

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 less 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**

[Reserved]

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' measured outward from the subject space.

5. **Solid Area**

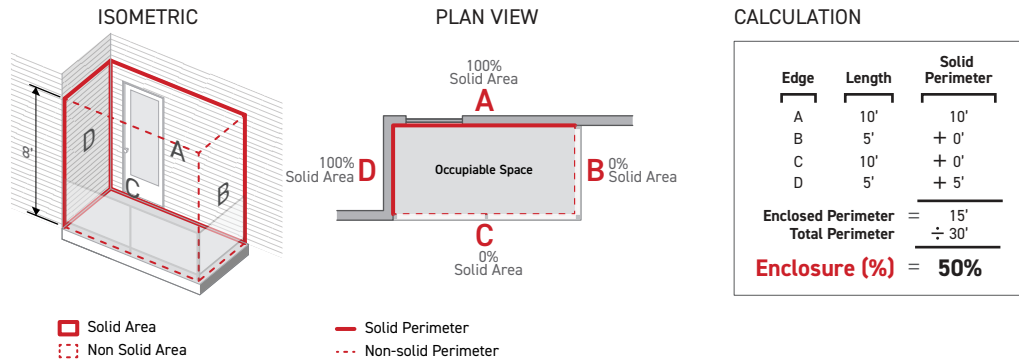
The portion of the perimeter of space or the portion of the projected plane along the perimeter of a space that does not meet the standards for *open area* (Sec. 14.1.14.).

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.

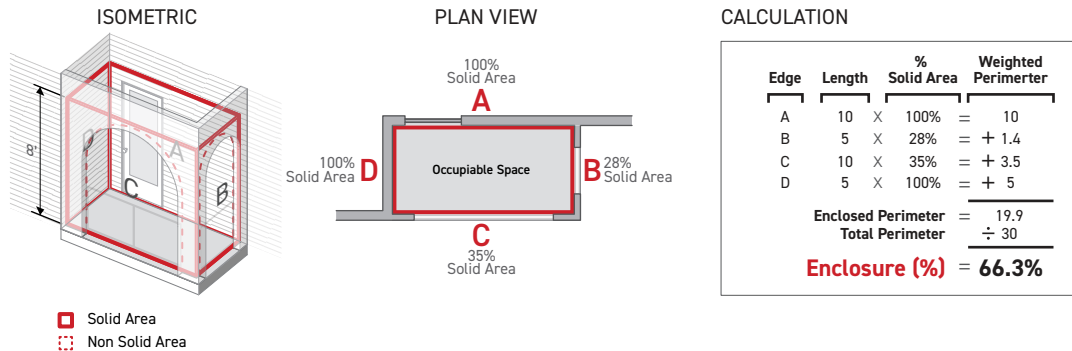
1. Solid Perimeter

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 (Sec. 14.1.14.) 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.

(Examples include: 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.

(Examples include: 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.

(Examples include: porch, deck, stoop, landing platforms, gazebo, trellis, arbor, pergola, basketball hoop, volleyball nets)

4. **Unenclosed Structures (Above Ground Story)**

Structures having finished floors or ground surfaces above the maximum ground floor elevation specified by *Frontage District (Part 3B)* or having a total structure height of 15 feet or greater, measured from surrounding finished grade, and meets the standards for *unenclosed (Sec. 14.4.A.2.)*.

(Examples include: balcony, upper-story light shelves, exterior stairways)

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.

(Examples include: bay window, oriel window, sleeping porch, overhanging volume, enclosed balcony)

6. Mechanical Equipment (Ground Mounted)

Equipment supported by the ground related to privately operated systems, including related wires, conduits, and pipes.

(Examples include: gas meters, water softeners, pool equipment, HVAC equipment, gas tanks, cisterns, wind turbines and solar panels.)

7. Mechanical Equipment (Wall Mounted)

Equipment attached to a wall related to privately operated systems, including related wires, conduits, and pipes.

(Examples include: gas meters, electric meters, electrical panels, water heaters, HVAC equipment, and gas tanks.)

8. Waste Enclosure

Waste areas and their required screening structures.

(Examples include: trash compactors, garbage, recycling and food waste.)

9. Utility Equipment

Equipment related to public or utility operated systems, including related wires, conduits and pipes.

(Examples include: hydrants, transformers, utility cabinets, water utility devices, cable television or phone boxes.)

10. Underground Structures

Covered structures located entirely below finished grade.

(Examples include: cellars, basements, parking structures, storm water storage and cisterns.)

11. Flatwork

Structures 2.5 feet in height or less, measured from finished grade.

(Examples include: pavement, sidewalks, multi-use paths, patios, low decks, and stairs and ramps that are 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 by *Frontage District (Part 3B)*.

(diagram needed)

13. **Vegetation**

Living organisms, absorbing water and organic substances through its roots and synthesizing nutrients.

14. **Outdoor Furniture**

Permanent or movable furniture including benches, tables, and bike and scooter parking racks may encroach into any required setback up to the lot line.

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. Exception

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.

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 are allowed that contribute to floor area.
- 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 public or privately-operated systems, including related wires, conduits, pipes and visual screens.

(Examples include: HVAC equipment, cisterns, water tanks, wind turbines, solar panels, solar water heaters, exhaust ducts, smokestacks, wireless masts, communication equipment, satellite dishes, ventilation fans, chimney, flues, vent stacks, generators)

3. Architectural Elements

Building elements attached to or integrated onto the roof of a building, not intended for human occupation.

(Examples include: skylights, steeples, spires, belfries, cupolas, domes, flagpoles, lighting)

4. Vertical Circulation

Enclosed and covered structures used for building circulation and rooftop access.

(Examples include: elevator room, and associated equipment, stairway access to roof)

5. Safety Guards

Vertical barriers required for safety and protection.

(Examples include: fencing, walls, parapets and railing)

6. Unenclosed Structures

Unenclosed areas attached to or integrated onto the roof of a building, intended for human shelter or activity.

(Examples include: shade structures, cabanas, pergolas, rooftop bar, outdoor dining, permanent seating, beehives, sports courts, and cooking facilities)

7. Flatwork

Constructed objects 2.5 feet in height or less.

(Examples include: decking, walkways, patios and planters, provided they are 2.5 feet in height or less.)

8. Vegetation

Living organisms, absorbing water and organic substances through its roots and synthesizing nutrients.

(Examples include: trees, shrubs, flowers, herbs, vegetables, grasses, ferns, mosses)

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 only regulated 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;
 - ii. Any structure that is both enclosed *Sec. 14A.1.4.C.1. (Enclosed)* and covered *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.* and Development Standard Districts 5 and 6 as specified in *Sec. 14.1.7.A.3.*
 - iv. Spaces with ceiling heights less than 7 feet measured from finished floor (examples: floored attic space and space under stairs).
 - v. *Basements (Sec. 14.1.18.B.)* or underground structures (examples: 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 may be exempt per lot.

- e. Accessory buildings not exceeding 200 square feet are exempt from the calculation of floor area; provided, the total combined area exempted of all the detached accessory buildings on a lot does not exceed 400 square feet.

3. **Development Standard Districts 5 and 6**

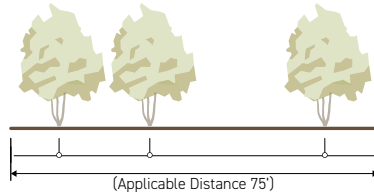
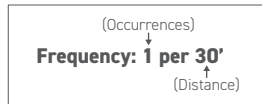
- a. All covered, above-grade parking areas are included in the calculation of floor area.
- b. Occupiable space located on the ground story is not included in the calculation of floor area. For the purpose of calculating floor area, occupiable space includes lobbies, meeting rooms, gyms, and occupiable ground floor tenant space. Areas for circulation, restrooms, and storage are not considered occupiable spaces and therefore count toward 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 is 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')				

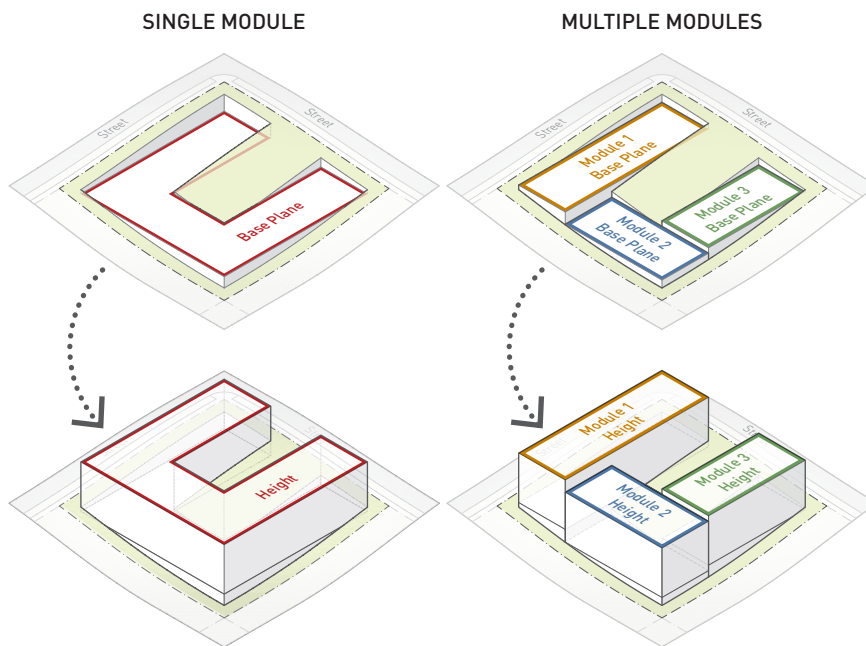
SEC. 14.1.9. GRADE PLANE

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.

