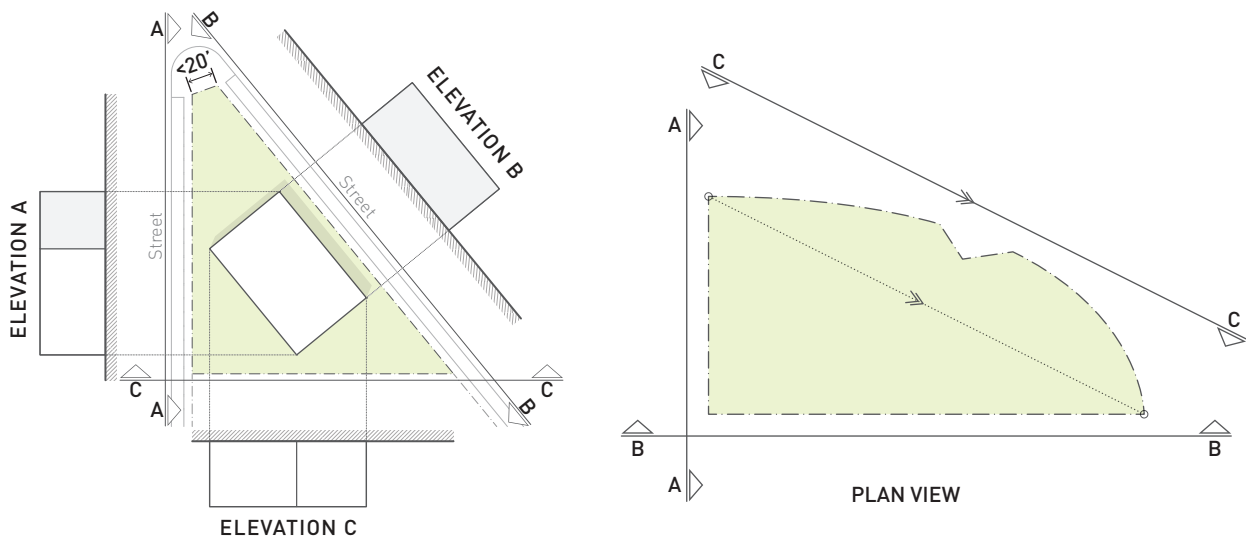
Building elevation average grade for each individual applicable building elevation (see Sec. 14.1.9.A.4.) is determined by:

- a. Averaging the highest and lowest elevation along original grade or finished grade (whichever is more restrictive) along the base of each applicable facade (see Sec.14.1.9.A.5.).
- b. For the purpose of this section, where a grading plan has been approved by the City, average grade is calculated from the finished grade.



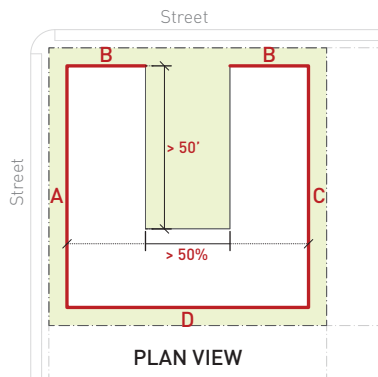
4. Applicable Building Elevations

- a. Building elevations are projected parallel to each lot line greater than 20 feet long.
- b. Building elevations along curved or complex property lines are projected parallel to a line connecting the end points of the curved or complex property line.



5. Applicable Facades

- a. All facades visible from the applicable building elevations (see *Sec.14.1.9.A.4.*) shall be included in calculating building elevation average grade (see *Sec.14.1.9.A.3.*).
- b. Building facades more than 50 feet behind the lot-line facing facade nearest to an associated property line are not included in the calculation of building elevation average grade (see *Sec.14.1.9.A.3.*), provided they are less than 50% of the total building width.



B. Standards

Retaining walls and fill cannot be used to raise grade and increase the allowable height of a structure unless established in conformance with a grading plan.

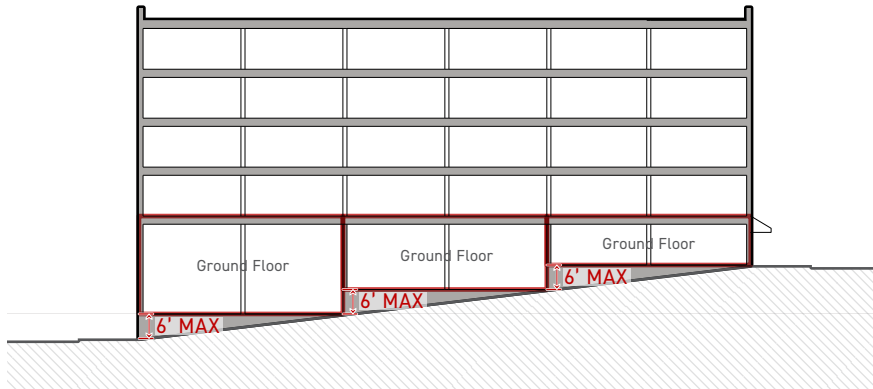
SEC. 14.1.10. GROUND STORY DETERMINATION

The lowest story of a building or structure having a minimum of 6 feet exposed above finished grade for all portions of its perimeter.

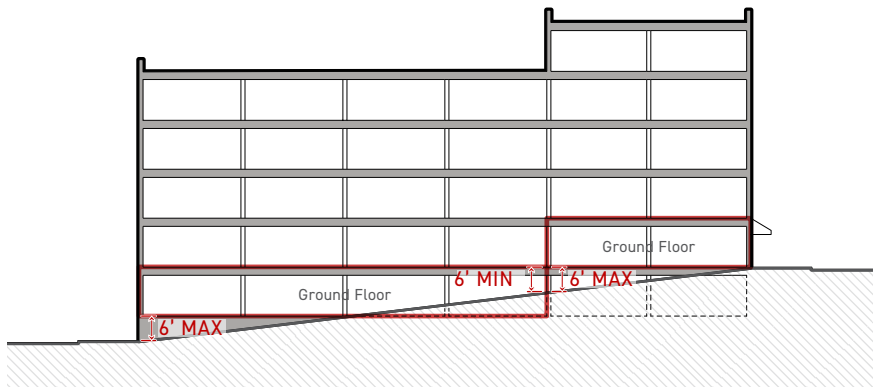
A. Measurement

Ground Story is the first story above grade plane that meets the following standards:

1. The finished ground floor elevation must not be greater than 6 feet above finished grade for any portion of the building perimeter.



2. A higher or lower floor may be designated as the ground story for different portions of a building facade. A ground story must be exposed above surrounding grade at least 6 feet for all portions of the building perimeter.



SEC. 14.1.11. LOT

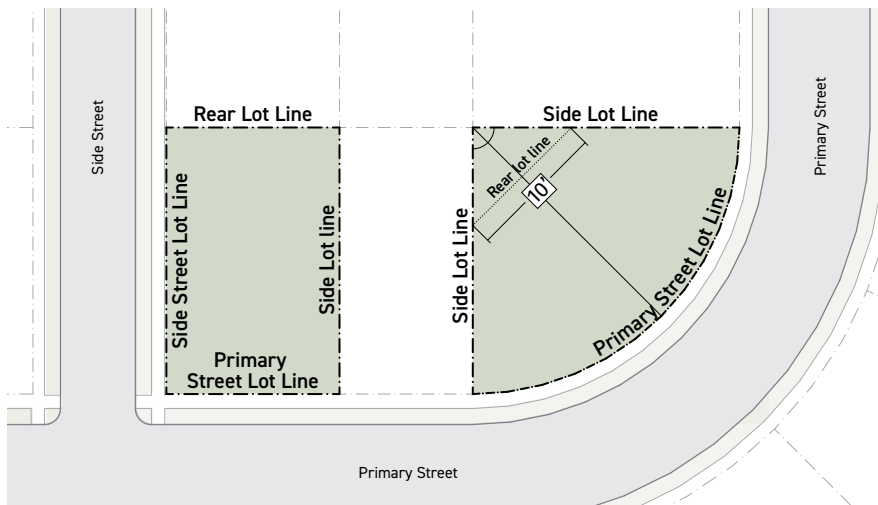
One or more parcels of land identified for the purpose of development.

- A. A lot may be composed of one or more contiguous parcels.
- B. All parcels composing a lot shall be owned by the same person or entity.
- C. For the purpose of a meeting standards associated with an applicable zone, a lot composed of multiple parcels may meet all applicable standards independently for each parcel or the lot may meet the standards treating the collection of contiguous parcels as a single parcel.
- D. A lot does not include portions of a lot required for land dedication (for example, proposed rights-of-way) with the exception of required street corner dedications. Required street corner dedications are included in all measurements of a lot.
- E. A lot includes all portions of a lot allocated to City or utility easements.

SEC. 14.1.12. LOT LINE DETERMINATION

A. General

- 1. A lot line shall have only one designation.
- 2. Each lot line shall have one of the following designations:
 - a. Primary street lot line;
 - b. Side street lot line;
 - c. Side lot line;
 - d. Rear lot line;
 - e. Alley lot line; or
 - f. Special lot line.



B. Frontage Lot Line

A frontage lot line is a lot line required to meet Frontage District requirements, and can be any combination of the lot lines below:

1. Primary street lot line;
2. Side street lot line; and
3. Special lot line.

C. Primary Street Lot Line

A lot line separating a lot from a primary street right-of-way.

1. Each lot shall have at least one primary street lot line. A lot may have more than one primary street lot line.
2. A primary street may be mapped as outlined in *Sec. 1.4.3. (Primary Street Map)*. When mapped, the lot line abutting the mapped primary street shall always be designated a primary street lot line.
3. For lots that abut multiple streets that have not been mapped as a primary street, a primary street lot line is determined using the following:
 - a. The street or streets with the highest classification (Mobility Plan Street Designation);
 - b. The established orientation of the block;
 - c. The street abutting the longest face of the block;
 - d. The street parallel to an alley within the block;
 - e. The street that the lot takes its address from;
 - f. The primary street lot line designation of adjacent development, either existing or approved; and
 - g. Whether the street faces a publicly accessible open space.
4. Where determining the primary street using the above criteria is unclear, primary street lot line may be determined by the Director of Planning according to *Sec. 13B.3.1. (Administrative Review)*.
5. Once designated for a site, a primary street lot line cannot be changed (e.g., a primary street lot line cannot, for purposes of subsequent development, be re-designated a side street lot line) unless all standards of the applicable Zoning District are met based on the proposed change in street lot line designation.

D. Side Street Lot Line

A lot line separating a lot from a side street right-of-way. Any street lot line not determined to be a primary street lot line (see *Sec.14.1.12.*) is considered a side street lot line.

E. Special Lot Line

Any lot line that is not a primary street or side street lot line that has frontage standards identified in *Div. 3B.8. (Dual Frontage District)* or in *Sec. 3B.9.4. (Daylight Factory/River Character Frontage)*. Even when a lot line qualifies as a rear lot line, side lot line, all lot lines that qualify as a Special lot line shall be designated as such. Special lot lines include:

1. Special alley lot line: a lot line adjacent to an alley.
2. Special canal lot line: a lot line adjacent to a canal.
3. Special equine trail lot line: a lot line adjacent to an equine trail.
4. Special oceanfront/beachfront lot line: a lot line adjacent to the ocean or beachfront or bike or pedestrian path that is adjacent to the ocean or beachfront.
5. Special public stairways lot line: a lot line adjacent to a public stairway.
6. Special public park/ open space lot line: a lot line adjacent to a public park or open space.
7. Special river lot line: a lot line adjacent to a river, or adjacent to a railroad right of way or bike or pedestrian path that is adjacent to a river.
8. Special walk-street/pedestrian path lot line: a lot line adjacent to a walk-street or pedestrian path.
9. Special wildlife corridor lot line: a lot line adjacent to a wildlife corridor.

F. Side Lot Line

Any lot line not determined to be a primary street, side street, rear, alley, or special lot line. When uncertainty exists, a lot line is a side lot line when it is also a side lot line on an abutting lot.

G. Rear Lot Line

A lot line that is opposite and most distant from a primary street lot line and is approximately parallel to it.

1. A lot may have only one lot line designated as a rear lot line.
2. In the case of a through-lot, a lot may have no rear lot line.
3. When uncertainty exists or where there are multiple primary street lot lines, a lot line is a rear lot line when it is also a rear lot line on an abutting lot.

H. Alley Lot Line

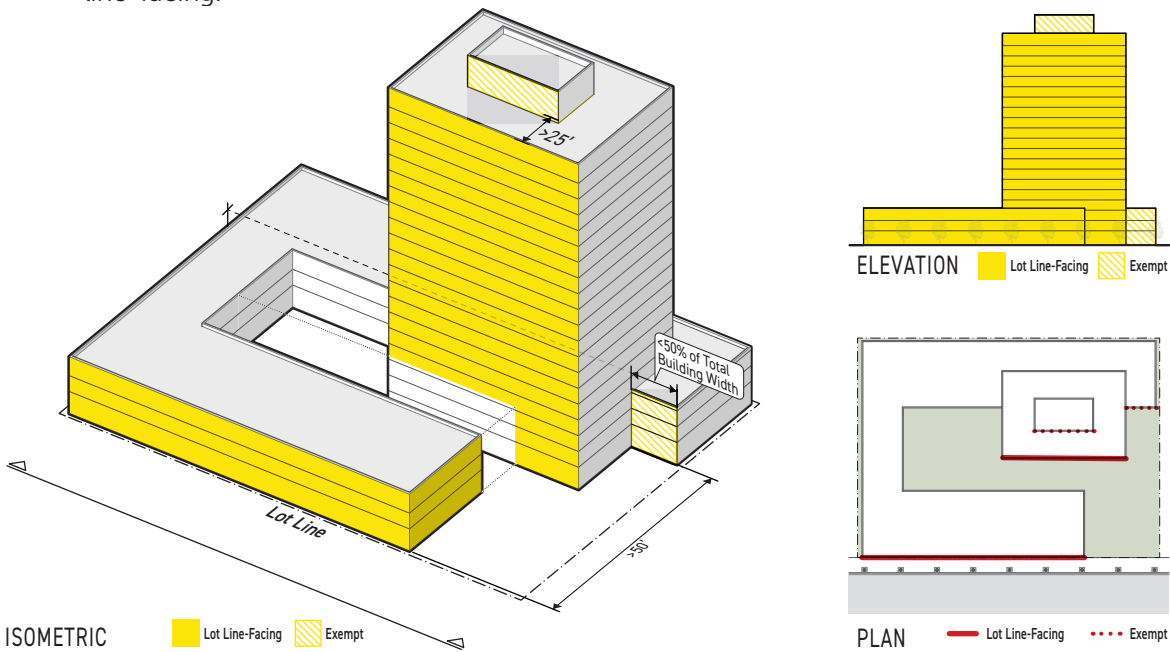
Any lot line separating a lot from an alley right-of-way. Even when a lot line qualifies as a rear lot line, or side lot line, all lot lines that abut an alley right-of-way shall be designated an alley lot line.

SEC. 14.1.13. LOT LINE-FACING FACADE

The portions of a building facade with no permanent structure located between the building facade and a street lot line.