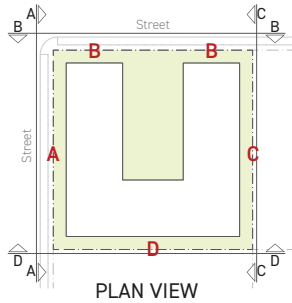


2. Grade Plane Module

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 in paragraph b) above; then
- d. Dividing the result by the total length of applicable elevations in the Module.

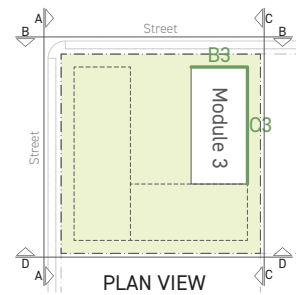
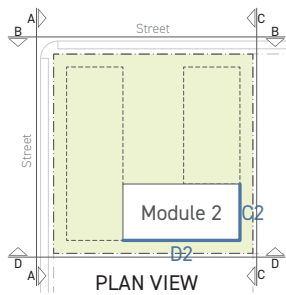
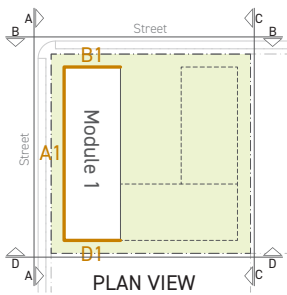
SINGLE MODULE



$$\begin{aligned} & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation A} \end{array} \times \begin{array}{l} \text{Elevation A} \\ \text{Length} \end{array} \right] \\ + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation B} \end{array} \times \begin{array}{l} \text{Elevation B} \\ \text{Length} \end{array} \right] \\ + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation C} \end{array} \times \begin{array}{l} \text{Elevation C} \\ \text{Length} \end{array} \right] \\ + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation D} \end{array} \times \begin{array}{l} \text{Elevation D} \\ \text{Length} \end{array} \right] \end{aligned} \div \left[\begin{array}{l} \text{Total Length} \\ \text{of Module} \\ \text{Elevations} \end{array} \right] = \text{Base Plane} \\ & \text{Elevation} \end{aligned}$$

FORMULA

MULTIPLE MODULE



$$\begin{aligned} & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation A1} \end{array} \times \begin{array}{l} \text{Elevation A1} \\ \text{Length} \end{array} \right] \\ + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation B1} \end{array} \times \begin{array}{l} \text{Elevation B1} \\ \text{Length} \end{array} \right] \\ + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation D1} \end{array} \times \begin{array}{l} \text{Elevation D1} \\ \text{Length} \end{array} \right] \end{aligned} \div \left[\begin{array}{l} \text{Total Length} \\ \text{of Module 1} \\ \text{Elevations} \end{array} \right] = \text{Module 1} \\ & \text{Base Plane} \\ & \text{Elevation} \end{aligned}$$

FORMULA

$$\begin{aligned} & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation C2} \end{array} \times \begin{array}{l} \text{Elevation C2} \\ \text{Length} \end{array} \right] \\ + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation D2} \end{array} \times \begin{array}{l} \text{Elevation D2} \\ \text{Length} \end{array} \right] \end{aligned} \div \left[\begin{array}{l} \text{Total Length} \\ \text{of Module 2} \\ \text{Elevations} \end{array} \right] = \text{Module 2} \\ & \text{Base Plane} \\ & \text{Elevation} \end{aligned}$$

FORMULA

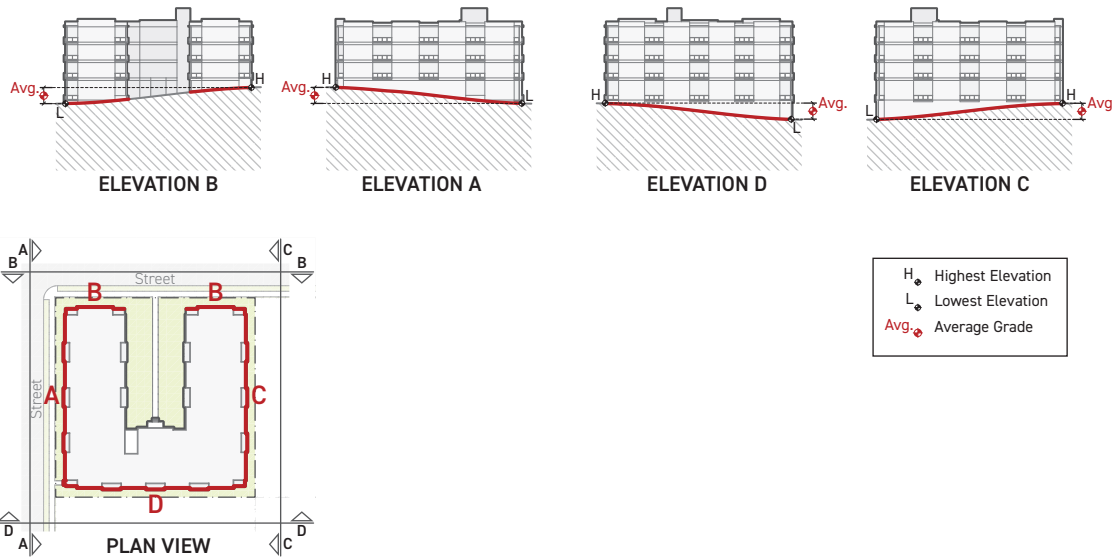
$$\begin{aligned} & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation B3} \end{array} \times \begin{array}{l} \text{Elevation B3} \\ \text{Length} \end{array} \right] \\ + & \left[\begin{array}{l} \text{Avg. Grade} \\ \text{Elevation C3} \end{array} \times \begin{array}{l} \text{Elevation C3} \\ \text{Length} \end{array} \right] \end{aligned} \div \left[\begin{array}{l} \text{Total Length} \\ \text{of Module 3} \\ \text{Elevations} \end{array} \right] = \text{Module 3} \\ & \text{Base Plane} \\ & \text{Elevation} \end{aligned}$$

FORMULA

3. Building Elevation Average Grade

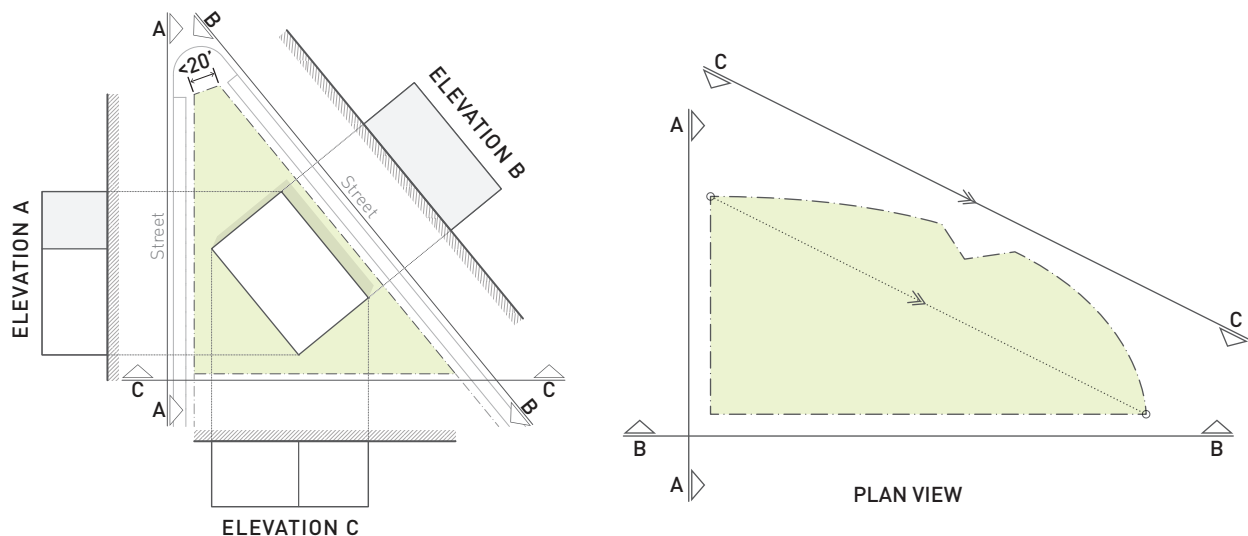
Building elevation average grade for each individual applicable building elevation (see Sec. 14.1.9.A.4.) is determined by:

- 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.



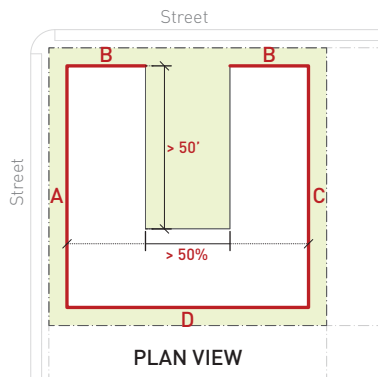
4. Applicable Building Elevations

- 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.

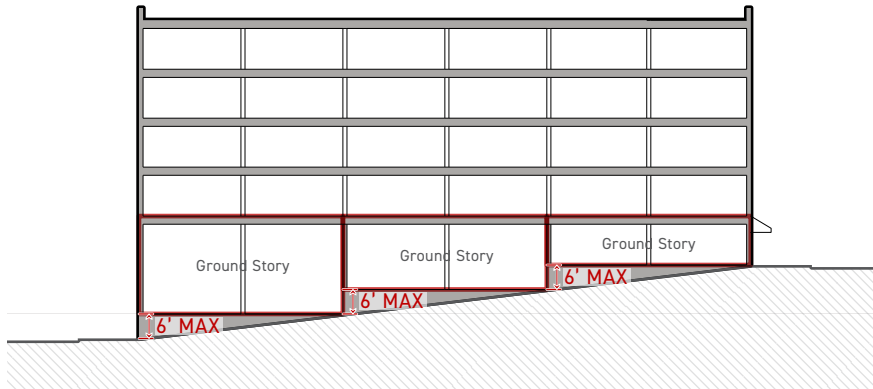
SEC. 14.1.10. GROUND STORY DETERMINATION

The lowest story of a building or structure having a minimum of 6 feet exposed above finished grade for all portions of its perimeter.

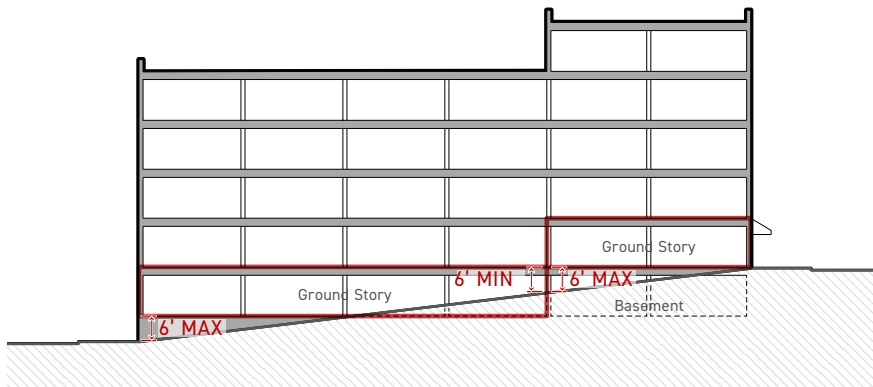
A. Measurement

Ground story is the first story above grade plane that meets the following standards:

1. The finished ground floor elevation shall 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. A ground story shall be exposed above surrounding grade at least 6 feet for all portions of the building perimeter.



SEC. 14.1.11. LOT

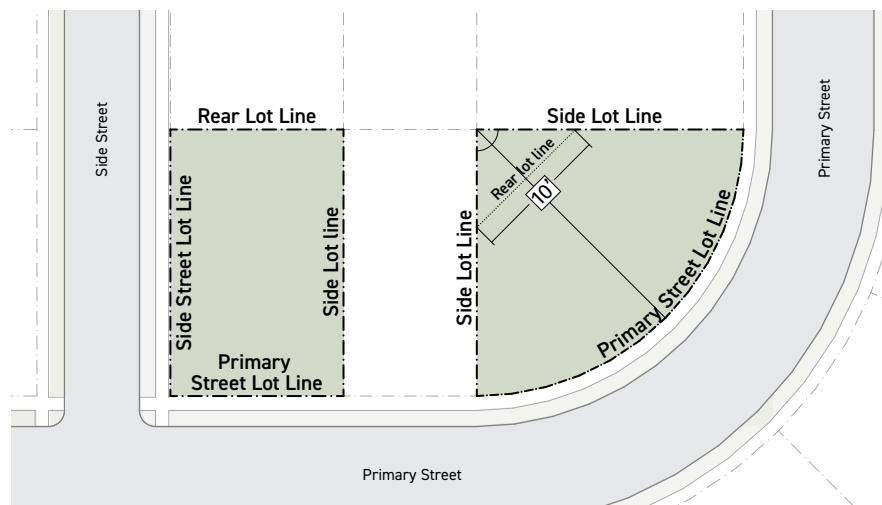
One or more parcels of land identified for the purpose of development.

- 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 (eg. 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

1. A frontage lot line is any lot line required to meet frontage standards.
2. Frontage lot lines include all lot lines with the following designations:
 - a. Primary street lot lines,
 - b. Side street lot lines, and
 - c. Special lot lines.

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 as outlined in Sec. 1.4.3., 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 Zone 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.16.2.3.) is considered a side street lot line.

E. Special Lot Line

1. Any lot line that is not a primary street or side street lot line that has frontage standards identified in a *Dual Frontage District (Div. 3B.8.)* or in the *Daylight Factory/River Character Frontage (Sec. 3B.9.4.)*. 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.
2. Special lot lines include but are not limited to, river lot lines, special alley lot lines and park lot lines.

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

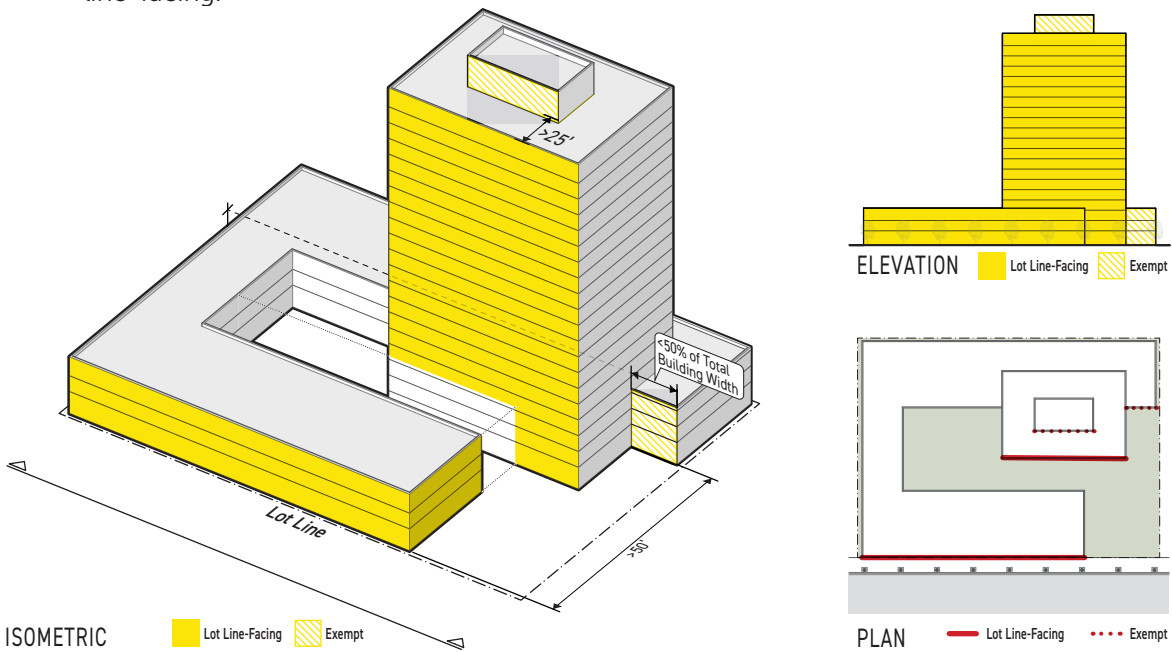
Any lot line separating a lot from an alley right-of-way. Even when a lot line qualifies as a rear lot line, or side lot line, all lot lines that abut an alley right-of-way shall be designated an alley lot line.

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)*.