A. Measurement

1. All facades visible from a building elevation projected parallel to the lot line are considered lot line-facing.



2. For elevations along curved or complex lot lines, see *Sec. 14-1.1.15. (Parallel or Perpendicular to Street)*.

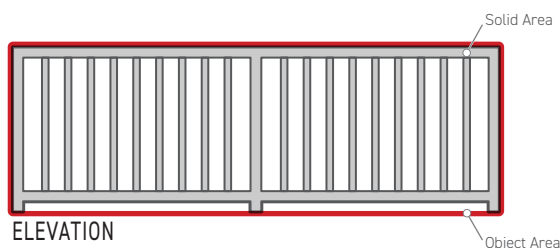
B. Exceptions

1. Building facades more than 50 feet from the building facade nearest to the lot line, are not included, provided they are less than 50% of the total building width. The distance from the nearest building face is measured perpendicular to the lot line.
2. Building facades that are located entirely above the 6th story and are stepped-back more than 25 feet from the outer edge of the story below are not included provided the stepped-back facade is less than 10% the total building height.

SEC. 14.1.14. OPACITY (%)

A. Measurement

1. Opacity is measured as a percentage, calculated by dividing the solid portion of the object area by the total area of the object.
2. The total area of the object is measured as the smallest regular shape containing all elements of the object or assembly.



FORMULA

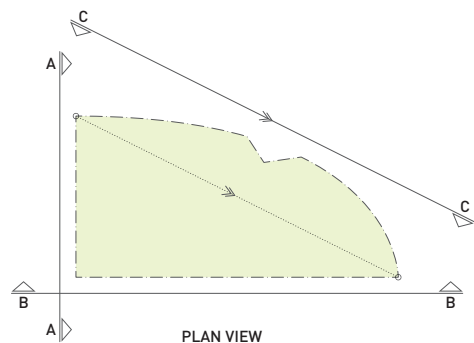
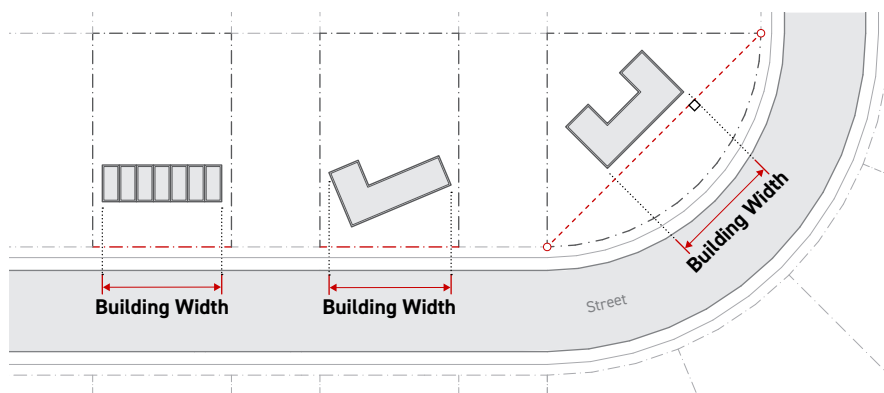
$$\frac{\text{Solid Area}}{\text{Object Area}} = \text{Opacity (\%)}$$

B. Exception

Any solid permanent structure within a distance of 5 feet from the subject object, measured perpendicular from the object area, renders otherwise non-solid areas solid for the purpose of measuring opacity.

SEC. 14.1.15. PARALLEL OR PERPENDICULAR TO STREET

Where a street lot line is curved and only abutting one street, standards measured parallel or perpendicular to that street lot line assume the angle of the lot line to be the same as a straight line connecting the endpoints of the curved lot line segment.

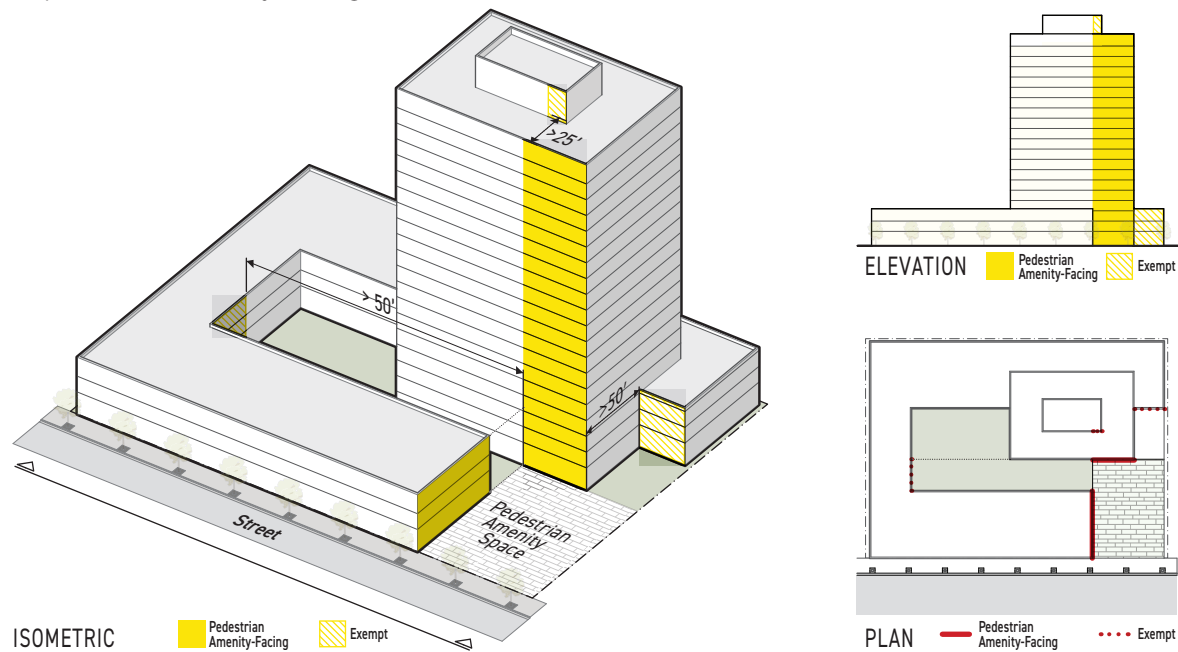


SEC. 14.1.16. PEDESTRIAN AMENITY-FACING FACADE

The portions of a building facade with no permanent structure located between the building facade and a pedestrian amenity space.

A. Measurement

All portions of a facade visible from the three required building elevations below are considered pedestrian amenity-facing.



1. An elevation from the pedestrian amenity space projected parallel to the frontage lot line,
2. An elevation from the pedestrian amenity space projected perpendicular to the frontage lot line facing to the right of the frontage lot line, and
3. An elevation from the pedestrian amenity space projected perpendicular to the frontage lot line facing to the left of the frontage lot line.
4. For elevations along curved or complex frontage lot lines, see *Sec. 14-1.1.15. (Parallel or Perpendicular to Street)*.

B. Exceptions

1. Building facades more than 50 feet from the pedestrian amenity space are not included, provided they are less than 50% of the total width of the pedestrian amenity space.
2. Building facades that are located entirely above the 6th story and are stepped-back more than 25 feet from the outer edge of the story below are not included provided the stepped-back facade is less than 10% the total building height.

SEC. 14.1.17. PROJECT ACTIVITIES

A. Area of Work

That portion or portions of a building or lot consisting of all reconfigured spaces as indicated on the construction documents. Area of Work includes portions of the building or lot where work not initially intended by the owner is specifically required by this Chapter or the Building Code. Area of Work excludes other portions of the building or lot where incidental work entailed by the intended work shall be performed.

B. Project

Any work involving any of the activities listed in Subsection C. (Project Activities) below. A project may or may not require a building permit. The definition of project may be modified by a Community Plan Implementation Overlay or Specific Plan.

C. Project Activities

1. Subdivision

The division of land as defined in *Subdivision Map Act, Section 66424*.

2. Demolition

The removal of any of the following:

- a. More than 50% of the perimeter wall framing.
- b. More than 50% of the roof framing.
- c. More than 50% of the structural members.

3. New Construction

Any work that includes the construction of a building or structure on a lot. Where there are existing buildings on a lot, new construction is any work that includes the construction of a building or structure structurally detached from existing buildings and structures on a lot.

4. Addition

Any work that increases the floor area or the volume of enclosed space of an existing building, and is structurally attached to the existing building.

5. **Facade Alteration**

- a. Any exterior change or modification to one of the following:
 - i. The facade of a building;
 - ii. The roof or a building;
 - iii. A structure attached to the facade; or
 - iv. A structure located between the frontage lot line and the facade of a building.
- b. In an Historic Preservation Overlay Zone, includes changing exterior paint color.

6. **Site Alteration**

Any exterior modification of landscaping or the lot, including trees, fencing or walls, street furniture, lighting fixtures, grading, flatwork, and parking lot resurfacing and restriping.

7. **Relocation**

The movement of a building or structure from its existing location to another location.

8. **Major Renovation**

The alteration of the interior of any building or structure that does not expand the building or structure, and for which the aggregate value of the alterations within any 24-month period exceeds 50% percent of the replacement cost of the building or structure, as determined by the Department of Building and Safety.

9. **Minor Renovation**

The alteration to the interior of any building or structure that does not expand the building or structure, provided that the alteration does not qualify as a major renovation. Minor renovation includes interior alterations for fire, life safety, and handicapped requirements, regardless of scope of work and aggregate valuation.

10. **Change of Use/Expansion of Use**

- a. A change in the permanent use of building or site from among any of the uses defined in *Div. 5C.1. (Use Definitions)*. A change of use may involve a change in the primary use of a building or site, or the conversion of any portion of a site or building into a new use that is accessory to, in conjunction with, or incidental to, the primary use.
- b. The expansion of floor area or lot area dedicated to a use defined in *Div. 5C.1. (Use Definitions)* or an increase in the intensity of a use, such as an increase in seating capacity or the number of dwelling units.

11. Ordinary Maintenance and Repair

Ordinary maintenance and repair is any work done to correct the deterioration, decay of, or damage to a any part of a building, structure or lot, including in-kind replacement, which does not involve a change in the existing design.

SEC. 14.1.18. STORY

The portion of a building included between the upper surface of a floor and the upper surface of the floor next above, except that the topmost story is that portion of a building included between the upper surface of a floor and the upper surface of the ceiling structure above.

A. Attic

An attic is not considered a story when less than 50% of the floor area is occupiable space.

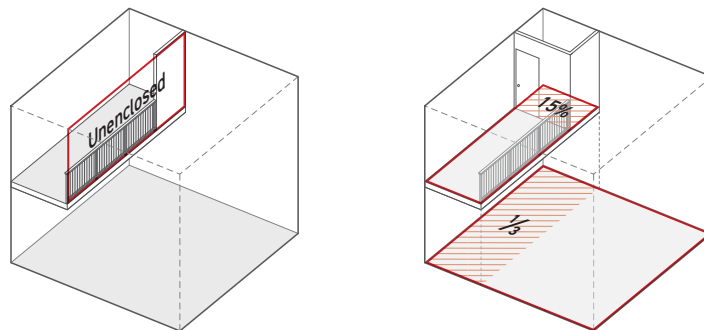
B. Basement

A basement is not considered a story when it is not exposed more than 6 feet above finished grade at any portion of its perimeter. Any story exposed more than 6 feet above finished grade is considered the ground story for that portion of the building.

C. Mezzanine

A mezzanine is not considered a story when it meets the following standards:

1. The mezzanine floor area shall not be greater than $\frac{1}{3}$ of the floor area of the room or space it is included within.
2. The mezzanine perimeter shall be unenclosed with the exception of the surrounding walls enclosing the room or space it is included within.
3. Within the mezzanine floor area, a maximum of 15% of the mezzanine floor area may be enclosed.

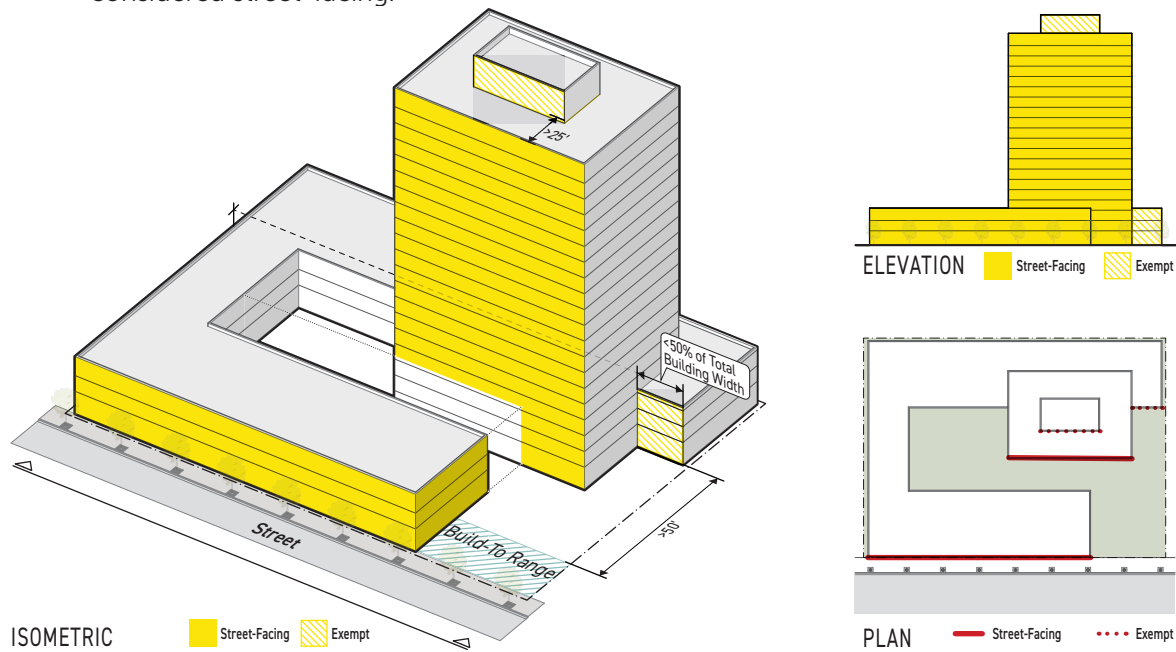


SEC. 14.1.19. STREET-FACING FACADE

The portions of a building facade with no permanent structure located between the building facade and a street lot line.

A. Measurement

1. All facades visible from a building elevation projected parallel to the street lot line are considered street-facing.



2. For elevations along curved or complex frontage lot lines, see *Sec. 14.1.15. (Parallel or Perpendicular to Street)*.

B. Exceptions

1. Building facades more than 50 feet from the maximum setback in the build-to range are not included, provided they are less than 50% of the total building width.
2. Building facades that are located entirely above the 6th story and are stepped-back more than 25 feet from the outer edge of the story below are not included provided the stepped-back facade is less than 10% the total building height.