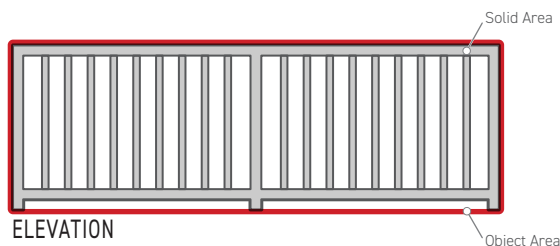
B. Exceptions

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

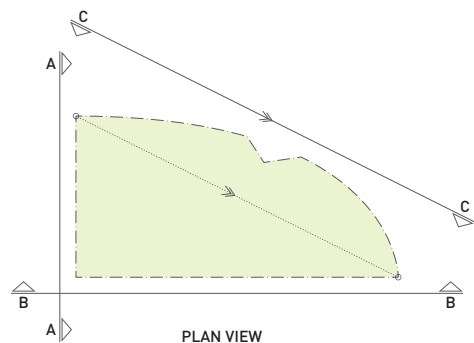
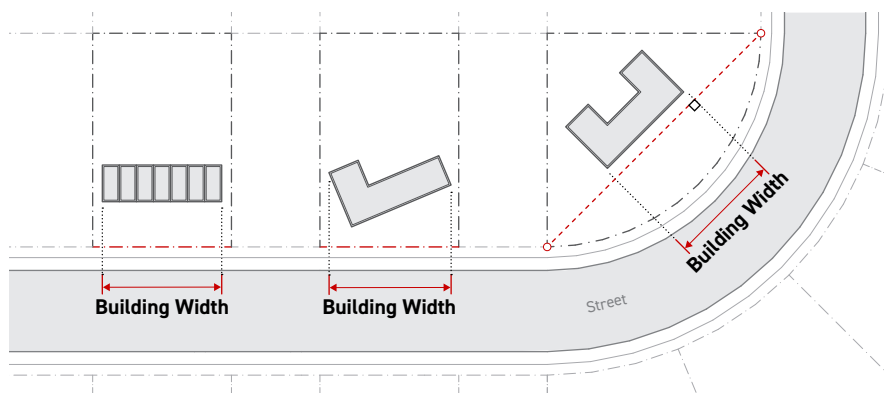
$$\frac{\text{Solid Area}}{\text{Object Area}} = \text{Opacity (\%)}$$

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.

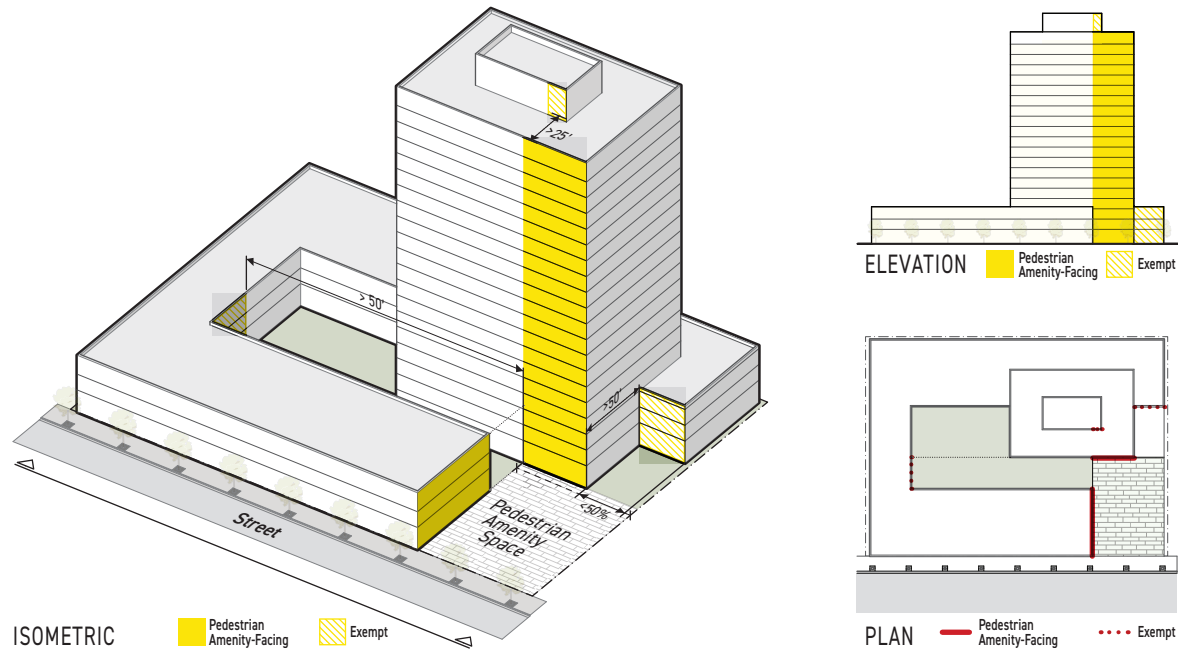


SEC. 14.1.16. PEDESTRIAN AMENITY-FACING FACADE

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 3 required building elevations below (Sec. 14.1.16.A.1., 2. and 3.) 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

The 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.

C. Project Activities

1. Subdivision

The division of land as defined in *Section 66424 of the Subdivision Map Act*.

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 including the construction of a building or structure that is 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

Any modification to one of the following:

- a. The facade of a building,
- b. The roof or a building,
- c. A structure attached to the facade, or
- d. A structure located between the frontage lot line and the facade of a building.

6. Site Alteration

Any exterior modification of site landscaping or the lot, including 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

See "Use, Change of" in *Division 14.2 (Glossary)*.

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.

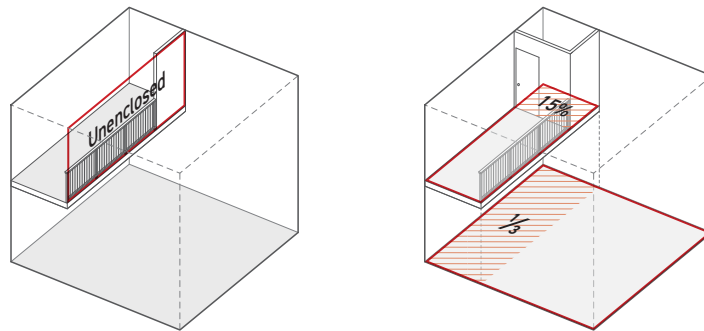
B. Basement

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.

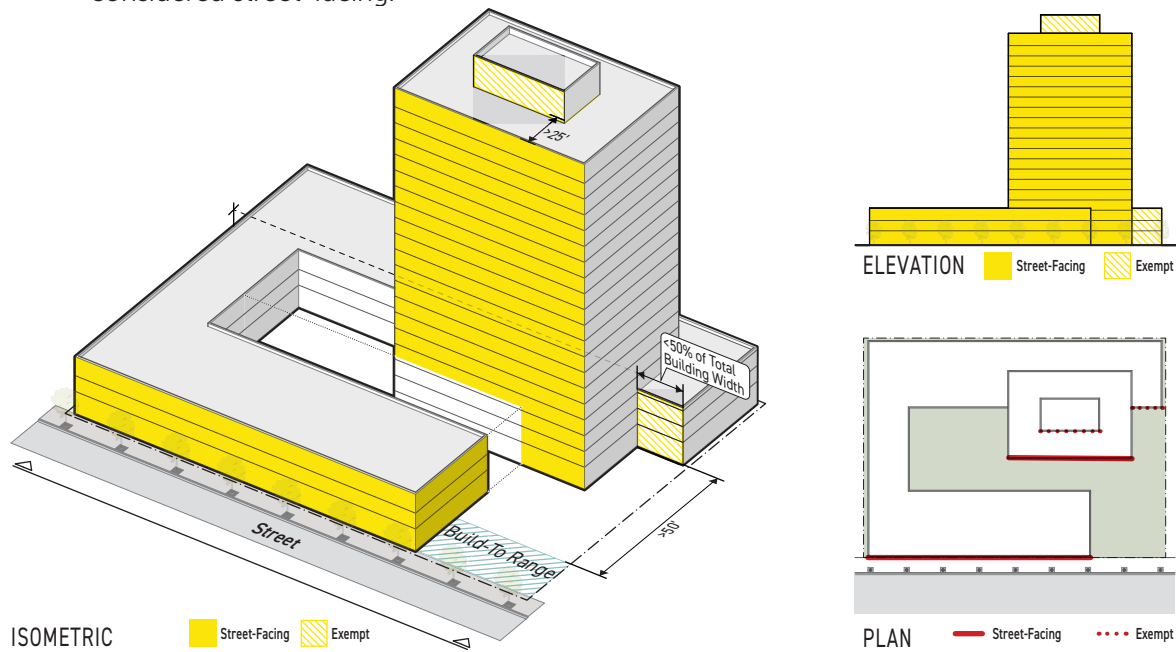


SEC. 14.1.19. STREET-FACING FACADE

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. 14-1.1.15. (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.

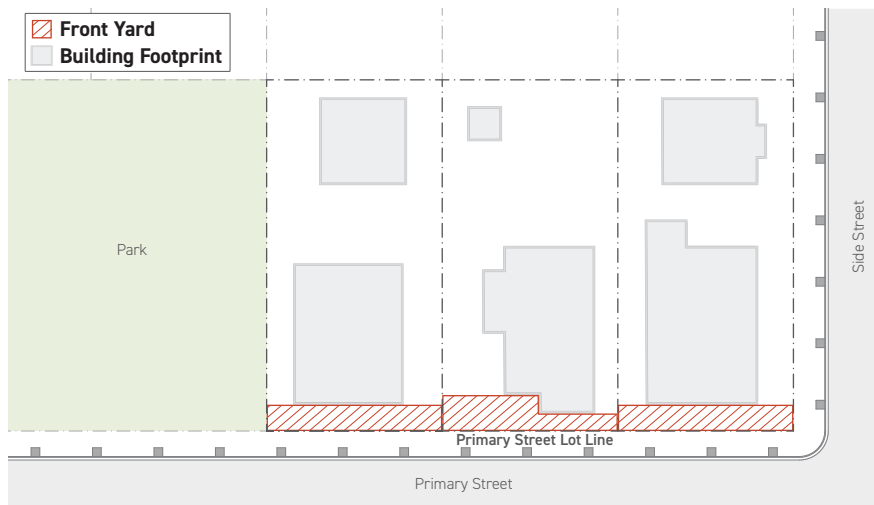
SEC. 14.1.20. YARD DESIGNATION

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

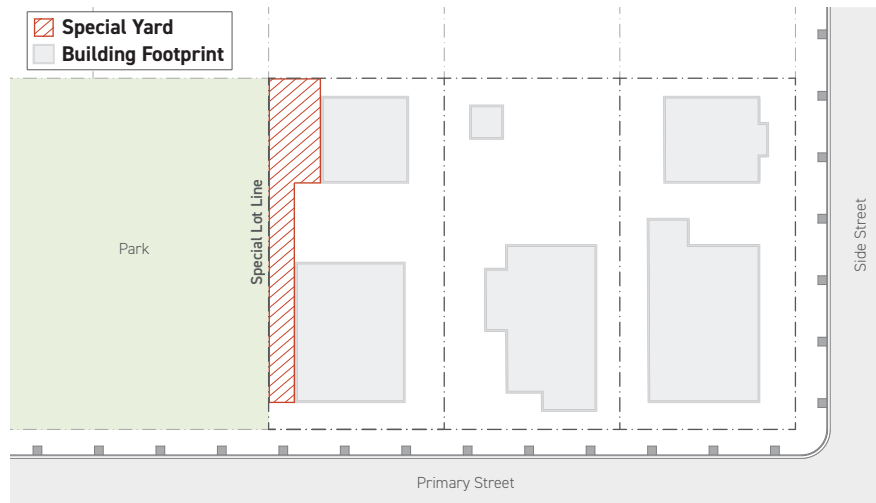
All portions of a lot between a primary street lot line and a principal structure facing a primary street lot line extending the full width of the lot.



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 width 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

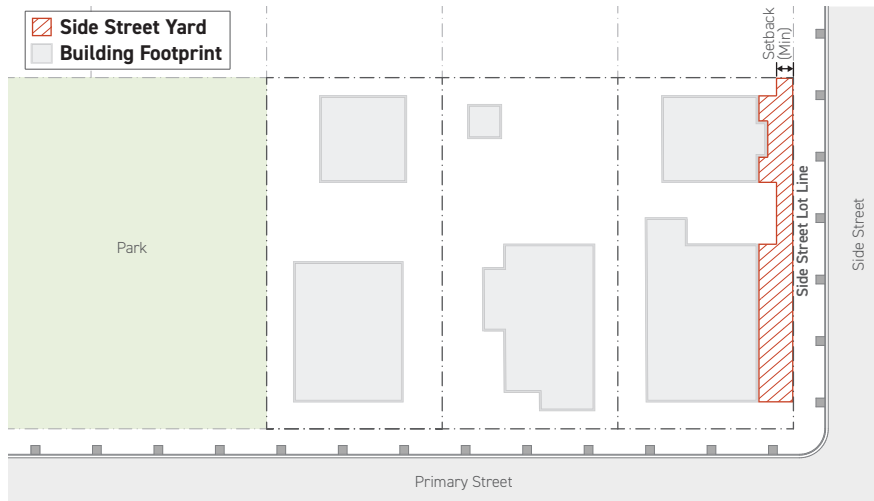
All portions of a lot between a special lot line and a principal structure facing a special lot line extending the full width of the lot.



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 primary 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.

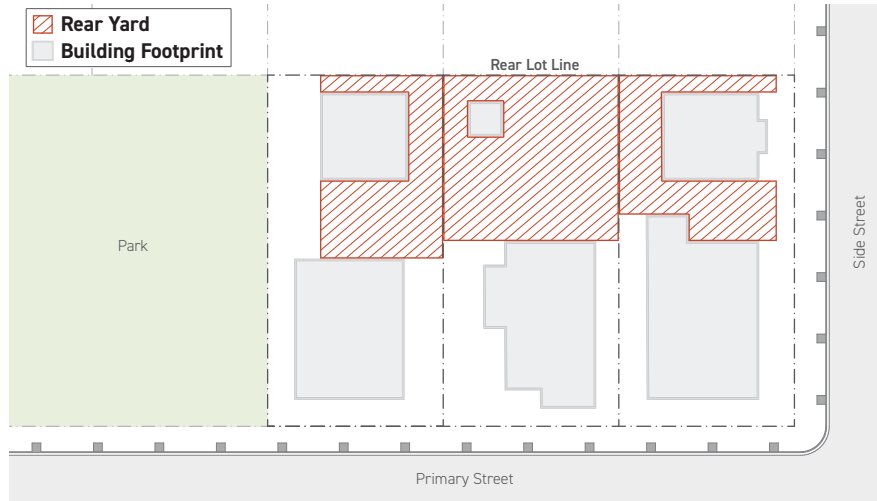


1. No less than 80% of the width of each side street-facing principal structure shall abut the side street yard. Only portions of a building width set at least 15 feet behind the front building facade, measured perpendicular to the side street lot line, may be excluded.
2. For portions of the lot width where no primary 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.

[graphic needed]

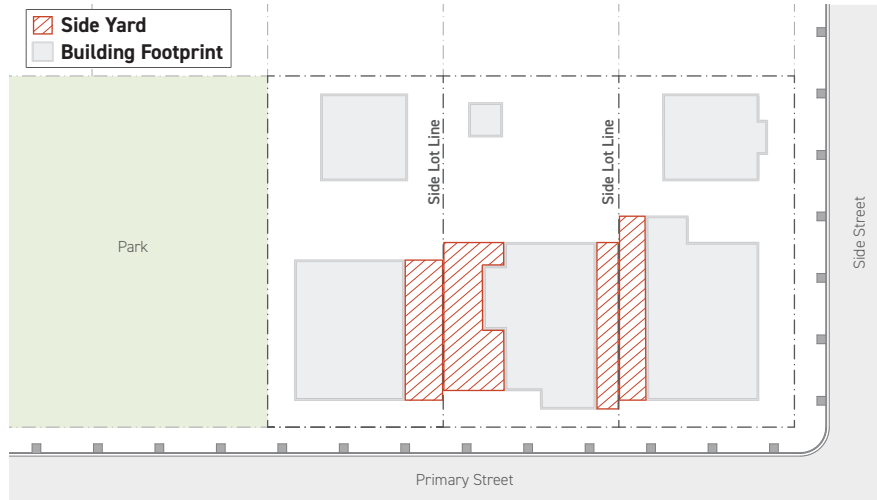
E. Rear Yard

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**

Abandoned Automobile. Any motor vehicle, which when operated upon a highway is required to be registered by the California Vehicle Code, whose registration has been expired for a period of six months or more. Notwithstanding the foregoing definition, a motor vehicle stored within a permitted building or structure shall not be considered to be an abandoned automobile.

Abutting. To touch or have a common boundary with.

Abut or abutting. To touch or have a common boundary with.

Above-Grade. [Reserved]

Above-Grade. Located at or higher than the surrounding finished grade.

Access. A means of approaching or entering a place.

Access, Motor Vehicle. [Reserved]

Access, Pedestrian. [Reserved]

Accessory Building. A detached subordinate building, the use of which is customarily incidental to that of the primary building or the primary use on the lot.

Accessory Dwelling Unit (ADU). An attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the single-unit or multi-unit dwelling is or will be situated. ADUs include efficiency units as defined in Section 17958.1 of the Health and Safety Code, manufactured homes as defined in Section 18007 of the Health and Safety Code, and Movable Tiny Houses.

Accessory Living Quarters. An accessory building used solely as the temporary dwelling of guests of the occupants of the premises; such dwelling having no kitchen facilities and not rented or otherwise used as a separate dwelling unit.

Accessory Material. Building products used as an exterior wall finish material to accent or support the primary material.

Accessory Use. A use, which is customarily incidental to that of the main building or the main use of the land and which is located on the same lot with a main building or main use.

Active space. [Reserved]

Acts. The Federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act.

Adaptable Parking. [Reserved]

Adaptive Reuse Incentive Areas Specific Plan. Building located in the Adaptive Reuse Incentive Areas Specific Plan, Ordinance No. 175,038.

Adaptive Reuse Project. Any change of use to dwelling units, guest rooms, 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)* and *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 working quarters so long as the accessory uses are consistent with the definition of “accessory use” set forth in Article 14 of this Chapter, and are permitted in the zone.

Addition. An extension or increase in floor area or height of a building or structure.

Addition. Addition is the expansion of an existing building or structure, with or without other alterations to the building or structure.

Addition, Major. One or more additions or expansions to an existing building or site within any consecutive 3-year period that increases the floor or site area of an existing building or site by 50% or more, but not including additions to an existing building in a 1L or 2L Density District where the floor area of the existing building and any additions total no more than 1,500 square feet.

Addition, Minor. One or more additions or expansions to an existing building or site that does not exceed the thresholds for a major addition.