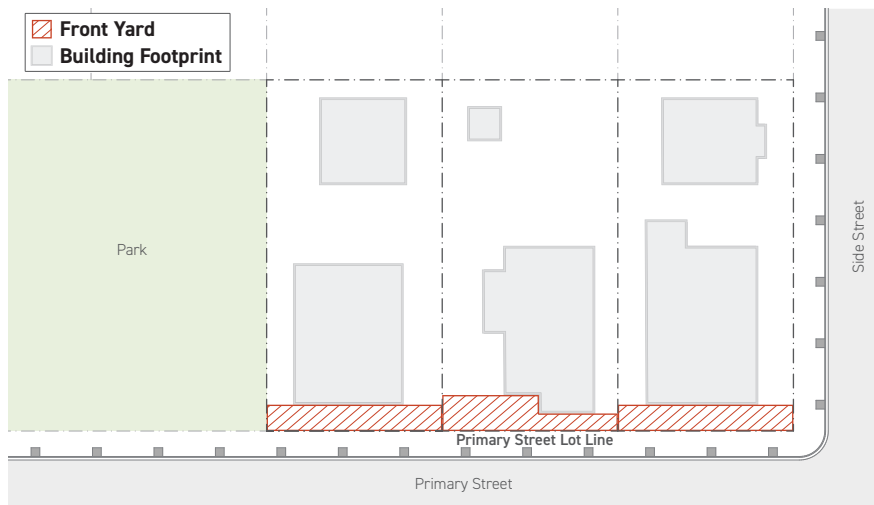
SEC. 14.1.20. YARD DESIGNATION

A. General

1. All portions of a lot between exterior walls of a building and a property line shall be designated as either a front yard, special yard, side street yard, side yard, or rear yard.
2. No portions of a lot may have more than one yard designation.

B. Front Yard

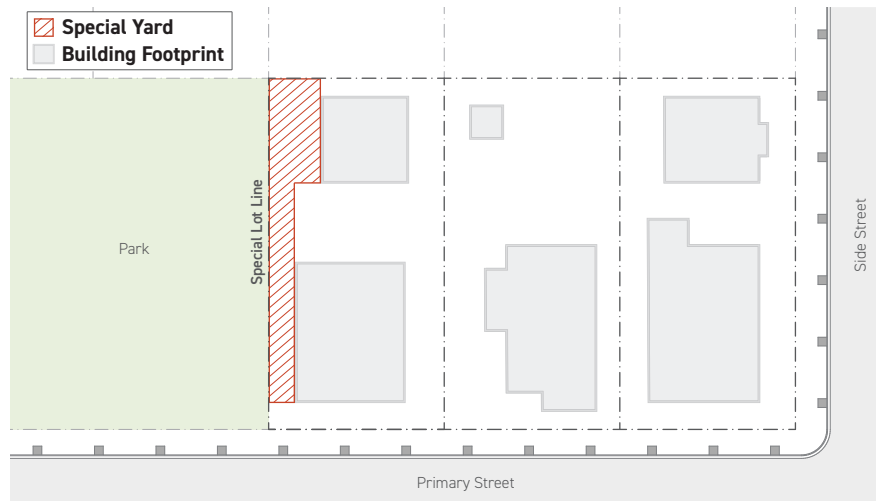
All portions of a lot between a primary street lot line and a principal structure facing a primary street lot line extending the full width of the lot.



1. No less than 80% of the width of each primary street-facing principal structure shall abut the front yard. Only portions of a building set at least 15 feet behind the front building facade, measured perpendicular to the primary street lot line, may be excluded.
2. Portions of a lot that meet the criteria for front yard designation shall not be designated as any other yard.

C. Special Yard

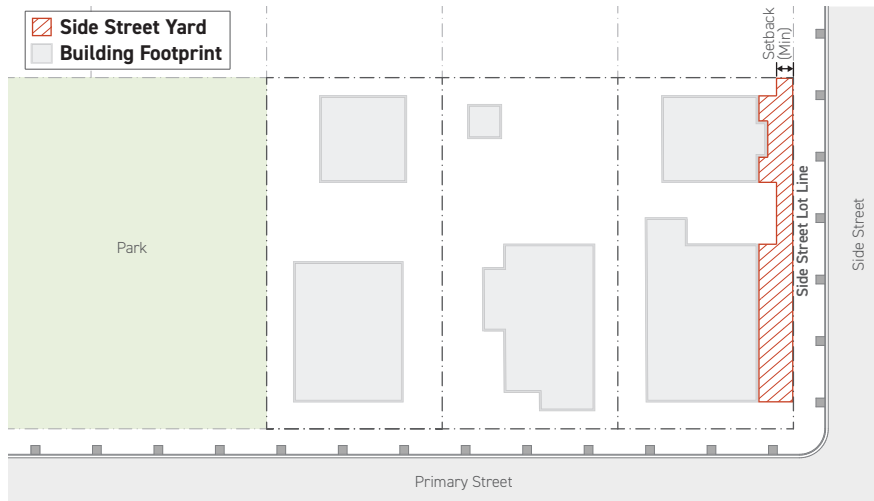
All portions of a lot between a special lot line and a principal structure facing a special lot line extending the full width of the lot.



1. Special yards include but are not limited to river, special alley, and park yards.
2. No less than 80% of the width of principal structures facing the special lot line shall abut the special yard. Only portions of a building set at least 15 feet behind the front building facade, measured perpendicular to the special lot line, may be excluded.
3. For portions of the lot width where no principal structure faces the special lot line, the special yard includes only portions of the lot included in the minimum special lot line setback as specified by *Frontage District (Part 3B)*.
4. Portions of a lot that meet the criteria for special yard designation shall not be designated as a side street yard, rear yard, or side yard.

D. Side Street Yard

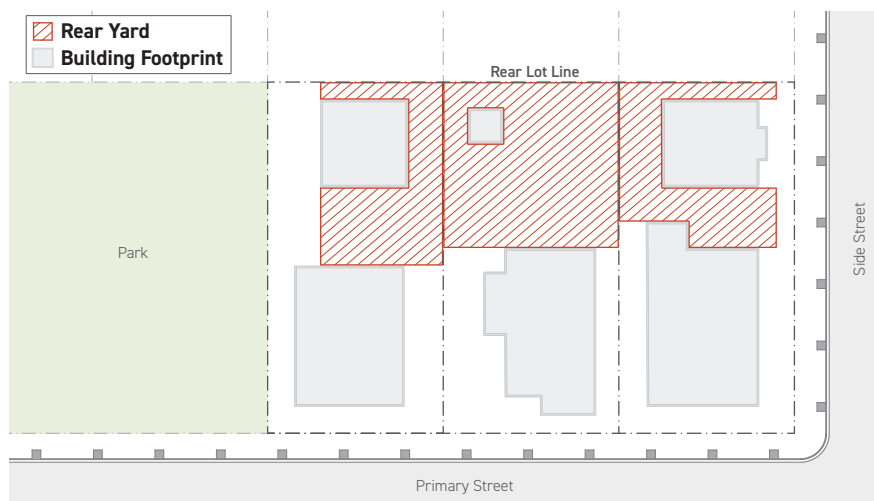
The portions of a lot between a side street lot line and a principal structure facing a side street lot line.



1. No less than 80% of the width of each side street-facing principal structure shall abut the side street yard. Only portions of a building set at least 15 feet behind the front building facade, measured perpendicular to the side street lot line, may be excluded.
2. For portions of the lot width where no principal structure faces the side street lot line, the side street yard includes only portions of the lot included in the side street setback.
3. Portions of a lot that meet the criteria for side street yard designation shall not be designated as a rear yard or side yard.

E. Rear Yard

The portions of a lot between a rear lot line and a principal structure. Portions of a lot that meet the criteria for rear yard designation shall not be designated as a side yard.



F. Side Yard

The portions of a lot between a side lot line and a principal structure. All portions of a lot that do not meet the yard designation criteria for any other yard shall be designated as a side yard.



G. Frontage Yard

Frontage yard is a category of yards referring to all yards that abut a frontage lot line including:

1. Front yards;
2. Side street yards; and
3. Special yards.

DIV. 14.2. **GLOSSARY****A**

Abutting. Lots that have a common boundary.

Above-Grade. Located higher than the surrounding finished grade.

Access. A means of approaching or entering a place.

Access, Pedestrian. A means of approaching or entering a place as a pedestrian.

Accessory Building. A detached, subordinate building, the use of which is incidental to that of the primary building or the primary use on the lot.

Accessory Dwelling Unit. An attached or detached residential dwelling unit that provides complete independent household living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. Includes permanent provisions for living, sleeping, eating, cooking, and sanitation. Includes efficiency unit as defined in the *Health and Safety Code, Section 17958.1*, manufactured home as defined in the *Health and Safety Code, Section 18007*, and movable tiny house.

Accessory Material. Building products used as an exterior wall finish material to accent or support the primary material. See *Sec. 3D.10.2. (Accessory Material)*.

Accessory Use. A use that is incidental to that of the main building or the main use of the lot, located on the same lot with a main building or main use.

Adaptable Parking. See *Sec. 4C.4.5.C.3.c. (Adaptable Parking)*.

Adaptive Reuse Project. Any change of use to household living, group living, or joint living and work quarters, or any change in commercial use to another commercial use, in all or any portion of any eligible building according to *Sec. 9.4.5.B. (Applicability, Downtown Adaptive Reuse Projects)* or *Sec. 9.4.6.B. (Applicability, Citywide Adaptive Reuse Projects)*, as long as the commercial use is allowed in the zone. An adaptive reuse project includes a change of an existing use to new uses that are accessory to dwelling units, guest rooms, or joint living and work quarters, so long as the accessory uses are consistent with the definition of accessory use in this Division, and are permitted in the zone.

Addition. Any expansion or increase in floor area or height of an existing building or structure. See *Sec. 14.1.17. (Project Activities)*.

Adjacent. Located abutting or beside with no similar structure type located between.

Adult Entertainment Business. See *Sec. 5C.1.4.P. (Sexually Oriented Business)*.

Advisory Agency. The Director of Planning, which is designated as the Advisory Agency for the City pursuant to the Subdivision Map Act. See *Sec. 13A.1.9. (Advisory Agency)*.

Affordable Housing Incentives Guidelines. The guidelines approved by the City Planning Commission, pursuant to *Section 13.3.5 (Policy Action)*, under which housing development projects for which a density bonus above 35% has been requested are evaluated for compliance with *Div. 9.2. (Affordable Housing Incentive Programs)*.

Affordable Housing Incentive Program. An incentive program established in *Div. 9.2. (Affordable Housing Incentive Programs)* to increase the production of affordable housing, consistent with City policies.

Aggrieved Person. Any person or entity with standing to appeal an action on an application filed under this Code under California law, or as provided in the provisions of this Code relating to a particular appeal.

Agricultural Waste. All plant materials generated from the growing and harvesting of agricultural crops, vegetables, and fruits.

Air Space. A division of the space above or below a lot as defined in *Article 14. (General Rules)* with a finite width, length, and upper and lower elevation occupied or to be occupied by a use, building or portion of a building, unit group of buildings or portion of a unit group of buildings, and accessory buildings or portions of an accessory building, or accessory uses. An air space lot shall be identified on a final map or a parcel map recorded in the office of the County Recorder with a separate and distinct number or letter. An air space lot shall have such access to a street or private street by means of one or more easements or other entitlements to use in a form satisfactory to the Advisory Agency and the City Engineer.

Airport. See *Sec. 5C.1.3.A. (Airport)*.

Alcohol Sales, Off-Site Consumption. See *Sec. 5C.1.4.M.2. (Alcohol)*.

Alcohol Sales, On-Site Consumption. See *Sec. 5C.1.4.D.3 (Bar)*.

Alcoholic Beverage Manufacturing. See *Sec. 5C.1.7.C.2. (Alcoholic Beverages)*.

Alley. A public way, other than a street or highway, providing a means of vehicular access to abutting property.

Alley Lot Line. See *Sec. 14.1.12.G. (Alley Lot Line)*.

Alley Lot Line-Facing Facade. See *Sec. 14.1.13. (Lot Line-Facing)*.

Allowed Walls and Fences. Fences, walls, and hedges allowed in a frontage yard.

Alteration. See *Sec. 14.1.17.C.4 (Facade Alteration)* and *Sec. 14.1.17.C.5. (Site Alteration)*.

Alternative Financial Service. See *Sec. 5C.1.5.1.F.2 (Alternative)*.

Alzheimer's and Dementia Housing. Residential housing that is licensed by the California Department of Social Services and provides 24-hour care for people suffering from Alzheimer's disease or

other disorders resulting in dementia. The residential units shall be guest rooms only. The housing may be a component of an eldercare facility. See *Sec. 5C.1.1.H.2. (Medical Care)*.

Ambulance Service. Any establishment primarily engaged in providing both emergency and non-emergency medical transport services. Vehicles are typically equipped with lifesaving equipment operated by medically trained personnel. The office or dispatch component of any ambulance service use is included in the definition of office.

Amenity Design Standard. [Forthcoming]

Amenity Space, Residential. An area designed and intended to be used by occupants of residential units for recreational, domestic, or vocational purposes.

Amenity Space, Lot. An area on a lot that is open-air and designated to be used for active or passive recreation, including common open space, private open space, pedestrian amenity space and privately owned public space. See *Sec. 2.2.3.3. (Lot Amenity Space)*.

American Standard for Nursery Stock. A publication by the American Horticulture Industry Association intended to provide buyers and sellers of nursery stock with a common terminology in order to facilitate commercial transactions involving nursery stock.

Angle of Elevation. Horizontal is 0 degrees angle measured vertical from horizontal.

Animal Keeping, Bees. See *Sec. 5C.1.9.A.1. (Animal Keeping, Bees)*.

Applicant. The person or entity who files an application. Once an application has been approved, the applicant includes any successor or assignee of the original applicant.

Applicable Stories, Build-to. See *Sec. 3C.1.1 (Applicable Stories)*.

Application. An application for any process described in *Article 13. (Administration)*.

Architectural Element or Architectural Feature. The unique details and component parts that, together, form the architectural style of houses, buildings and structures.

Area Median Income. The median income in Los Angeles County as determined annually by the California Department of Housing and Community Development, adjusted for household size.

Area Planning Commission. [Forthcoming]

Articulating Element. Permanent architectural details used to embellish a facade design in order to accentuate an articulation technique or facade composition. See *Div. 3D.6. (Articulation)*.

Assembly Area or Auditorium. An indoor or outdoor facility within a post-secondary school that is intended for performing arts, motion pictures, other media arts, or presentations before an audience, and has a seating capacity of less than 10,000 seats and greater than 500 seats. Includes athletic and recreational facilities associated with post-secondary schools and have a seating capacity seating capacity of less than 10,000 seats and greater than 500 seats.

Assisted Living. Residential housing that is licensed by the California Department of Social Services and provides assistance to people 62 years of age or older who require assistance with two or more non-medical activities of daily living as defined in the Department of Social Services licensing requirements. The residential units may consist either of dwelling units or guest rooms. Full time medical services shall not be provided on the premises. The housing may be a component of an eldercare facility, see *Sec. 5C.1.1.A (Community Care Facility)*.

At-Grade. [Forthcoming]

Attended Bicycle Parking Service. A service by which a bicycle is left in the care of an attendant(s) with provision for identifying the bicycle's owner. Once stored, a bicycle left in the care of an attendant(s) shall be accessible only to the attendant(s), with the storage location not necessarily in the same location as the pick-up and drop-off point. (Added by Ord. No. 185,480, Eff. 5/9/18.)

Attic. The space between the ceiling framing of the top story and the underside of the roof structure.

Automobile Access. A means of approaching or entering a place in a motor vehicle.

Avenue. Any street designated as an Avenue I, II, or III on the Citywide General Plan Circulation System maps of the Mobility Plan Element.

Average Natural Slope. The average of the ungraded slopes at selected contours within a given parcel of land divided by its area as computed from either the City's Engineer's topographic maps or a topographic map prepared by a California registered civil engineer or California licensed land surveyor. Regardless of which map is used, calculations cannot be derived or interpolated from a map that originally had contour intervals of greater than 25 feet for subdivisions or greater than five feet for parcel maps. Average natural slope shall be computed by the following formula:

$$S = \frac{C \times L}{A} \times 100$$

Where:

S = average natural slope in %.