Adjacent. Located abutting or beside with no similar structure type located between.

Adult Education Classes in Private Home. The occasional use of any dwelling unit for educational programs conducted by an accredited university.

Adult Entertainment Business. Defined to include Adult Arcade, Adult Bookstores, Adult Cabaret, Adult Motel, Adult Motion Picture Theater, Adult Theaters, Massage Parlor, or Sexual Encounter Establishment and each shall constitute a separate adult entertainment business even if operated in conjunction with another adult business at the same establishment.

Advisory Agency. See *Sec. 13A.1.9. (Advisory Agency)*.

Advisory Agency. The Director of Planning, which is designated as the Advisory Agency for the City pursuant to the Subdivision Map Act (see *Sec. 13B.8.1.*).

Affordable Housing Incentives Guidelines. The guidelines approved by the City Planning Commission, pursuant to Section 13.3.5 (Policy Action) of this Chapter, under which Housing Development Projects for which a Density Bonus above 35% has been requested are evaluated for compliance with the requirements of this Division.

Affordable Housing Incentive Program. An Incentive Program established in Division 9.2 of this Chapter 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.

Aggrieved Person. Any person who, in person or through a representative, appeared at a hearing on the application for a Coastal Development Permit, or appeal hearing in connection with the decision or action appealed, or who, by other appropriate means prior to a hearing, informed the permit issuing authority, or appeal body of the nature of his or her concerns or who for good cause was unable to do either. "Aggrieved person" includes the applicant for a Coastal Development Permit.

Agricultural Waste. All plant materials generated from the growing and harvesting of agricultural crops, vegetables, and fruits.

Airport. Any runway landing area or other facility designed, used, or intended to be used either publicly or privately by any person for the landing and taking off of aircraft including all the necessary taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces. Infrequent Helicopter Landings are not included in this definition.

Alcohol Sales, Off-Site Consumption. The sale or dispensing of beer, wine, and other alcoholic beverages, associated with a business and its operations. Such establishments are licensed or seeking a license to sell or otherwise dispense alcoholic beverages for off-site or off-sale consumption as defined by the California State Alcoholic Beverage Control Act.

Alcohol Sales, On-Site Consumption. The sale or dispensing of beer, wine, or other alcoholic beverages, associated with a business and its operations. Such establishments are licensed or seeking a license to sell or otherwise dispense alcoholic beverages for on-site or on-sale consumption as defined by the California State Alcoholic Beverage Control Act.

Alcoholic Beverage Manufacturing. Any facility where beer, wine, or other alcoholic beverages are processed and prepared commercially for consumption.

Alley. A public way, other than a street or highway, providing a means of vehicular access to abutting property.

Alley Lot Line. [Reserved]

Alley Lot Line-Facing Facade. [Reserved]

Allowed Privacy Screen. Fences, walls and hedges allowed in a frontage yard.

Allowed Setback Encroachment. [Reserved]

Alteration. Any exterior change or modification of a building, structure, Landscaping, Natural Feature or lot within a Historic Preservation Overlay Zone including but not limited to changing exterior

paint color, February 28, 2020 REVISED RECOMMENDATION DRAFT 208 removal of significant trees or Landscaping, installation or removal of fencing, and similar Projects, and including street features, furniture or fixtures.

Alternative Financial Service. Any for-profit lending facility offering small, unsecured, short-term loans, or a use that primarily consists of check cashing services for a fee. This definition also includes any business where articles of personal property may be left as security in exchange for a loan of money. Examples include pawnshops, precious metal buyback centers, short-term credit lenders, title loan centers, and similar establishments.

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.

Ambulance Service. Any establishment primarily engaged in providing both emergency and non-emergency medical transport services. The vehicles are typically equipped with lifesaving equipment operated by medically trained personnel. The office component of any Ambulance Service use is included in the Office definition.

Amenity Design Standard. [Reserved]

Amenity Space, Residential. An area which is designed and intended to be used by occupants of residential units for recreational, domestic, or vocational purpose.

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. [Reserved]

Animal Care, Sales and Services. Any facility designed or arranged to provide services or retail products for the care of domestic animals. Examples include veterinary clinics and facilities engaged in the retail sale, grooming, daycare, or training of household pets.

Animal Farming. The raising of animals such as alpacas, cattle, donkeys, goats, mules, sheep, swine, domestic animals, or similar livestock typically for eggs, fiber, meat, milk, or other products. Activities may include day-to-day care, selective breeding, raising, and selling of animals. This definition includes, but is not limited to, aquaculture farms, ranches, and feedlots.

Animal Keeping Enclosure. Any structure or fence which establishes the perimeter of an animal keeping and maintenance area.

Animal Keeping Structure. Any structure which has a roof and may have one or more sides and is used in whole or in part for the housing or shelter of animals.

Animal Keeping, Domestic. The keeping of common household domestic pets readily classifiable as being customarily incidental and accessory to a permitted residential use when no commercial

activity is involved, including, but not limited to, cats, dogs, guinea pigs, hamsters, fish, fowl, lizards, rabbits, reptiles, small amphibians, and snakes.

Animal Keeping, Wild. The keeping of any wild, exotic, dangerous, or non-domestic animal or reptile. This use, in no event, shall 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.

Animal Products Processing. Any facility engaged in one or more of the following: dressing or dyeing furs; preparing processed meats and meat byproducts; preparing, tanning, and finishing hides and skins; refining or rendering animal fat, bones, and meat scraps; and slaughtering animals.

Apartment. Same as dwelling unit.

Apartment Hotel. A residential building designed or used for both two or more dwelling units and six or more guest rooms or suites of rooms.

Apartment House. A residential building designed or used for three or more dwelling units or a combination of three or more dwelling units and not more than five guest rooms or suites of rooms.

Apiary. The place where bees are kept and maintained, usually in a collection of hives or colonies.

Appeal Board (Subdivision Approval). "For purposes of Subdivision Appeals, the Appeal Board is: The Area Planning Commission where the map is located for any parcel map or tentative map that: (a) creates or results in less than 50,000 gross square feet of nonresidential floor area; or (b) creates or results in fewer than 50 dwelling units, guest rooms, or combination of dwelling units and guest rooms; or (c) involves a lot with fewer than 65,000 square feet of lot area; or (d) where specifically provided by this Chapter or Chapter 1. Otherwise, the City Planning Commission" [Is this already in Art. 13?]

Appealable Area. The area identified in Sec. 30603 of the Public Resources Code. The area that meets this criteria includes, but is not limited to, the area shown on the "Post-LCP Certification Permit and Appeals Jurisdiction Map" certified by the Coastal Commission in accordance with the provisions of Sec. 13576 of Title 14 of the California Code of Regulations and attached as an exhibit in each certified coastal specific plan.

Appealable Development. In accordance with Sec. 30603(a) of the Public Resources Code, any development that constitutes a major public works project or a major energy facility, or any development located in the Appealable Area.

Applicant. The person or entity who files an application. If the application is approved, the "applicant" includes any successor or assignee of the original applicant.

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

Application. An application for any process described in Article 13 of this Chapter.

Approving Authority. The initial decision maker and appeal body, including the Director of Planning, City Engineer, Zoning Administrator, City Planning Commission, Area Planning Commission, Board of Public Works, City Council or other applicable decision-making person or body within the City, which has the authority to approve a Coastal Development Permit pursuant to this Section or by reason of jurisdiction over other permits and approvals sought in conjunction with an application for a Coastal Development Permit.

Architectural Element. [Reserved]

Architectural Feature. [Reserved]

Area Median Income (AMI). The median income in Los Angeles County as determined annually by the California Department of Housing and Community Development (HCD) or any successor agency, adjusted for household size.

Area Planning Commission. [Reserved]

Articulating Element. [Reserved]

Assembly. [Reserved]

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.

At-Grade. [Reserved]

At-Risk Affordable Unit. Any residential dwelling unit that receives government assistance under prescribed federal, State, and/or local programs, or any combination of rental assistance and is eligible to convert to market rate due to termination (opt-out) of a rent subsidy contract, prepayment of a subsidized mortgage, or expiration of rental restrictions. these assistance programs include, but are not limited to, Housing Choice Vouchers [formerly Section 8], project-based rental assistance, subsidized mortgage programs (e.g., FHA), or expiring rent/deed restrictions with the use of State or local funding programs, including Community Redevelopment Agency Covenants.

Attic. The space between the ceiling framing of the top story and the underside of the roof structure.

Auditorium. Any facility for performing arts, motion pictures, other media arts or presentations before an audience, and with a total seating capacity equal to or greater than 1,200 on the site. Examples include multiplex theaters and concert halls. Facilities with a total seating capacity no greater than 1,200 are included in the Theater definition. This definition does not include Adult Entertainment Businesses.

Auto Dismantling. Any property or place where the business of an automobile dismantler, as defined by California Vehicle Code Section 220, is conducted.