C = contour interval in feet, at no greater than 25-foot intervals for subdivisions or 5-foot intervals for parcel maps, resulting in at least 5 contour lines.

L = total accumulated length of all contours of interval "C" in feet.

A = the area being considered in square feet.

Slopes may be computed only by the entire subdivision or parcel map area. The calculation "L" (contour lengths) and "A" (area in square feet) can be computed by 500-foot grid increments, as shown on the City Engineer's topographic maps. The "L" for each grid increment shall be added to the "L" for every other grid increment and the "A" for each grid increment shall be added to the "A" for every other grid increment to determine the "L" and the "A" for the entire subdivision or parcel map, prior to calculating the average natural slope for that subdivision or parcel map. In any matter where the average natural slope is used to calculate density pursuant to *Sec. 11A.1.3*.

(*Design Standards*) or *Sec. 11A.4.1. (General)*, the subdivision file shall contain copies of all maps and all calculations so that the figures can be verified. All maps and all calculations are required to be submitted at the time of the filing of a subdivision application or the application is deemed incomplete.

Awning Sign. A sign painted, sewn, or otherwise adhered to the material of an awning as an integrated part of the awning.

B

Base-Top Articulation. The base-top articulation requirement is composed of two separate and coordinated articulating elements designed to visually break a building facade up into two separately legible layers.

Base, Middle & Top Articulation. The base, middle top articulation requirement is composed of three separate and coordinated articulating elements designed to visually break a building facade up into three separately legible layers.

Basement. An occupiable portion of a building located below a ground story.

Bee. Any stage of life of the common domestic honey bee (*Apis Mellifera*).

Bicycle Cage. A locked bicycle parking area that has been fenced off to prohibit access by the general public. Bicycle cages shall contain bicycle racks that provide a means of securing the bicycle frame at two points to a securely anchored rack.

Bicycle Corral. Any on-street public parking space in which multiple short-term bicycle parking racks have been installed.

Bicycle Share Dock. A device designed to receive a bicycle for locked storage as part of a system that directly rents bicycles on a short-term basis.

Bicycle Room. A locked bicycle parking area that has been walled off to prohibit access by the general public. Bicycle rooms shall contain bicycle racks that provide a means of securing the bicycle frame at two points to a securely anchored rack.

Bicycle Share Service Provider. An entity operating a system that directly provides bicycles for rent on a short-term basis.

Bicycle Share Station. A combination of multiple bicycle share docks, automated payment equipment, and related equipment associated with bicycle share.

Blank Wall Width. The maximum ground story facade and foundation wall width between any windows or door openings. *Sec. 3C.4.2. (Active Wall Spacing)*.

Block Face. Any number of lots that have a primary street lot line adjacent to one side of a segment of private or public street that lies between two other streets or alleys.

Boulevard. Any street designated as a Boulevard I or II on the Citywide General Plan Circulation System maps of the Mobility Plan Element of the General Plan.

Build-To Depth. The depth of the build-to-zone.

Build-To Width. The cumulative building width required to occupy the build-to zone, based on the width of the lot at the frontage lot line.

Build-To Zone. The area on a lot located behind the minimum frontage lot line building setback and continuing inward to the maximum build-to depth, and extending the full width of the lot.

Building. A covered and enclosed structure intended for human occupation.

Building Break. The minimum distance that structures are required to be separated in order to establish them as separate buildings for the purpose of measuring building width. See *Sec. 2C.6.1.E. (Building Break)*.

Building Coverage. See *Sec. 2C.2.2. (Building Coverage)*.

Building Entrance. [Forthcoming]

Building, Existing. A building existing on the date of application for any approval in *Article 13. Administration*.

Building Facade. See *Facade*.

Building Face. The general outer surface, not including cornices, bay windows or architectural projections, of any exterior wall of a building. See also *Building Facade*.

Building Frontage. The projection of the exterior building walls upon the street used for street frontage, as measured perpendicular to the edge of the street. For walls that are not parallel to the street, the building frontage shall be measured along the wall that, other than open parking spaces, has direct and unimpeded access to the street.

Building Setback. The area on a lot not intended for buildings and structures, except where expressly allowed as an exception. Includes primary street setbacks, side street setbacks, side setbacks, rear setbacks, alley setbacks, and special lot line setbacks. See *Sec. 2C.2.2. (Building Setbacks)*.

Building Site. Any parcel of land that conforms to the definition of lot.

Building Area or Structure Area. The area of a site occupied by a building or structure, measured horizontally.

Building Width. The width of any structure or collection of structures on a site. See *Sec. 2C.6.1. (Building Width)*.

Bulk Plane. An imaginary sloping plane that rises inward over the lot that limits building height based on its proximity to site lot lines. See *Sec. 2C.5.1. (Bulk Plane)*.

C

California Coastal Act. The provisions established in *California Public Resources Code, Division 20 (California Coastal Act)*.

California Native Plant Library. A library of native plants maintained by the Theodore Payne Foundation.

California State Accessibility Standards. The provisions established in the *California Building Standards Code Title 24 (Physical Access Regulations)*.

Caliper. The diameter measurement of the stem or trunk of nursery stock. See *Sec. 4C.6.4.D.10. (Caliper)*.

Calvo Exclusion Area. Lots identified as being in a Calvo Exclusion Area, as established in *Sec. 1.4.7. (Coastal Zone Map)*.

Canes (Plants). A primary stem which starts at a point not higher than 1/4 the height of the plant.

Car Wash. See *Sec. 5C.1.6.A.1. (Car Wash)*.

Carpool. A vehicle carrying 2 to 5 persons to and from work on a regular schedule.

Cargo Container. Any container (refrigerated or non-refrigerated) that permits the storage and protection of cargo, and which may be transported by ship, rail, or truck without intermediate loading and unloading of the contents of the container.

Ceiling. [Forthcoming]

Ceiling Height. [Forthcoming]

Cemetery. See *Sec. 5C.1.2.A. (Cemetery)*.

CEQA. The California Environmental Quality Act, *California Public Resources Code, Div. 13, Sec. 21000 et seq.*, as it may be amended from time to time.

CEQA Guidelines. *California Code of Regulations, Title 14, Chapter 3, Sec. 15000, et seq.*, as it may be amended from time to time.

Chamfered Corner. An architectural feature at corner of a building adjacent to a street intersection where a tertiary building face transitions between two otherwise intersecting primary building faces at an angle between 30 and 60 degrees measured from both primary building faces.

Change/Expansion of Use. See *Use, Change of*, in this Division.

Character Frontage. A Frontage District established in *Div. 3B.9. (Character Frontages)*.

Chemical Product Manufacturing. See *Sec. 5C.1.8.B.2. (Manufacturing, Heavy, Chemical Products)*.

Child-Care Facility. See "child care center" in *Code of Regulations, Chapter 1, Section 101152 (Definitions)*.

City. The City of Los Angeles, California

City Council. See the *City Charter, Section 200 (City Officers)*.

City Engineer. See *LAMC Chapter 13, Article 6 (City Engineer)*.

City Planning Commission. See *Sec. 13A.1.3. (City Planning Commission)*.

Circulation Areas. [Forthcoming]

Clear Height. The vertical dimension of the occupiable portion of an architectural feature at the shortest point.

Circulation. [Forthcoming]

Civic. See *Sec. 5C.1.2.B. (Public and Institutional Uses, Civic)*.

Clear Depth. The horizontal dimension of the occupiable portion of a building or structure at the narrowest point. Typically measured perpendicular to the street lot line.

Clear Width. The horizontal dimension of the occupiable portion of an architectural feature at the narrowest point (unless otherwise noted). Typically measured parallel to the street lot line.

Coastal Development. Any of the following on land, in or under water: the placement or erection of any solid material or structure; the discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; the grading, removing, dredging, mining or extraction of any materials; any change in the density or intensity of use of land, including, but not limited to, subdivisions pursuant to the *Subdivision Map Act* (commencing with *California Government Code Sec. 66410*), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of the land by a public agency for public recreational use; any change in the intensity of use of water or of access to the water; construction, reconstruction, demolition or alteration of the size of any structure, including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations, which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with *Public Resources Code, Section 4511*).

Coastal Zone Map. See *Sec. 1.4.7. (Coastal Zone Map)*.

Collector Street. Any street designated as a Collector Street on the Citywide General Plan Circulation System maps of the Mobility Element of the General Plan.

Commercial/Industrial Conversion Project. An existing building used exclusively for commercial or industrial purposes, or both, proposed for conversion to a condominium or stock cooperative to be used exclusively for such purposes through approval of a tract or parcel map. For purposes of this definition, the term existing means that the building was constructed prior to 1945, or if it was built after 1945, a certificate of occupancy was issued for the building prior to the time of map application.

Commercial/Industrial to Residential Conversion Project. An existing building used exclusively for commercial or industrial purposes, or both, proposed for conversion to a condominium, stock cooperative or community apartment to be used exclusively for residential purposes through approval of a tract or parcel map. For purposes of this definition, the term existing means that the building was constructed prior to 1945 or, if it was built after 1945, a certificate of occupancy was issued for the building prior to the time of map application.

Commercial Message. Any message that advertises a business conducted, services rendered, or goods produced or sold.

Commercial Tenant Size. The maximum floor area permitted per commercial tenant space.

Common Indoor Amenity Space. [Forthcoming]

Common Lot Line. A lot line shared by two lots.

Common Outdoor Amenity Space. [Forthcoming]

Community Apartment Project. See *California Business and Professions Code, Section 11004*.

Community Center. Any building or group of buildings used to provide cultural, educational, recreational, or social services, which is not operated for profit. See *Sec. 5C.1.2.B. (Public and Institutional Uses)*.

Community Plan Implementation Overlay. A document established by Community Plan Area, or other Plan Area, defining applicable public benefits incentives programs available, amount of floor area awarded for public benefits incentives programs, applicable local affordable housing incentive program sets, and other items relating to the administration of this Article.

Composting. See *Sec. 5C.1.8.F.2 (Solid Waste Facility, Green Waste)*.

Concealed Parking. See *Sec. 4C.4.5.C.3.b. (Concealed Parking)*.

Condominium. See *California Civil Code, Chapter 1, Section 783*.

Construction, New. Any work including the construction of a building or structure that is structurally detached from existing buildings and structures on a lot.

Contributing Building or Contributing Element. Any building, structure, landscaping, natural feature identified on the historic resources survey as contributing to the historic significance of the Historic Preservation Overlay Zone, including a building or structure which has been altered, where the nature and extent of the alterations are determined reversible by the Historic Resources Survey.

Control Gate. [Forthcoming]

Controlled Drilling Site. That particular location within an oil drilling district in an Urbanized Area upon which surface operations for the drilling, deepening or operation of an oil well or any incidental

operation are permitted under the terms of this section, subject to the conditions prescribed by written determination by the Zoning Administrator.

Corner Lot. A lot situated at the intersection of two or more streets having an angle of intersection of not more than 135 degrees.

Covered Area. An area on a lot that is not open to the sky. See *Sec 14.1.1. (Covered Area)*.

Cultural. Anything pertaining to the concepts, skills, habits, arts, instruments, or institutions of a given people at any given point in time.

Cultural Heritage Commission. See *Sec. 13A.1.5. (Cultural Heritage Commission)*.

Curing. See *Sec. 5C.1.8.F.2 (Solid Waste Facility, Green Waste)*.

D

Decision-Maker. The agency or official charged with rendering a formal recommendation or decision on an application subject to *Article 13. (Administration)*. For the purposes of *Sec. 13B.11.1 (Environmental Review Procedures)*, the decision-maker is the decision-making body, as defined by the CEQA Guidelines.

Dedication of Land. A deliberate appropriation of land by its owner for any general and public uses, reserving to themselves no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

Demolition. See *Sec. 14.1.17.C.2. (Demolition)*.

Density. The number of dwelling units on a lot. See *Article 6. (Density)*.

Density Bonus. A density increase over the otherwise maximum allowable residential density under the applicable Zoning Code or Specific Plan, granted pursuant to *Article 9. (Public Benefit Systems)*.

Density Bonus Procedures. Procedures to implement the City's Density Bonus program developed by the Departments of Building and Safety, City Planning, and Housing.

Department of Building and Safety. See *Sec. 13A.1.8. (Department of Building and Safety)*.

Department of City Planning. See *City Charter, Section 550*.

Design Review Board. See *Sec. 13A.1.11. (Design Review Board)*.

Destroyed. Damaged so as to not be habitable, as determined by the Department of Building and Safety.

Developer. The owner of a project and, where different from the owner, any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities that develops or causes to be developed the residential housing project and, if applicable, provides off-site

affordable units, together with their successors and assigns, but does not include a lender, any governmental entity or the general contractor working for any developer.

Development. On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of the use of land, including, but not limited to, subdivisions pursuant to the *Subdivision Map Act* (commencing with *California Government Code, Section 66410*), and any other division of land, including parcel maps and private street divisions, except where any land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg- Nejedly Forest Practice Act of 1973 (commencing with *California Public Resources Code, Sec. 4511*). As used in this definition, structure includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Digital Display. A sign face, building face, or any building or structural component that displays still images, scrolling images, moving images, or flashing images, including video and animation, through the use of grid lights, cathode ray projections, light emitting diode displays, plasma screens, liquid crystal displays, fiber optics, or other electronic media or technology that is either independent of, attached to, integrated into, or projected onto a building or structural component, and that may be changed remotely through electronic means.

Dimensional Standard. [Forthcoming]

Directly Accessed. [Forthcoming]

Director. The Director of the Department of City Planning, or the Director's designee.

Disaster. Fire, flood, wind, earthquake, or other natural or man-made disaster.

Discarded Material. [Forthcoming]

Distance, Straight Line. See *Sec. 114.1.2. (Distance, Straight Line)*.

Distance, Walking. See *Sec. 114.1.3. (Distance, Walking)*.

Display. [Forthcoming]

Divided-Lite. Separate pieces of glass glazed between muntin bars.

Drilling and Production Site in the Los Angeles City Oil Field Area. Locations within an oil drilling district in the Los Angeles City Oil Field Area upon which surface operations for the drilling, deepening or operation of an oil well or any operation incident thereto, are permitted under

the terms of *Sec. 8.2.4. (Oil Drilling Districts)*, subject to the conditions prescribed by written determination by the Zoning Administrator.

Drip Line. A line which may be drawn on the ground around a tree directly under its outermost branch tips and which identifies that location where rainwater tends to drip from the tree.

Drive Aisle. [Forthcoming]

Drive Lanes. [Forthcoming]

Drive-Through Lane. [Forthcoming]

Driveway. [Forthcoming]

Dual Frontage. A Frontage District established in *Div. 3B.8. (Dual Frontages)*.

Dwelling or Dwelling Unit. A household living unit or a group living unit.

Dwelling Units Per Lot. See *Sec. 6C.1.1. (Household Living Units Per Lot)*.

E

Easement. A right given to a person or entity to trespass upon or use land owned by another.

Economically Disadvantaged Area. A ZIP code that includes a census tract or portion of a census tract in which the median annual household income is less than \$40,000 per year, as measured and reported by the U.S. Census Bureau in the 2010 U.S. Census and as updated by the parties upon the U.S. Census Bureau issuing updated Median Annual Household income data by census tract in the American Community Survey. See *Sec. 13B.1.1.E.13. (Definitions)*.

Egress. [Forthcoming]

Elevation. [Forthcoming]

Elevation Projection. Projected horizontally, perpendicular to the facade area

Eligible Housing Development. A housing development that includes on-site restricted affordable units at a rate that meets or exceeds the minimum requirements to satisfy the TOC Incentives, as determined by the Department of City Planning and as set forth in *Sec. 9.2.2.C.1. (Eligibility for TOC Incentives)*.

Emergency. A sudden, unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services.

Employment Centers Incentive Area. An area of a Community Plan identified in the applicable Community Plan Implementation Overlay as eligible to utilize the incentive in *Sec. 9.3.4.B.4. (Employment Centers)*.

Enclosed or Enclosure. Having a perimeter with an enclosure of 66.7% or greater. See *Sec. 14.1.1 (Enclosure)*.

Encroachment, Horizontal. See *Sec.14.1.5 (Encroachment, Horizontal)*.

Encroachment, Vertical. See *Sec.14.1.6 (Encroachment, Vertical)*.

End Stall. The last parking stall in a row, beyond which the access aisle does not continue.

Entry Feature. See *Sec. 3C.5.2. (Entry Feature)*

Environmental Protection Measures. See *Div. 4C.13. (Environmental Protection)*.

Enlargement or Expansion. [Forthcoming]

Equine. Any horse, pony, donkey, burro, or mule which is 12 months of age or older and is issued a current Equine License by the City Department of Animal Services. An animal which is under 12 months of age and is the offspring of or is unweaned and being nursed by a female equine lawfully kept on the property where said animal is kept shall not be considered an equine and shall be allowed by right on said property.

Exterior Face. [Forthcoming]

External Reflectance. See *Sec. 4C.10.2.D (Measurement)*.

Extremely Economically Disadvantaged Area. A ZIP code that includes a census tract or portion thereof in which the median annual household income is less than \$32,000 per year, as measured and reported by the U.S. Census Bureau in the 2010 U.S. Census and as updated by the parties upon the U.S. Census Bureau issuing updated Median Annual Household income data by census tract in the American Community Survey.

F

Facade. The above-grade, non-roof portions of the exterior building envelope.

Facade, Primary. [Forthcoming]

Facade Alteration. Any exterior modification of the facade of a building or structure. See *Sec. 14.1.17.C.5. (Facade Alteration)*.

Facade Area. [Forthcoming]

Facade Area, Ground Story. [Forthcoming]

Facade Area, Upper Story. [Forthcoming]

Facade Break. The minimum recess in a street facing facade that is required to establish a single street-facing building length as separate facades for the purpose of measuring facade width. See *Sec. 2C.6.3. (Facade Break)*.

Facade Width. The horizontal dimension of street-facing facade, uninterrupted by a facade break. See *Sec. 2C.6.2. (Facade Width)*.

Farmers' Market, Certified. See *Sec. 5C.1.5.M.3. (Farmers' Market, Certified)*.

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Fence. A constructed vertical barrier of wood, masonry, wire, metal, or other manufactured material, or combination of materials erected to enclose, screen, or separate areas. A fence differs from a wall in not having a solid foundation along its entire length.

Fill. See Fill in *LAMC Chapter 9, Sec. 91.7003. (Definitions)*.

Final Map. A map prepared in accordance with the provisions of *Div. 13B.7 (Division of Land)*, and with any applicable provisions of the *Subdivision Map Act*, designed to be recorded in the Office of the County Recorder of Los Angeles.

Finished Floor. [Forthcoming]

Finished Grade. [Forthcoming]

Finished Ground Floor Elevation. [Forthcoming]

Finished Ground Surface. [Forthcoming]

Fire Protection. Such fire hydrants and other protective devices as required by the Chief Engineer of the Fire Department.

Fire Stairs. A fire escape consisting of a number of horizontal platforms, one at each story of a building, with ladders or stairs connecting them. Platform and stairs are usually open steel gratings.

Flatwork. Any constructed object 2.5 feet in height or less measured from surrounding grade, including pavement.

Flood Hazard. A hazard to land or improvements due to overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of water courses.

Floor Area. The total area of floor space within a building or structure meeting the definitions of covered and enclosed. See *Sec. 14.1.7 (Floor Area)*.

Floor Area Ratio (FAR). Floor area ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot that the building is located on. See *Sec.2C.4.1. Floor Area Ratio (FAR)*.

Focal Entry Feature. Improved design standards applied to the primary entrance along the public way. See *Sec. 3D.8.3. (Focal Entry Feature)*.

Footcandle. The unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one foot square from a distance of one foot. See *Sec. 4C.10.1.D. (Measurement)*.

Foundation Wall. Any above-grade portion of a facade located below the finished ground floor.

Freeway. Property owned by the California Department of Transportation (Caltrans) that is used for highway purposes.

Frequency. See *Sec.14.1.8 (Frequency)*.

Front Yard. See *Sec. 14.1.20. (Yard Designation)*.

Frontage District. See *Part 3B. (Frontage Districts)*.

Frontage Lot Line. See *Sec. 14.1.12.B. (Frontage Lot Line, Lot Line Determination)*.

Frontage Screen. A planting area with a wall, fence, or hedge, located along a public right-of-way, and typically intended for screening surface parking lots, utilities, heavy commercial uses, and industrial uses.

Frontage Setback. An area on a lot where motor vehicle use areas are prohibited, including primary street parking setbacks, side street parking setbacks, and special lot line parking setbacks.

Frontage Yard Fence and Wall. A wall, fence, or hedge intended for front yards where a sense of privacy and enclosure is desired. See *Sec.3C.3.2. (Frontage Yard Fence and Wall Type)*.

Fueling Stations. Any facility that retails vehicle fuels, including diesel, gasoline, or alternative fuels.

Future Street or Alley. Any real property which the owner has offered for dedication to the City for street or alley purposes, but which has been rejected by the City Council of the City of Los Angeles, subject to the right of the Council to rescind its action and accept by resolution at any later date and without further action by the owner, all or part of the property as a public street or alley.

G

General Commercial Uses. See *Sec. 5C.1.4. (General Commercial Uses)*.

General Plan. A comprehensive declaration of purposes, policies and programs for the development of the City, which includes, where applicable, diagrams, maps and text setting forth objections, principles, standards and other features, and which has been adopted by the City Council. See *Div. 13C.1. (Administrative Definitions)*.

Geological Exploratory Core Hole. See *Sec. 5C.1.8.E.2. (Exploratory Core Hole)*.

Glare. See *Sec. 4C.10.2. (Glare)*.

Grade. The elevation or contour of the ground surface of a site.

Grade, Finished. Grade as established after a grading permit or where no grading permit is required, the original grade.

Grade, Original. Grade as established before a grading permit. Original grade does not include fill material or retained soil established without a grading permit.

Grade Plane. The elevation from which building and structure height is measured. See *Sec. 14.1.9. (Grade Plane)*.

Grade, Surrounding. The elevation of grade measured along the outside perimeter or an object, assembly, or structure.

Grading. Grading is any cut or fill, combination of cut and fill, or recompaction of soil, rock or other earth materials.

Green Waste. All yard trimmings or leaves, grass clippings, agricultural wastes, and vegetative landscaping materials generated from the maintenance of yards, parks, or other similar facilities. See *Sec. 5C.1.7.F.2 (Green Waste)*.

Grocery Store Incentive Area. An area of a Community Plan identified in the applicable Community Plan Implementation Overlay as eligible to use *Sec. 9.3.4.B.2. (Full-Service Grocery Store)*.

Gross Vehicle Weight Rating. The maximum weight a vehicle can carry, including driver, passengers, and cargo.

Ground Floor. The floor surface associated with the ground story.

Ground Floor Elevation. The finished floor height associated with the ground story. See *Sec. 3C.6.2. (Ground Floor Elevation)*.

Ground Story. See *Sec. 14.1.10. (Ground Story Determination)*.

Ground Story Facade Area. The portion of an above-grade building facade located on the ground story.

Ground Story Height. The floor-to-floor height of the ground story. See *Sec. 3C.6.1. (Ground Story Height)*.

Ground Surface. [Forthcoming]

Groundcover. See *Sec. 4C.6.4.C.3.c. (Groundcover & Turf Plants)*.

Ground-Mounted Equipment. See *Sec. 4C.8.6 (Ground-Mounted Equipment)*.

Group Living Unit. Any habitable room except a kitchen, designed or used for occupancy by one or more persons, and not part of a household living unit.

H

Habitable Space. Any occupiable space designed and intended for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

Health Center Incentive Area. An area of a Community Plan identified in the applicable Community Plan Implementation Overlay as eligible to use *Sec. 9.3.4.B.3. (Health Centers)*.

Hearing Officer. Any Department of City Planning planner conducting a public hearing on behalf of the Director or the City Planning Commission.

Heavy Commercial Uses. See Sec. 5C.1.5. (*Heavy Commercial Uses*).

Heavy Industrial Uses. See Sec. 5C.1.8. (*Heavy Industrial Uses*).

Hedge. See Sec. 4C.6.4.C.3.d. (*Hedges*).

Height in Feet. The vertical dimension of a building or structure, measured in feet. See Sec. 2C.4.2. (*Height in Feet*).

Height in Stories. The height of a building measured in stories. See Sec. 2C.4.3. (*Height in Stories*).

Height Transition. A reduction in the maximum height allowance of buildings and structures for a limited depth along non-street lot lines. See Sec. 2C.5.3. (*Height Transition*).

Height Transition Depth. See Sec. 2C.5.3.D.2. (*Height Transition Depth*).

Heliport. See Sec. 5C.1.3.E. (*Heliport*).

High-Rise Sign. A sign located at least 100 feet above grade and attached to the wall of a building. See Sec. 4C.11.2.C.3.b.

Hillside Area. Lots identified as being in a Hillside Area, as established in Sec. 14.6. (*Hillside Area Map*).

Historic. Any building, structure, landscaping, natural feature, or lot, including street features, furniture or fixtures, which depicts, represents or is associated with persons or phenomena which significantly affect or which have significantly affected the functional activities, heritage, growth or development of the City, State, or nation.

Historic-Cultural Monument. Any building, structure, landscaping, natural feature, or lot designated by the City as a City Historic-Cultural Monument.

Historic Preservation Overlay Zone. Any area of the City containing buildings, structures, Landscaping, Natural Features or lots having Historic, architectural, Cultural or aesthetic significance and designated as a Historic Preservation Overlay Zone under the provisions of this Division.

Historic Resources Survey. A document, which identifies all contributing and non-contributing buildings, structures and all contributing Landscaping, Natural Features and lots, individually or collectively, including street features, furniture or fixtures, and which is certified as to its accuracy and completeness by the Cultural Heritage Commission.

Historical Property Contract. A contract between an Owner or Owners of a Historical-Cultural Monument or a Contributing Element and the City, which meets all requirements of Sec. 50281 and 50282 of the California Government Code and Sec. 19.140 et seq. of the Los Angeles Administrative Code.

Hive. A structure that houses a bee colony.

Home-Sharing. See *Sec. 5C.1.4.1.2. (Home-Sharing)*.

Horizontal Bands. A continuous band of material running horizontally across a facade. See *Sec. 3D.6.3. (Horizontal Bands)*.

Horizontal Illuminance. The amount of light falling on a horizontal plane at finished grade, as measured with a light meter.

Horizontal Bicycle Storage. See *Sec.4C.3.2.C.2.b. (Horizontal Storage)*.

Hours of Operation. The hours in which a business is open to the public. See *Sec.5C.3.9. (Hours of Operation)*.

Household. One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.

Household Living. Living in a household living unit.

Household Living Unit. Living quarters with a full kitchen, serving as a primary residence or having a tenancy of 30 days or more. See also *group living unit*.

Housing Development. The construction pursuant to a building permit, or the proposed conversion to condominium ownership pursuant to a final subdivision tract map, submitted for approval, of any multiple dwelling or group dwelling, residential condominium development or cooperative apartment home having 5 or more dwelling units.

Housing Development Project. The construction of 5 or more new dwellings units, the addition of 5 or more residential dwelling units to an existing building or buildings, the remodeling of a building or buildings containing 5 or more residential dwelling units, or a mixed use development containing residential dwelling units. For the purpose of establishing the minimum number of 5 dwelling units, restricted affordable units shall be included and density bonus units shall be excluded.

I

Illuminated Canopy Sign. A sign integrated into an enclosed internally illuminated canopy that is attached to the wall of a building. See *Sec. 4C.11.2.C.3.c.*

Improved Alley.

Incentive. The granting of additional development potential or relief from a zoning regulation through a participation in an incentive program established in *Article 9. (Public Benefit Systems)*.

Incidental To. See *Sec. 5C.3.14. (Incidental To)*.

Individual with a Disability. A person who has a physical or mental impairment that limits one or more major life activities, anyone who is regarded as having that type of impairment, or anyone who has a record of that type of impairment.

Inflatable Device. A sign that is a cold-air inflated object, of various shapes, made of flexible fabric, resting on the ground. Inflatable devices are restrained, attached, or held in place by a cord, rope, cable, or similar method. Does not include any object that contains helium, hot air, or a lighter-than-air substance.

Ingress. [Forthcoming]

In-Kind. A replacement with the same material type, design, dimension, texture, detailing, and exterior appearance.

Integrated Parking. Structures with 50% or less of the gross floor area devoted to vehicular use area.

Interim Motel Housing Project. The physical re-purposing or adaptation of an existing transient residential structure, such as a motel, hotel, apartment hotel, transient occupancy residential structure, or hostel, for use as supportive housing or transitional housing for persons experiencing homelessness or those at risk of homelessness.

Interim Use. [Forthcoming]

Interior. All enclosed and covered areas included within surrounding exterior walls of a building.

Interior Walls. [Forthcoming]

Inundation. Ponded water, or water in motion, of sufficient depth to damage property due to the presence of the water or to deposit of silt.

J

Joint Living and Work Quarters. The conversion of an existing building to a residential occupancy of one or more rooms or floors used as a dwelling unit, with adequate work space reserved for, and regularly used by, one or more persons residing there, as defined in the *Health and Safety Code*. For the purposes of this use, an existing building is a building for which a building permit was issued prior to April 1, 1994.

Junior Accessory Dwelling Unit. A unit no more than 500 square feet in size and contained entirely within a single-unit dwelling. A junior accessory dwelling unit may include separate sanitation facilities or share sanitation facilities with the existing structure.

Junk. [Forthcoming]

K

Kitchen. Any room or portion of a dwelling unit, whether an enclosed room or otherwise, used, intended, or designed to be used, for cooking and preparing food. Does not include a light housekeeping room or that portion of a recreation room in a multiple residential use, or in an accessory building, containing facilities for cooking and food preparation.

L

Landing Platforms. The portion of a floor adjacent to an elevator, ramp, stair, or door, designed to provide a stable space to stand.

Landscaping. The design and organization of landforms, hardscape, and softscape, including individual groupings of trees, shrubs, groundcover, vines, pathways, arbors, and similar materials.

Large Species Tree. A tree with a minimum 30-foot canopy spread at maturity.

Leachates. Any liquid which has come into contact with or percolated through composting or curing materials and contains extracted or dissolved substances therefrom, or any other liquid which has been generated by the decomposition process.

Leader (Plants). The tip of the main stem of a plant.