Automobile Access. [Reserved]

Automobile Parking Space. [Reserved]

Automotive Repair Garage. All retail or wholesale uses which are enumerated in the definition for "Automotive repair" in Section 12.03 (Definitions) of Chapter 1 (General Provisions and Zoning) of this Code, and, in addition, includes all testing, installation of vehicle equipment or accessories, and the application of paint, sprayed coloring, or other types of covering or the recovering of any part of a vehicle interior or exterior. Included in this definition are smog testing shops whether for test only or for repairs, window tinting or replacement shops, application of vinyl or similar covering materials, installation of parts or accessories on the site of a parts store, and all other similar uses.

Automotive Use. Any Vehicle Repair use or Vehicle Sales and Rental use as listed in the Use Table in Article 6.

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 itself.

B

Backyard Beekeeping. The keeping or maintenance of an apiary in a hive as an accessory use.

Banned Features. [Placeholder - replaced with "Prohibited Features"]

Banquet Hall. Any facility leased or rented for private parties and other various social or business gatherings, typically for large numbers of people. Examples include, but are not limited to, formal dinners, receptions, reunions, business meetings, and club meetings.

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.

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.

Basement. An occupiable portion of a building located below a ground story.

Bed and Breakfast Facility. A building or portion thereof which is used as a temporary lodging place for fewer than thirty consecutive days and which does not contain more than five guest rooms and one kitchen.

Bee. Any stage of life of the common domestic honey bee (*Apis Mellifera*).

Bicycle Corral. [Reserved]

Bicycle Parking. [Reserved]

Bicycle Share Station. [Reserved]

Bisecting Line. A line that equally divides the angle created by the projection of intersecting lot lines of a lot adjoining the street of a corner lot as illustrated in Diagram C of this article.

Blank Wall Width. The portions of ground story building facades that do not include any transparent area meeting the standards in *Sec. 3C.5.1.* (General).

Board. The respective Historic Preservation Board as established by this Division.

Board. The Board of Building and Safety Commissioners.

Boarding or Rooming House. A dwelling containing a single dwelling unit and not more than five guest rooms or suites of rooms, where lodging is provided with or without meals, for compensation.

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.

Buffer. A planting area with a wall, fence, or hedge, intended to provide a space between one use and another use, one Use Class and another Use Class, or one use and the public right-of-way.

Build-to Range. The area on a lot between the minimum setback and the maximum setback specified for a district.

Build-to Width. The cumulative building width required to occupy the build-to range, based on the width of the lot at the street, alley or special lot line.

Building. A covered and enclosed structure that is intended for human occupation.

Building Break. The minimum distance structures shall be separated to in order to establish them as separate buildings for the purpose of measuring building width. (see Sec.2.2.6.2)

Building Coverage. The area of a lot covered by buildings or structures.

Building Coverage. The area of a site covered by structures.

Building Entrance. [Reserved]

Building, Existing. [Reserved]

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.

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, includes primary street setbacks, side street setbacks, side setbacks, rear setbacks, alley setbacks, and special lot line setbacks. [File under Setback?]

Building Setback. The area on a site not intended for buildings and structures except where expressly allowed as an exception, including primary street setbacks, side street setbacks, side setbacks, rear setbacks, alley setbacks, and special lot line setbacks.

Building Site. Any parcel of land which conforms to the definition of lot.

Building 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.

Bulk Plane. A imaginary sloping plane that rises inward over the lot that limits building height based on its proximity to site lot lines.

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

C

California State Accessibility Standards. [Reserved]

California State Fire Code. [Reserved]

Caliper. [Reserved]

Canopy. [Reserved]

Canopy Sign. A sign attached to a canopy.

Car Wash. Any facility engaged in cleaning, washing, or waxing automotive vehicles, such as passenger cars, trucks, vans, and trailers.

Carpool. A vehicle carrying two to five persons to and from work on a regular schedule.

Caretaker Unit. A Dwelling Unit designed for and used solely by a watchman or caretaker (including his or her family) on the same lot of an industrial development or use that requires a 24-hour supervision.

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.

Cargo Container Storage Yard. An open-air site or facility, the primary use of which is the keeping of empty cargo containers, and equipment, and may have as accessory uses the storage of container chassis and truck cabs, repair facilities, warehouses, and offices associated with the movement or storage of cargo containers.

Categorically Excluded Development. A development, which is excluded from the Coastal Development Permit requirements pursuant to a categorical exclusion order adopted by the Coastal Commission that February 28, 2020 REVISED RECOMMENDATION DRAFT 259 sets forth the specific categories of development that qualify for the exclusion within a specific geographic area, and which establishes that those categories of development in the specified geographic areas will have no potential for significant adverse effects, either individually or cumulatively on coastal resources or on public access to or along the coastline.

Ceiling. [Reserved]

Ceiling Height. [Reserved]

Cemetery. As defined by the California Health and Safety Code. Examples include burial parks, columbariums, and mausoleums.

CEQA. The California Environmental Quality Act, California Public Resources Code, Div. 13, Sec. 21000 et seq., including as it may be amended from time to time.

CEQA Clearance. Any determination, finding or certification authorized or required under CEQA to approve a Project in compliance with CEQA. CEQA Clearances include, but are not limited to, (i) a determination that an approval does not require CEQA review, in whole or in part, either due to the applicability of an exemption or because the City action is not a Project, (ii) a finding that the City may adopt a Negative Declaration or a Mitigated Negative Declaration, (iii) the certification of an Environmental Impact Report, or (iv) a finding that a Project was adequately assessed in a prior adopted Negative Declaration or certified Environmental Impact Report, including through the use of an addendum.

CEQA Guideline. The California Code of Regulations, Title 14, Chapter 3, Sec. 15000, et seq., including as they may be amended from time to time.

Certificate of Appropriateness. An approved certificate issued for the construction, Additions over established thresholds, Demolition, reconstruction, Alteration, removal, or relocation of any publicly or privately owned building, structure, Landscaping, Natural Feature, or lot within a Historic Preservation Overlay Zone that is identified as a Contributing Element in the Historic Resources Survey for the zone, including street features, furniture or fixtures.

Certificate of Compatibility. An approved certificate issued for the construction of a new building or structure on a lot, Demolition, or building replacement of an element, identified as Non-Contributing, or not listed, in the Historic Resources Survey for the zone.

Certified Farmers' Markets. A location where agricultural products are sold 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, as defined in Section 1392.2, Title 3, of the California Code of Regulations.

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.

Channel Letters. Individually cut letters, numbers or figures, illuminated or non-illuminated, affixed to a building or structure.

Change of Use. See "Use, Change of" in this Division.

Character Frontage. [Reserved]

Chemical Product Manufacturing. Any facility producing basic chemicals or manufacturing products by predominantly chemical processes. Examples include, but are not limited to, basic chemicals, such as acids, alkalies, organic chemicals, and salts; chemical products to be used in further manufacture, such as dry colors, pigments, and synthetic fibers; and finished chemical products to be used for ultimate consumption or as materials or supplies in other industries, such as fertilizers, explosives, and paints. The production of products such as asphalt coatings and petroleum lubricating oils are included in the Petroleum and Coal Product Manufacturing definition. The production of plastic and natural rubber products are included in the Plastic and Rubber Product Manufacturing definition

Childcare Facility. [Reserved]

Chipping and Grinding Facility. Any facility which temporarily stores and/or processes source-separated green waste and/or wood waste by means of chipping, grinding, mixing and/or screening to produce a material of varying particle size. The material produced by the above described processes may be used as ground cover, biofuel, wood chips, animal bedding, worm food or other similar uses. This definition shall not include any chipping and/or grinding of green waste and/or wood waste conducted for noncommercial, nonprofit purpose.

City. The City of Los Angeles, California

City Council. [Reserved]

City Engineer. [Reserved]

City Planning Commission. [Reserved]

Circulation Areas. [Reserved]

Civil Engineer. The Registered Civil Engineer employed by the owner or by the subdivider to prepare the Subdivision Maps and improvement plans.

Clear Height. Clear height is measured as the vertical dimension of the occupiable portion of an architectural feature at the narrowest point.

Circulation. [Reserved]

Circulation, Building. [Placeholder - move to rest of Building definitions?]

Circulation, Motor Vehicle. [Placeholder - move to rest of Motor Vehicle definitions?]

Civic. Any facility that provides for display, preserving, or enjoyment of heritage, history, and the arts or any municipal building. Examples include, but are not limited to, city hall, cultural centers, libraries, museums, and observatories.

Clear Depth or Clear Width. Clear depth is the horizontal dimension of the occupiable portion of an architectural feature at the narrowest point. Depth is typically measured perpendicular to the street lot line while width is typically measured parallel to the street lot line.

Clear Height. Clear height is the vertical dimension of the occupiable portion of an architectural feature at the shortest point.

Coastal Bluff. The upper termination of a bluff, cliff, or seacliff. In cases where the top edge of the cliff is rounded away from the face of the cliff as a result of erosional processes related to the presence of the steep cliff face, the bluff line or edge shall be defined as that point nearest the cliff beyond which the downward gradient of the surface increases more or less continuously until it reaches the general gradient of the cliff. In a case where there is a steplike feature at the top of the cliff face, the landward edge of the topmost riser shall be taken to be the cliff edge. The termini of the bluff line, or edge along the seaward face of the bluff, shall be defined as a point reached by bisecting the angle formed by a line coinciding with the general trend of the bluff line along the inland facing portion of the bluff. The minimum length of bluff line or edge used in making these determinations is 500 feet.