Light Housekeeping Room. Any group living unit which is designed and used as a bedroom and for the cooking and preparing of food, in a conformance with the provisions of *Chapter 9, Sec. 91.8116. (Special Provisions for Light-Housekeeping Rooms)*. For the purpose of applying lot area, automobile parking spaces, and other requirements of the various zones, each light housekeeping room shall be considered a separate group living unit.

Light Trespass. Light that falls beyond the property it is intended to illuminate.

Living Wall. A system permanently attached to the exterior building facade, supporting vegetation, with its growing medium and integrated irrigation system.

Loading Area. Areas designed and intended for the loading and unloading of goods to and from commercial vehicles.

Loading Space. An off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which is served by a street, alley, or other appropriate means of access.

Local Affordable Housing Incentive Map. A map as defined in *Sec. 1.4.4. (Local Housing Incentive Map)*.

Local Coastal Program. The City's land use plans and other applicable general plan elements, zoning ordinances, zoning district maps, and proposed implementing actions, which when taken together, meet the requirements of, and implement the provisions and policies of, the *California Coastal Act*.

Local Public Agency. An agency, identified on a list maintained by the Department of City Planning, that funds Supportive Housing and Transitional Housing for persons experiencing homelessness or at risk of homelessness.

Local Street. A street providing access to abutting property and serving local traffic, as distinguished from through traffic. Does not include collector street, avenue, boulevard, or freeway.

Long-Term Bicycle Parking. See *Sec. 4C.3.3 (Long-Term Bicycle Parking Design)*.

Los Angeles County River Master Plan's Landscaping Guidelines. [Forthcoming]

Los Angeles Fire Department Equipment. Any equipment owned or installed for the use of the Los Angeles Fire Department.

Lot. A parcel of land conforming to the standards in *Section 14.1.11 (Lot)* for identifying a lot, and which is identified on a final tract map as required in *Div. 11.3. (Final Tract Maps)* or a parcel map as required in *Div. 11.4. (Parcel Maps)*, recorded in the Office of the County Recorder with a separate and distinct letter or number.

Lot Area. The amount of land area within the boundaries of a lot.

Lot Line. The boundaries of a lot. See *Sec. 14.1.12. (Lot Line Determination)*.

Lot Line-Facing Facade. See *Sec. 14.1.13. (Lot Line-Facing)*.

Lot Tie. A set of lots group together as a single lot for the purpose of development. See also *Sec. 14.1.11. (Lot)*.

Lot Width. The length of the primary street lot lines bounding a lot.

Lower Income Households. Annual income of a household that does not exceed the amount designated for that category as defined in *California Health and Safety Code, Section 50079.5 (Definitions)*.

Luminaire. The complete lighting unit (fixture), consisting of a lamp or lamps, and ballasts (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.

M

Main Traveled Roadway of a Freeway. The portion of a freeway, including interchange roadways connecting one freeway with another, which is designed for the movement of large volumes of vehicular traffic, efficiently and safely at high speed. Does not include service roadways, landscape areas, or ingress or egress ramps connecting the freeway with other streets.

Maintenance, or Maintenance and Repair. See *Sec. 14.1.17.C.11 (Ordinary Maintenance and Repair)*.

Major Renovation. See *Sec. 14.1.17.C.8. (Major Renovation)*.

Major Transit Stop. As defined in *California Public Resources Code, Section 21155(b)*.

Marquee Sign. A sign displayed on the periphery of a marquee. See *Sec. 4C.11.2.C.3.d*.

Mechanical and utility equipment. [Forthcoming]

Mechanical Exhaust Outlets. [Forthcoming]

Mezzanine. An intermediate level within a story of a building. See *Sec. 14.1.19.C. (Mezzanine, Story)*.

Ministerial Action. Any action involving only the non-discretionary application of objective standards, including the processes described in *Sec. 13A.2.1.B. (Procedural Categories)*.

Ministerial Decision. A decision based on the non-discretionary application of objective standards. See *Sec. 13A.2.1.B. (Procedural Categories)*.

Minor Renovation. See *Sec. 14.1.17.C.9. (Minor Renovation)*.

Mobilehome. As defined by *California Health and Safety Code, Section 18008*.

Mobilehome Park. Any lot or portion of a lot used to provide rental or lease sites for two or more individual manufactured homes, mobilehomes, park trailers, or recreational vehicles.

Mobilehome Site. That portion of a mobilehome park set aside and designated for the occupancy of manufactured homes, mobilehomes, park trailers, or recreational vehicles. Includes the area set aside or used for parking, and accessory buildings or structures such as awnings, cabanas, or ramadas.

Model Dwelling. A structure including a maximum of one dwelling unit having all the following characteristics:

1. The unit is constructed on a proposed lot or in a proposed building previously designated as a model dwelling site by the Advisory Agency in a subdivision or a multiple unit development for which the Advisory Agency has approved or conditionally approved a tentative map, but for which a final map has not yet been recorded.
2. The proposed lot upon which the unit is constructed is recognized as a legal building site for the duration of the model dwelling permit.
3. No Certificate of Occupancy for such unit has been issued by the Superintendent of Building.
4. Where applicable, temporary access to the lot is permitted over future streets previously restricted to public access.
5. The unit is intended to be temporarily used as an example of the dwellings which have been built or are proposed to be built in the same subdivision or multiple unit development.

Moderate Income Households. Annual income of a household that does not exceed the amount designated for that category as defined in the *California Health and Safety Code, Section 50052.5*.

Module. [Forthcoming]

Monument Sign. A freestanding sign which is wholly independent of a building for support, erected directly upon the existing or artificially created grade, or that is raised no more than 12 inches from the grade to the bottom of the sign. See *Sec. 4C.11.6.C.e. (Monument Sign)*.

Motor Vehicle. A vehicle that is self-propelled, with the ability to reach speeds over 20 miles per hour. Does not include a self-propelled wheelchair, motorized tricycle, or motorized quadricycle

operated by a person who, by reason of physical disability, is otherwise unable to move about as a pedestrian.

Motor Vehicle Use Area. An area designed and intended for use by motor vehicles that is not normally open to public vehicular use. Includes loading dock, service bay, repair yard, bus bay, trucking terminal, rail yard, transit platform, and motorhome storage area.

Movable Tiny House. An enclosed space intended for separate, independent living quarters, that meets all of the following:

1. Is licensed and registered with the California Department of Motor Vehicles;
2. Meets the American National Standards Institute (ANSI) 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards, and is certified for ANSI or NFPA compliance;
3. Cannot move under its own power;
4. Is no larger than allowed by California State Law for movement on public highways; and
5. Is no smaller than 150 and no larger than 430 square feet as measured within the exterior faces of the exterior walls.

Mulch. A woody vegetative material used as a non-nutritive ground cover to control erosion, improve water retention and retard weed growth.

Mullion. [Forthcoming]

Multi-Story Building. A building with at least one additional story above the ground story.

Muntins. [Forthcoming]

N

Native Plants. Any tree, shrub or plant species specified by Water Use Classification of Landscape Species (WUCOLS) as native to the South Coastal region.

New Construction. See *Sec. 14.1.17.C.3. (Project Activities)*

Non-Residential Project. A development project that does not contain any household living units, group living units, joint living and work quarters or live/work units.

Nonconforming. An existing lot, building or structure, or use, that conformed to the zoning regulations, if any, at the time it was established, but does not conform to current requirements of this Chapter.

Nonconforming Lot. A lot that conformed to the zoning regulations, if any, at the time it was established, but does not conform to current requirements of this Chapter.

Nonconforming Structure. A structure that conformed to the zoning regulations, if any, at the time it was established, but does not conform to current requirements of this Chapter.

Nonconforming Use. A use that conformed to the zoning regulations, if any, at the time it was established, but does not conform to current requirements of this Chapter.



Occupiable Space. Any area designed and intended for human occupancy with a minimum clear height of 7.5 feet.

Off-Site Sign. A sign that displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution, or any other commercial message, which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where the sign is located.

Oil Well. Any well or hole already drilled, being drilled or to be drilled into the surface of the earth which is used or intended to be used in connection with coring, or the drilling for prospecting for or producing petroleum, natural gas or other hydrocarbon substances, or is used or intended to be used for the subsurface injection into the earth of oil field waste, gases, water or liquid substances, including any such existing hole, well or casing which has not been abandoned in accordance with the requirements of *Chapter 5, Article 7 (Fire Prevention and Prevention)* except that oil well does not include temporary geological exploratory core hole as defined in *Div. 14.2 (Glossary)*. See *Sec. 5C.1.8.E. (Resource Extraction)*.

Oil Well Class A. Any oil well drilled, conditioned arranged, used or intended to be used for the production of petroleum.

On-Site Sign. [Forthcoming]

Opacity. See *Sec. 14.1.14 (Opacity %)*.

Open Space. See *Amenity Space, Lot*.

Open Space Depth. [Forthcoming]

Open to the Sky. Having no intervening structure between the finished floor or ground surface and the sky.

Ordinary Maintenance and Repair. See *Sec. 14.1.17.C.11 (Ordinary Maintenance and Repair)*.

Original Art Mural. A one-of-a-kind, hand-painted, hand-tiled, or digitally printed image on the exterior wall of a building that does not contain any commercial message.

Outdoor Amenity Space. See *Sec. 2C.3.3.A. (Outdoor Amenity Space)*.

Outdoor Dining. Any covered or uncovered portion of an eating and drinking establishment which is unenclosed and which is used primarily for the consumption of food or drinks by the patrons of the eating and drinking establishment. Includes outdoor dining areas that are on or above the ground floor. Does not include rooftop dining.

Outdoor Room. [Forthcoming]

Owner. Any person, association, partnership, firm, corporation, or public entity, identified as the holder of title on any property as shown on the records of the City Engineer or on the last assessment roll of the County of Los Angeles, as applicable. For purposes of this Chapter, Owner also refers to an appointed representative of an association, partnership, firm, corporation, or public entity, which is a recorded owner.

P

Parallel Parking. A parking stall having its length parallel to its access drive aisle.

Parallel Parking End Stall. [Forthcoming]

Parcel. A piece of land with defined boundaries intended for the purpose of ownership

Parcel Map. A map showing a division of land other than those divisions which require a final tract map as defined by the *Subdivision Map Act*.

Parking. Any facility intended for the parking of vehicles as a principal use. Includes parking structures and surface parking lots. Does not include vehicle storage.

Parking Area. [Forthcoming]

Parking Bay. The width of two rows of parking stalls including the width of the access drive aisle in-between, or for a single-loaded aisle, the width of a single row of parking stalls including the width of the access drive aisle.

Parking Garage. Any parking structure that is primarily used for parking. For a parking structure to be considered a parking garage, vehicle use area in a building shall be greater than or equal to the floor area, see *Sec. 14.1.7. (Floor Area)* of the building. See *Sec. 4C.4.5. (Parking Structure Design)*.

Parking Stall. Space within a building, or a private or public parking area, exclusive of driveways, ramps, columns, office, and work areas, for the parking of one automobile. Does not include bicycle parking stall.

Parking Structure. A building that includes parking uses. Includes parking garages and integrated parking structures. See *Sec. 4C.4.5. (Parking Structure Design)*.

Parking Structure, Integrated. Structures with less than 50% of their floor area dedicated to parking use. See *Sec. 4C.4.5. (Parking Structure Design)*.

Parkway. [Forthcoming]

Partial Kitchen. [Forthcoming]

Paseo. [Forthcoming]

Pedestrian Access. [Forthcoming]

Pedestrian Accessway. [Forthcoming]

Pedestrian Amenity Allowance. The width of pedestrian amenity space in the build-to range that is allowed to count toward the build-to width requirement.

Pedestrian Amenity-Facing Facade. See Sec. 14.1.16. (*Pedestrian Amenity-Facing Facade*).

Pedestrian Amenity Space. [Forthcoming]

Pedestrian Passageway. [Forthcoming]

Pedestrian Sign. A small sign attached perpendicular to the building facade that hangs from a bracket or support extending more than 1 foot from the outside wall of the building. See Sec. 4C.11.2.C.3.f.

Permanent Structure. A structure designed, intended, and constructed to remain at one location.

Permit. Any license, certificate, approval, or other entitlement for use granted, conditionally granted, or denied by any public agency, that is subject to the provisions of this Section.

Perennial. A plant that lives more than two years, including woody species and other plants that do not die back annually.

Person. An individual, joint venture, joint stock company, partnership, association, club, company, corporation, business trust, or organization, or the manager, lessee, agent, servant, officer, or employee of any of them.

Plant. [Forthcoming]

Plant Type. [Forthcoming]

Planting Area. The area on a lot designated and designed for plants.

Planting Area Map. [Forthcoming]

Planting Guide. [Forthcoming]

Planting Hole. [Forthcoming]

Pole Sign. A freestanding sign that is erected or affixed to one or more poles or posts and that does not meet the requirements of a monument sign or a pillar sign. See Sec. 4C.11.2.C.3.g.

Preliminary Parcel Map. A map made for the purpose of showing the design of a proposed subdivision creating 4 or fewer parcels, 4 or fewer condominiums, or 4 or fewer units in a community apartment project or stock cooperative, and showing the existing conditions in and around it. Does not need to be based on an accurate or detailed final survey of the property.

Prepare. Whenever this Chapter directs an agency or official to prepare a document, it means that the agency or official may actually prepare the document, or cause the document to be prepared by its staff, consultants, or other authorized third parties.

Primary or Side Street. [Forthcoming]

Primary Street Lot Line. See *Sec. 14.1.12.C. (Lot Line Determination)*.

Principal Material. The building product used as the exterior wall finish material for the majority of the exterior building facade.

Private. Land or facilities not owned by the Federal, State, County, or City government.

Private Club. Any facility organized solely for the promotion of some common interest and which is accessible to club members and their guests only. Includes business, fraternal, political, and social organizations.

Private Road Easement. A parcel of land not dedicated as a public street, over which a private easement for road purposes is proposed to be, or has been, granted to the owners of property contiguous or adjacent to the road, that intersects or connects with a public street or a private street. The instrument creating such easement shall be, or shall have been, duly recorded or filed in the Office of the County Recorder of Los Angeles.

Private Street. An ingress/egress easement, roadway, walkway, or other right-of-way, open to travel by pedestrians, non-motorized vehicles, or motor vehicles, that is not a public street or way, whether or not the instrument creating it has been recorded or filed in the Office of the Recorder of Los Angeles County. Includes a private road easement that has been determined by the Advisory Agency or the Director of Planning to be adequate for access, and for the purposes set forth in *Article 7. (Division of Land)*, or *Chapter 1, Article 8 (Private Street Regulations)*.

Problem Areas. Those portions of the City of Los Angeles determined by resolution of the Board of Public Works to be actually or potentially dangerous by reason of geological conditions, being subject to inundation or overflow by stormwater, or because of any other potentially dangerous condition, including areas subject to rapid spread of fire.

Producing Zone. A reservoir or series of reservoirs of sufficient thickness and productivity of hydrocarbons as to form an economic source of supply and which is segregated from other reservoirs, or series of reservoirs, by natural boundaries or barriers to such an extent as to make its separate development either economically or mechanically desirable in accordance with good oil field practice.

Project. New construction, addition, structural alteration, demolition, reconstruction, rehabilitation, relocation, removal or restoration of the exterior of any building, structure or landscaping and the installation of any sign, fence or wall. Project also includes any use of land or change in use. A project may or may not require a building permit. The definition of project may be modified by a Community Plan Implementation Overlay or Specific Plan. See *Sec. 14.1.17.B. (Project Activities)*.

Project Activities. See *Sec. 14.1.17. (Project Activities)*.

Project Adjustment. See *Div. 13B.4. (Specific Plan Implementation)*.

Project Compliance. A decision by the Director that a project complies with the regulations of the applicable Specific Plan, either as submitted, or with conditions imposed to achieve compliance.

Project Review Thresholds. [Forthcoming]

Project Site. The lot or parcel on which a development project is located.

Projecting Sign. See *Sec. 4C.11.2.C.3.h.*

Projection. The distance by which a sign extends beyond the building face.

Protected Tree. See *LAMC Chapter 4, Section 46.01 (Definition), LAMC Chapter 4, Section 46.02. (Requirements for Public Works Permits to Relocate or Remove Protected Trees), and Sec. 11.1.3.P. (Protected Tree Regulations).*

Protective Barrier. A building component or assembly located at, or near, the open sides of elevated occupiable space floor surfaces, that is designed to reduce the risk of fall from the occupiable space. Includes guardrails, railings, and parapets.

Public Art Installation. A facility, amenity or project that does not contain any commercial message and which is either an approved public arts project, as defined by the *Los Angeles Administrative Code, Section 19.85.4*, or approved pursuant to *LAMC Chapter 9, Section 91.107.4.6*.

Public Benefits Incentive Program. An Incentive Program established in Division 9.4 of this Chapter to promote the production of improvements, facilities, resources, and services beyond affordable housing for the benefit and enjoyment of the general public.

Public Project. Any development initiated by the Department of Public Works or any of its bureaus, any development initiated by any other department or agency of the City, and any development initiated or to be carried out by any other governmental agency, which is required to obtain a local government permit. Public project does not include any development by any department or agency of the City or any other governmental entity which otherwise requires action by or approval of the City Planning Commission, Area Planning Commission or the Office of Zoning Administration, or any development by any department or agency of the City, or any other governmental entity, for which a permit from the Department of Building and Safety is required. Public project shall also not include any development on tidelands, submerged lands, or on public trust lands, whether filled or unfilled.

Public Realm. [Forthcoming]

Public Way. A street, alley or other parcel of land leading to a street or public right-of-way, that has been deeded, dedicated, or otherwise permanently appropriated to the public, for public use, that has a clear width and height of not less than 10 feet. Includes any street, channel, viaduct, subway, tunnel, bridge, easement, right-of-way, or other way, in which a public agency has a right of use.

Q

Qualified Permanent Supportive Housing Project. The construction of, addition to, or remodeling of, a building or buildings offering Supportive Housing located in a zone in Density District 15, or any Density District allowing greater density, and where all of the total combined household living units

and group living units, exclusive of any manager's units, are affordable. For the purposes of this definition, affordable means that rents or housing costs to the occupying residents do not exceed 30% of the maximum gross income of Extremely Low, Very Low or Low Income Households, as those income ranges are defined by the US Department of Housing and Urban Development (HUD) or any successor agency, as verified by the Housing & Community Investment Department. A minimum of 50% of the total combined household living units or group living units, is occupied by the target population.

Quasi-Judicial Approval. An action that applies rules to specific facts and is subject to procedural due process principles. Includes the processes described in *Div. 13B.2. (Quasi-Judicial Review)*, *13B.4. (Specific Plan Implementation)*, and *13B.5. (Quasi-Judicial Relief)*.

Quasi-Judicial Decision. See *Sec. 13A.2.1.B. (Procedural Categories)*.

Queuing. [Forthcoming]

Queuing Space. [Forthcoming]

R

Rear Lot Line. See *Sec. 14.1.12. (Lot Line Determination)*.

Reasonable Accommodation. Providing an individual with a disability, or developers of housing for an individual with a disability, flexibility in the application of land use and zoning regulations or policies (including the modification or waiver of certain requirements), when it is necessary to eliminate barriers to housing opportunities.

Recreational Vehicle. As defined in *California Health and Safety Code, Section 18010*.

Recyclable Materials. Items or materials to be recycled or reused, including yard waste, paper, plastic, glass, metal, newspaper, and cardboard.

Recycling Center. Any recycling collection or buyback site, recycling sorting facility, or other recycling oriented site, that does not do any processing other than mechanical compaction to reduce the volume of recyclable containers for economy of storage.

Recycling Receptacle. A container which is suitable for the collection of recyclable materials. Containers shall be covered, durable, waterproof, rustproof, and of incombustible construction, and shall provide protection against the environment or be in completely enclosed indoor recycling areas. Containers must be clearly labeled to indicate the type of material to be deposited.

Rehabilitation. The act or process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use, while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Relocation. The movement of a building or structure from its existing location to another location. See *Sec. 14.1.17.C.7. (Relocation)*.

Renter. Any person, association, partnership, firm, corporation, or public entity, which has rented or leased a dwelling unit or other structure within an HPOZ for a continuous time period of at least three years. For purposes of this Chapter, the “renter” also refers to an appointed representative of an association, partnership, firm, corporation, or public entity which is a renter.

Replacement Unit. Any unit that would need to be replaced pursuant to California Government Code, Section 65915(c)(3), if the project was seeking a density bonus.

Resident. [Forthcoming]

Residential Amenity Space. An area which is designed and intended to be used by occupants of household living units and group living units for recreational, domestic, or vocational purposes.

Residential Building. A building, or portion of a building, designed or used for human habitation.

Residential Conversion Project. An existing apartment house, apartment hotel, hotel, multiple dwelling or group dwelling used exclusively for residential purposes proposed for conversion to a condominium, stock cooperative, or community apartment project to be used exclusively for residential purposes through approval of a tract or parcel map. For purposes of this definition, the term existing means that the building was constructed prior to 1945 or, where built after 1945, a certificate of occupancy has been issued for the building prior to the time of map application.

Residential Dwelling Unit. See Residential Unit in this Division. [Forthcoming]

Residential Project. A development project containing any number of household living units, group living units, joint living and work quarters, live/work units, or any type of lodging, not intended for transient occupancy.

Residential to Commercial/Industrial Conversion Project. An existing apartment house, apartment hotel, hotel, multiple dwelling or group dwelling used exclusively for residential purposes proposed for conversion to a condominium or stock cooperative which is to be used exclusively for commercial or industrial purposes through approval of a tract or parcel map. For purposes of this definition, the term existing means that the building was constructed prior to 1945 or, where built after 1945, a certificate of occupancy was issued for the building prior to the time of map application.

Residential Unit. A household living unit, group living unit, or joint living and work quarters; a mobilehome, as defined in *California Health and Safety Code, Section 18008*; a mobilehome lot in a mobilehome park, as defined in *California Health and Safety Code, Section 18214*.

Residential Use. See *Div. 5D.2. (Definitions, Use)*.

Retaining Wall. [Forthcoming]

Restoration. The act or process of accurately recovering the form, features, and details of a property as it appeared at a particular period of time, by means of the removal of later work, or by the replacement of missing earlier work.

Restricted Affordable Unit. A household living unit or group living unit for which rental amounts or mortgage amounts in compliance with *California Government Code Sec. 65915(c)* are restricted so as to be affordable to and occupied by Extremely Low, Very Low, Low or Moderate Income households, as determined by the Housing and Community Investment Department.

Reverse Vending Machine. An automated mechanical device which accepts one or more types of empty beverage containers including aluminum cans, glass and plastic bottles, and which issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the State of California. A reverse vending machine may sort and process containers mechanically, provided that the entire process is enclosed within the machine. See *Sec. 5C.1.8.D.1. (Recycling Facility, Collection)*.

Reviewing Agency. The agency or official charged with reviewing an application, as described in *Article 13. (Administration)*. Typically, the Zoning Administrator, Planning Director, or Department of City Planning.

Right-of-Way. [Forthcoming]

Roadway. That portion of a right-of-way for a street or alley used, or intended to accommodate, the movement of vehicles. Includes on-street bike lane.

Roof Form. The shape of the external upper covering of a building, including the frame for supporting the roofing.

Roof Form, Accessory. A portion of a roof structure that deviates from the principal roof form in either shape, color, or shape and color.

Roof Materials. [Forthcoming]

Roof-Mounted Equipment. [Forthcoming]

Roof Sign. A sign erected upon a roof of a building. See *Sec. 4C.11.2.C.3.i*.

Roof Structure. [Forthcoming]

Rooftop Dining. Any covered or uncovered portion of an eating and drinking establishment which is unenclosed, located on a rooftop, and used primarily for the consumption of food or drinks by the patrons of the eating and drinking establishment.

Rooftop Planting Areas. Plants provided on or over a built structure. Includes roof, bridge, and parking structure.

Room, Habitable. An enclosed subdivision in a residential building commonly used for living purposes, but not including any lobby, hall, closet, storage space, water closet, bath, toilet, slop sink, general utility room, or service porch. A recess from a room or an alcove (other than a dining area) having 50 square feet or more of floor area and located where it could be partitioned off to form a habitable room, shall be considered a habitable room. For the purpose of applying the automobile parking space requirements of *Part 4C. Development Standards Rules*, any kitchen as defined in

this Division shall be considered a habitable room and, if it is a part of a room designed for other than food preparation or eating purposes, such remaining portion shall also be considered a habitable room. For the purpose of applying the lot area requirements of this Chapter, a kitchen less than 100 square feet of room area from wall to wall shall not be considered a habitable room.

Root Ball. The intact ball of earth or growing medium containing the roots of a nursery plant.

Root Collar. [Forthcoming]

Root Flare. [Forthcoming]

Root Mass. [Forthcoming]

Rounding. [Forthcoming]

S

Safety Barriers. [Forthcoming]

Sea. The Pacific Ocean and all harbors, bays, channels, canals, estuaries, salt marshes, sloughs and other areas subject to tidal action through any connection with the Pacific Ocean, excluding non-estuarine rivers, streams, tributaries, creeks, and flood control and drainage channels.

Screened Parking. [Forthcoming]

Screening. [Forthcoming]

Screening Plants. [Forthcoming]

Screening Structure. A structure obstructing visibility from outside an enclosed area to another space, object or structure.

Service Areas. [Forthcoming]

Setback. [Forthcoming]

Senior Citizen. An individual at least 62 years of age, except that for projects of at least 35 units that are subject to *Div. 9.2 (Affordable Housing Incentive Programs)*, a threshold of 55 years of age may be used, provided all applicable City, State, and Federal regulations are met.

Senior Citizen Housing Development. See *Div. 5D.2. (Definitions, Use)*.

Service Road. That part of a major or secondary highway, containing a roadway that affords access to abutting property and is adjacent and approximately parallel to and separated from the principal roadway.

Sheltering Structure. A structure designed, intended and constructed to protect users from precipitation and inclement weather.

Shoreline Project. Any development in streams, wetlands, and other waters of the United States. Includes depositing of fill and dredged material, jetties, marinas, and piers.

Short-Term Bicycle Parking. [Forthcoming]

Shrub. A small to medium sized perennial woody plant. Unlike herbaceous plants, shrubs have persistent woody stems above the ground. They are distinguished from trees by their multiple stems and shorter height, for purposes of this Chapter, less than 15 feet.

Shuttle Service. [Forthcoming]

Side Lot Line. See Sec. 14.1.12.F. (*Side Lot Line, Lot Line Determination*).

Side Street Lot Line. See Sec. 14.1.12.D. (*Side Street Lot Line, Lot Line Determination*).

Sidewalk Grade. [Forthcoming]

Sidewalk, Public. [Forthcoming]

Sign. Any whole or part of a display board, wall, screen or object, used to announce, declare, demonstrate, display, or otherwise present a message and attract the attention of the public.

Sign Area. See Sec. 4C.11.5.D.1 (*Sign Area*).

Sign, Awning. See Sec. 4C.11.2.C.3.a.

Sign Face. The surface upon which the sign message is placed.

Sill. The bottommost horizontal exterior surface of a window opening, including a ledge or other architectural detail, that projects from the surrounding building facade.

Sign Face. The surface upon which the sign message is placed.

Supergraphic Sign. A sign, consisting of an image projected onto a wall or printed on vinyl, mesh or other material, with or without written text, supported and attached to a wall by an adhesive, by using stranded cable and eye-bolts, or other materials and methods, and which does not comply with the following provisions of this Code: Sec. 4C.11.6.C.8. (*Projecting Signs*), Sec. 4C.11.6.C.4. (*Marquee Signs*), Sec. 4C.11.2. (*Temporary Signs*), Sec. 4C.11.2.C.3. (*Temporary Signs on Temporary Construction Walls*), or Sec. 4C.11.1.E.2. (*Original Art Murals*).

Simulated Divided-Lite. [Forthcoming]

Site Alteration. Site alteration is any exterior modification of site landscaping, surface parking areas, or the lot, including grading.

Site Design. [Forthcoming]

Site Plan. [Forthcoming]

Skilled Nursing Home. Residential housing that is licensed by the California Department of Health and provides acute, intermediate, or long-term skilled nursing care, and consists only of group living

units for its residents. Full-time medical services may be provided on the premises. It may be a component of an eldercare facility. See *Sec. 5C.1.1.H.2. (Medical Care)*.

Slope. The plane or incline of land, usually expressed as a percentage:

$$\% \text{ slope} = \frac{\text{vertical distance}}{\text{horizontal distance}} \times 100$$

Small Species Tree. A tree with a minimum 15-foot canopy spread at maturity.

Soil Depth. [Forthcoming]

Soil Volume. [Forthcoming]

Special Lot Line. See *Sec. 14.1.12.E. (Lot Line Determination)*.

Special Lot Line-Facing Facade. [Forthcoming]

Specific Adverse Impact. A significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

Specific Plan. A specific plan is a definite statement, adopted by ordinance, of policies, standards, and regulations, together with a map or description defining the locations where such policies, standards, and regulations apply.

Spread. [Forthcoming]

Stacked Storage. [Forthcoming]

Standards Package. A group of related development standards.

Stock Cooperative. Defined by *California Business and Professions Code, Chapter 1, Section 11003.2*.

Story. The portion of a building included between the upper surface of a floor and the upper surface of the floor next above. The topmost story is that portion of a building included between the upper surface of a floor and the upper surface of the ceiling structure above. See *Sec. 14.1.18. (Story)*.

Story, Ground. See *Sec. 14.1.10. (Ground Story Determination)*.

Story, Upper. Any story of a building located above the ground story.

Street, Collector. Any street designated as a Collector Street on the Citywide General Plan Circulation System maps of the Mobility Element of the General Plan.

Street Frontage. The length of a line separating a lot from each street.

Street Step-Back. A step-like recess in the massing of a building that requires that pushes back upper stories from lower stories along one or more street lot lines. (See *Sec. 2.2.5.2*)

Street Setback Encroachment. [Forthcoming]

Street Step-Back Depth. [Forthcoming]

Street Wall. [Forthcoming]

Street-Facing. The portions of a building facade with no permanent structure located between the building facade and a street lot line. See *Sec. 14.1.19. (Street-Facing)*.

Street-Facing Entrance. A door providing access and from the public way to the interior of a building.

Street-Facing Facade. [Forthcoming]

Street Visible Area. Any portion of the front, side, and rear facades that can be seen from any adjacent street, alley, or sidewalk, or that would be visible, but are currently obstructed by landscaping, fencing, or freestanding walls. Includes undeveloped portions of the lot where new construction would be visible from the adjacent street or sidewalk, facades that are generally visible from non-adjacent streets due to steep topography, and second stories visible over adjacent one-story structures.

Streetscape. See *Sec. 4C.6.3. (Streetscape)*.

Structural Alteration. Any change which would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams, or girders.

Structure. Any constructed object more than 30 inches in height that is supported directly or indirectly on the Earth. Includes unenclosed structures that are structurally integrated with a building. Does not include any vehicle that conforms to the *California State Vehicle Act*.

Structure, Parking. A building that includes parking uses. Includes parking garages and integrated parking structures. See *Sec. 4C.4.5. (Parking Structure Design)*.

Structure, Permanent. A structure designed, intended, and constructed to remain at one location.

Structure, Sheltering. A structure designed, intended and constructed to protect users from precipitation and inclement weather.

Structure, Underground. A structure located entirely below the ground floor elevation.

Subdivider. A person, firm, corporation, partnership, or association who proposes to divide, divides, or causes to be divided, real property into a subdivision for themselves or for others. Includes any assignee or designee of the subdivider.

Subdivision. As defined in *California Government Code, Section 66424*. Includes stock cooperative project.

Subdivision Approval. Any approval under *Div. 13B.8. (Division of Land)*.

Subdivision Committee. [Forthcoming]

Subdivision Design. Design of a subdivision includes:

1. Street alignments, grades and widths;
2. Drainage and sanitary facilities and utilities, including alignments and grades;
3. Location and size of all required easements and rights-of-way;
4. Fire roads and firebreaks;
5. Lot and size configuration;
6. Traffic access;
7. Grading;
8. Land to be dedicated for park and recreation purposes; and
9. Such other specific requirements in the General Plan and configuration of the entire subdivision as may be necessary or convenient to insure conformity to or implementation of the General Plan or any adopted Specific Plan.

Subdivision Improvement. Such street work and utilities to be installed, or agreed to be installed by the subdivider on the land to be used for public or private streets, highways, ways, and easements as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs, and required as a condition precedent to the approval and acceptance of the final tract map or parcel map. Such street work and utilities include necessary monuments, street name signs, guardrails, barricades, safety devices, fire hydrants, grading, retaining walls, storm drains and flood control channels and facilities, erosion control structures, sanitary sewers, street lights, street trees, traffic warning devices other than traffic signals and relocation of existing traffic signal systems directly affected by other subdivision improvements, and other facilities as are required by the Bureau of Street Lighting or Bureau of Street Maintenance in conformance with other applicable provisions of this Code, or as are determined necessary by the Advisory Agency for the necessary and proper development of the proposed subdivision and to ensure conformity to or the implementation of the General Plan or any adopted Specific Plan.

Subdivision Map Act. The Subdivision Map Act found in California Government Code, Chapters 1 through 7 of Div. 2 (Subdivisions), commencing with California Government Code, Sec. 66410.

Supergraphic Sign. A sign, consisting of an image projected onto a wall or printed on vinyl, mesh or other material with or without written text, supported and attached to a wall by an adhesive, by using stranded cable and eye-bolts, or with other materials and methods, and that does not comply with the following provisions of this Code: *Sec. 4C.11.6.C.8. (Projecting Signs), Sec. 4C.11.6.C.4. (Marquee Signs), Sec. 4C.11.2. (Temporary Signs), Sec. 4C.11.2.C.3. (Temporary Signs on Temporary Construction Walls), Sec. 4C.11.1.E.2. (Original Art Murals, Vintage Original Art Murals and Public Art Installations).*

Supportive Services. Services that are provided on a voluntary basis to residents of supportive housing and transitional housing, including, but not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, benefits advocacy, and other services or service referrals necessary to obtain and maintain housing. See *Sec. 5C.1.1.G (Permanent Supportive Housing)*.

Surface Parking Lot. A parking area that has no floor area below or above it.

Surveyor. A licensed land surveyor authorized to practice in California.

T

Targeted Planting Areas Map. [Forthcoming]

Target Population. Persons with qualifying lower incomes who:

1. Have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, and are homeless as defined by any Los Angeles City, Los Angeles County, State of California, or Federal guidelines; or
2. Are chronically homeless, as defined by any Los Angeles City, Los Angeles County, State of California, or Federal guidelines.

Temporary Construction Wall. A wooden fence or wooden barrier that provides protection for pedestrians and is erected and maintained on the perimeter of a construction or demolition site pursuant to *California Building Code, Sections 3303 and 3306*.

Temporary Sign. Any sign that is to be maintained for a limited duration, including paper signs and other signs that are not permanently affixed to the ground or building.

Temporary Use. The use of a building or site from among any of the uses defined in *Div. 5C.1. (Use Definitions)* for a specified and limited period of time.

Tenant. [Forthcoming]

Tentative Map. Refers to a map made for the purpose of showing the design of a proposed subdivision creating 5 or more parcels, 5 or more condominiums, or 5 or more units in a community apartment project or stock cooperative, and showing the existing conditions in and around it and need not be based upon an accurate or detailed final survey of the property.

Tentative Tract Map. A map made for the purpose of showing the design of a proposed subdivision creating 5 or more parcels, 5 or more condominiums, or 5 or more units in a community apartment project or stock cooperative, and showing the existing conditions in and around it and need not be based upon an accurate or detailed final survey of the property.

Tract Map. Tract map refers to either a tentative tract map or final map.

Tract Map, Final. A map prepared in accordance with the provisions of *Div. 13B.7. (Division of Land)* and with any applicable provisions of the Subdivision Map Act, designed to be recorded in the Office of the County Recorder of Los Angeles.

Trailer or Automobile Trailer. A vehicle without motive power, designed to be drawn by a motor vehicle and to be used for human habitation or for carrying persons and property. Does not include mobilehome.

Transparent Area. X-ref Frontage.

Transportation Uses. See *Sec. 5C.1.3. (Transportation Uses)*.

Transit Stop/Major Employment Center. Any one of the following:

1. A station stop for a fixed transit guideway or a fixed rail system that is currently in use or whose location is proposed and for which a full funding contract has been signed by all funding partners, or one for which a resolution to fund a preferred alignment has been adopted by the Los Angeles County Metropolitan Transportation Authority; or
2. A Metro Rapid Bus stop located along a Metro Rapid Bus route; or, for a Housing Development Project consisting entirely of restricted affordable units, any bus stop located along a Metro Rapid Bus route; or
3. The boundaries of the following three major economic activity areas, identified in the General Plan Framework Element: Downtown, LAX and the Port of Los Angeles; or
4. The boundaries of a college or university campus with an enrollment exceeding 10,000 students.

Transitional Housing. A building where housing linked to supportive services is offered, usually for a period of up to 24 months, to facilitate movement to permanent housing for persons with low incomes who may have one or more disabilities, and may include adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and persons or families experiencing homelessness.

Transition Screen. A planting area with a wall located along a common lot line, typically intended for buffering residential uses from surface parking lots, utilities, heavy commercial uses, and industrial uses.

Transitional Worker. An individual who, at the time of commencing work on the project, resides in an Economically Disadvantaged Area or Extremely Economically Disadvantaged Area and faces at least two of the following barriers to employment:

3. Being homeless;
4. Being a custodial single parent;
5. Receiving public assistance;

6. Lacking a GED or high school diploma;
7. Having a criminal record or other involvement with the criminal justice system;
8. Suffering from chronic unemployment;
9. Emancipated from the foster care system;
10. Being a veteran; or
11. Being an apprentice with less than 15% of the apprenticeship hours required to graduate to journey level in a program.

Transmit or Transmitted. Notification of a decision in writing, by mail, or electronically. The date of transmittal is the date the decision is mailed (as shown by the date stamp), unless otherwise provided.

Transparency or Transparent Area. The amount of transparent area on a building facade. See Sec. 3C.4.1.C.3. (*Transparent Area*).

Transportation Demand Management. The alteration of travel behavior through programs of incentives, services, and policies, including encouraging the use of alternatives to single-occupant vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work schedule that move trips out of the peak period or eliminate them altogether (such as telecommuting or compressed work weeks).

Tree Expert. A person with at least 4 years of experience in the business of transplanting, moving, caring for and maintaining trees and who is:

1. A certified arborist with the International Society of Arboriculture and who holds a valid California license as an agricultural pest control advisor; or
2. A landscape architect; or
3. A registered consulting arborist with the American Society of Consulting Arborists.

Trip Reduction. Reduction in the number of work-related trips made by single-occupant vehicles.

Turf Plants. [Forthcoming]

U

Underground Parking. Vehicular use areas located below the ground floor elevation.

Unenclosed. A structure or space having more than 25% open area along its perimeter. See Sec. 14.1.4. (*Enclosure*).

Unified Adaptive Reuse Project. An adaptive reuse project composed of two or more buildings, so long as the project has all of the following characteristics: (a) functional linkages, such as pedestrian or vehicular connections; (b) common architectural and landscape features that

constitute distinctive design elements of the Project; and (c) a unified appearance when viewed from adjoining streets. Unified Adaptive Reuse Projects may include lots that abut or are separated only by an alley or are located across the street from any portion of each other.

Uniformity Ratio. The ratio of the average horizontal illuminance to the minimum horizontal illuminance.

Upper Stories. [Forthcoming]

Upper Story Height. The floor-to-floor height of any story of a building located above the ground story.

Use. The purpose for which land or a building is arranged, designed, or intended, or for which either land or a building is, or may be, occupied or maintained.

Use Category. A group of use groups.

Use, Change of. See *Sec. 14.1.17.C.10. (Change of Use/Expansion of Use)*.

Use, Domestic. For use or consumption within the household that cultivates, manufactures, or generates a good. Goods may also be gifted outside of the household provided, there is no reciprocal or monetary exchange.

Use Group. A group of individual uses with common use characteristics and similar activities.

Used Vehicle Sales Area. An area or lot where any type of used motor vehicle or trailer is displayed for sale.

Utility Area. [Forthcoming]

V

Vanpool. A vehicle carrying six or more persons to and from work on a regular schedule, and on a prepaid basis.

Vehicle. Any motorized form of transportation, including but not limited to automobiles, vans, buses, and motorcycles.

Vehicle Access Package. [Forthcoming]

Vehicle, Commercial. Any vehicle, excluding household moving rental trucks, and utility rental trailers, which when operated upon a highway is required to be registered as a commercial vehicle by the Vehicle Code of the State of California, or by any other jurisdiction, and that is used or maintained for the transportation of persons for hire, compensation, or profit, or designed, used, or maintained primarily for the transportation of property.

Vehicular Access Lane. A lane located on a lot that provides motor vehicle access from a driveway in the public right-of-way to a parking lot or other motor vehicle use area on-site.

Vehicular Use Area. See Motor Vehicle Use Area in this Division.

Vertical Bands. A continuous band of material running vertically up a facade.

Vertical Circulation. [Forthcoming]

Vertical Storage. [Forthcoming]

Very High Fire Severity Hazard Zone. A geographical area identified to be at a significant risk from wildfires based on fuel loading, slope, fire weather and other relevant factors, as established in *LAMC Chapter 5, Section 57.4908 (Very High Fire Hazard Severity Zone-Requirements Specific to Los Angeles)*.

Very Low-Income Households. Households with an annual income that does not exceed the amount designated for that category as defined in *California Health and Safety Code, Sec. 50105 (Definitions)*.

Vesting Tentative Map. A tentative map for any land division that has printed conspicuously on its face the words "Vesting Tentative Map" and is characterized by certain rights to proceed with development when filed and processed in accordance with *Sec. 13B.7.3. (Tentative Tract Map)*.

Vintage Original Art Mural. An original art mural that existed prior to October 12, 2013 (the operative date of Los Angeles Ordinance No. 182706).

Visual Obstruction. [Forthcoming]

Visual Light Transmittance. [Forthcoming]

W

Wall. A constructed vertical barrier erected to enclose, screen, or separate areas. A wall differs from a fence in having a solid foundation along its whole length.

Wall, Exterior. [Forthcoming]

Wall, Interior. [Forthcoming]

Wall Plate. [Forthcoming]

Wall Sign. A sign on the wall of a building or structure, with the exposed face of the sign in a plane approximately parallel to the plane of the wall, that has been attached to, painted on, or erected against the wall, projected onto the wall, or printed on any material which is supported and attached to the wall by an adhesive or other materials or methods. See *Sec. 4C.11.6.10. (Wall Sign)*.

Waste Receptacle. [Forthcoming]

Water Supply. The water system supply and distribution facilities necessary to provide a reliable and adequate water supply for private use and public fire protection purposes.

Watershed Wise Plant List. [Forthcoming]

Wholesale Trade and Warehousing. Any facility engaged in operating wholesale, warehousing, or storage facilities for general merchandise, refrigerated goods, food and beverage products, and other warehouse products. May also provide logistics services related to the distribution of goods.

Window. An operable or inoperable opening constructed in a wall that admits light or air into an enclosure, often framed and spanned with glass or other translucent material.

Window Assembly. [Forthcoming]

Window Display. [Forthcoming]

Window Frame. [Forthcoming]

Window Opening. [Forthcoming]

Window Sash. [Forthcoming]

Window Sign. A sign that is attached to, affixed to, leaning against, or otherwise placed, within 6 feet of a window or door in a manner so that the sign is visible from outside the building. The term window sign shall not include the display of merchandise in a store window. See *Sec. 4C.11.6.10. (Window Sign)*.

Windrow Composting. The process in which compostable material is placed in elongated piles or windrows that are mechanically turned or aerated to encourage decomposition and to reduce odors.

Wireless Telecommunication Facility. Any structure built for the sole or primary purpose of supporting FCC-licensed antennas and their associated facilities. Includes radio transceivers, antennas, a regular and backup power supply, other associated electronics, and may be in any technological configuration. Does not include satellite dish antennae, radio and television transmitters, and antennae incidental to residential uses. Wireless telecommunication embedded within or used exclusively for power devices, facilities, and infrastructure are exempt.

Wood Waste. Any untreated or unpainted wood material. Includes pallets, plywood, and other construction-related scrap lumber, stumps, and tree trimmings.

Wrapped Parking. [Forthcoming]

X

Y

Yard. See *Sec. 14.1.20. (Yard Designation)*.

Yard Sign. A small sign placed in a yard or other amenity space. See *Sec. 4C. 11.6.C.12. (Yard Sign)*.

Z

Zoning Administrator. The Chief Zoning Administrator or an Associate Zoning Administrator. The Director may appoint the Zoning Administrator to act as the Director's designee or as a Hearing Officer for the Director. See *City Charter, Section 561*.

Zoning Code Map. [Forthcoming]

DIV. 14.3. **ABBREVIATIONS**

TERMS

ADU	Accessory Dwelling Unit
AMI	Area Median Income
CEQA	California Environmental Quality Act
CPIO	Community Plan Implementation Overlay
FAR	Floor Area Ratio
HPOZ	Historic Preservation Overlay Zone
JADU	Junior Access Dwelling Unit
LADOT	Los Angeles Department of Transportation
LAMC	Los Angeles Municipal Code
LCP	Local Coastal Program
TDM	Transportation Demand Management
WUCOLS	Water Use Classification of Landscape Species

MEASUREMENTS

'	feet
"	inches
%	percent
ac	acres
fc	footcandles
max	maximum
min	minimum
n/a	not applicable
SF	square feet