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 Sec. 4511 of the Public Resources Code).

Coastal Zone. That land and water area 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 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.

Coastal Zone. That land and water area specified on the maps cited in Sec. 30103 of the Public Resources Code, extending seaward to the State's outer limit of jurisdiction, including all offshore islands, but with some additional criteria for special areas as specified in Sec. 30103.5 and 30166 of the Public Resources Code.

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 Filming. [Reserved]

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 Tenant Size. The maximum floor area permitted per commercial tenant space.

Community Apartment Project. The same as defined by Section 11004 of the California Business and Professions Code.

Community Care Facility, Licensed, 6 or fewer persons. Any facility, place or building 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 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. This definition applies when there are six or fewer persons being served.

Community Care Facility, Licensed, 7 or more persons. Any facility, place or building 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. This definition applies when there are seven or more persons being served.

Community Center. Any building or group of buildings used to provide cultural, educational, recreational, or social services, which is not operated for profit.

Community Land Trust. A California nonprofit corporation that: (1) has no part of its net earnings inuring to the benefit of any member, founder, contributor, or individual; (2) is neither sponsored by, controlled by, nor under the direction of a for-profit organization; (3) has a corporate membership of adult residents of a particular geographic area as described in the bylaws of the corporation; (4) has a board of directors that: (A) includes a majority of members who are elected by the corporate membership; (B) includes representation by persons occupying and/or leasing any structural improvements on the land; and (C) includes representation by persons residing within the geographic area specified in the bylaws of the corporation who neither lease land from the corporation nor occupy structural improvements controlled by the corporation; (5) acquires and retains parcels of land, primarily for conveyance under long-term ground leases; (6) transfers

ownership of many or all of the structural improvements located on such leased parcels to the lessees; and (7) retains a preemptive option to purchase such structural improvements at a price determined by formula that is designed to ensure that the improvements remain affordable to low and moderate income households in perpetuity.

Community Plan Implementation Overlay (CPIO). 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.

Compaction. The densification of a fill by mechanical means.

Composting Facility. Any facility which processes source-separated organic materials to a stabilized state through controlled biological decomposition where the resultant material is beneficial to plant growth or soil structure when used as a soil amendment. Materials may initially be chipped, shredded, and/or screened on site prior to being composted. Composting may be conducted in an in-vessel system or in the open, such as windrow composting or aerated static pile composting. This definition shall not include any composting of green waste and/or wood waste conducted for noncommercial, nonprofit purpose.

Computer and Electronic Product Assembly. Any facility involved in the assembly of computer and electronic products, electrical equipment, appliances, and electronic product components; these facilities may also test and repair such products and components. Examples include, but are not limited to, the assembly of appliances, communications equipment, computers, computer peripherals, lighting fixtures, and similar electronic products. Manufacturing of Computer and Electrical Equipment is included in the Machinery and Fabricated Metal Manufacturing definition.

Common Indoor Amenity Space. [Placeholder - move to Amenity Space?]

Common Lot Line. A lot line shared by two lots.

Common Outdoor Amenity Space. [Placeholder - move to Amenity Space?]

Concealed Parking. [Reserved]

Condominium. The same as defined by Section 783 of Chapter 1 (Estates in General) of Title 2 (Estates in Real Property) Part 2 (Real or Immovable Property) of Division 2 (Property) of the California Civil Code.

Construction, New. The construction of a new building, structure or site element, such as a parking lot.

Contributing Building. [Reserved]

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.

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.

Convention Center. Any publicly owned building or group of buildings used for conferences, exhibitions, and trade shows.

Core Hole, Temporary Geological Exploratory. 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.

Corner Lot. A Lot adjoining the intersection of two or more streets.

Correctional or Penal Institution. Any facility generally designed for the confinement, correction, and rehabilitation of adult and/or juvenile offenders sentenced by a court.

Cosmetic, Pharmaceutical Drug and Soap Manufacturing. Any facility where organic and inorganic raw materials are transformed by a chemical process for the formulation of cosmetics, pharmaceutical drugs, and soaps. Examples include, but are not limited to, eye and facial makeup preparations; fingernail polishes; and manufacturing of deodorants, cleaning shampoos, hair colors, lipsticks, medications, perfumes, and skin moisturizers.

Counseling and Referral Facility. A facility which provides counseling services and subsequently refers applicants to appropriate licensed social service agencies offering professional remedial assistance. Counseling and referral services may be offered in one or more of the following areas: welfare, housing, employment, health, education, legal matters, job development, consumer action, recreation, family problems, juvenile problems, probation, and neighborhood improvement. The facility may also administer the implementation of government funded programs established to provide low-income housing, job development classes and recreation.

Covered Area. An area on a lot that is not open to the sky. See *Sec 14.1.1. (Covered Area)*.

Creative Media Office. Any administrative and technical support facility for motion picture, television, video, sound, computer, and other communications media production. Examples include, but are not limited to, administrative and production offices, post-production facilities, special effects and optical effects units, and film laboratories.

Crown Sign. A type of sign located on the facade of the uppermost portion of buildings over 150 ft.

Curbcut. [Reserved]

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. [Reserved]

Curing Facility. Any composting facility, where additional and/or final biological stabilization is attained after most of the readily metabolized material has been decomposed, and where no chipping, grinding, or screening of material takes place. This definition shall not include any curing of green waste and/or wood waste conducted for noncommercial, nonprofit purpose.

D

Dance Hall. Any establishment open to the public which provides space dedicated to dancing.

Day Care Facility. Any facility that provides nonresidential care to children when licensed as a Day Care Facility by the State of California, or any facility that provides nonresidential care to adults, in a group setting on less than a 24-hour basis. Preschools are included in this definition.

Decision Maker. The agency or official charged with rendering a formal recommendation or decision on an application subject to Article 13 of this Chapter. For purposes of Sec. 13B.11.1 (Environmental Review Procedures), the “decision maker” is the decision-making body, as defined by the CEQA Guidelines.

Deeply Low Income Households. Persons and families whose incomes do not exceed 15 percent of area median income, adjusted for family size.

Demolition. Demolition is the removal of more than 50% of the perimeter wall framing or the removal of more than 50% of the roof framing.

Demolition. The removal of more than 50% of the perimeter wall framing, the removal of more than 50% of the roof framing, or the substantial removal of the exterior of a facade in the Street-Visible Area.

Density Bonus. A density increase over the otherwise maximum allowable residential density under the applicable zoning ordinance and/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. The Department of City Planning, unless otherwise indicated. Reference: City Charter, Sec. 550.

Department. The Department of Building and Safety.

Department of Building and Safety. [Reserved]

Design Review Board. [Reserved]

Destroyed. Damaged so as to not be habitable as determined by the Department of Building and Safety.

Developer. The owner of the Project and, if different from the owner, any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities which 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. A development is any construction project requiring a building permit.

Development. The construction of new non-residential floor area.

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 Sec. 66410 of the California Government Code), 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 February 28, 2020 REVISED RECOMMENDATION DRAFT 249 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 Sec. 4511 of the California Public Resources Code). 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.

Development Project. The construction of, addition to, or alteration of, any building or structure, or a change of use of an existing building or structure that requires a building permit and that results in an increase in floor area, or a net increase in average daily vehicle trips as determined by using trip generation factors promulgated by the Department of Transportation for the purpose of effectuating Sec. 5C.1.1. (*Project Review Thresholds*).

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. [Reserved]

Directly Accessed. [Reserved]

Director. The Director of the Department of City Planning, or the Director's designee.

Director of Planning. [Placeholder - see Director above]

Disabled Person. 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 an impairment or, anyone who has a record of having that type of an impairment.

Disaster. Fire, flood, wind, earthquake, or other calamity, act of God or the public enemy.

Disaster. Fire, flood, wind, earthquake, or other natural or man-made disaster.

Distance, Straight Line. [Reserved] See Sec. 114.1.2. (*Distance, Straight Line*).

Distance, Walking. [Reserved] See Sec. 114.1.3. (*Distance, Walking*)

Display. [Reserved]

Divided-lite. [Reserved]

Door Frame. [Reserved]

Door Opening. [Reserved]

Dormitory Room. A guest room designed, intended or occupied as sleeping quarters by more than two persons. Every 100 square feet of superficial floor area in a dormitory room shall be considered as a separate guest room.

DOT. Los Angeles Department of Transportation [Abbreviations?]

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 Lanes. [Reserved]

Drive-Through Eating and Drinking Establishment. Any establishment which dispenses food for consumption on or off the premises to an individual in a vehicle.

Drive-Through Service. Any establishment which provides a service or transaction in a vehicle that does not include food for consumption.

Drive-Thru Facility. [Reserved]

Driveway. [Reserved]

Dual Frontage. [Reserved]

Dwelling or Dwelling Unit. A group of two or more rooms, one of which is a kitchen, designed for occupancy by one household for living and sleeping purposes.

E

Eating and Drinking Establishment. Any establishment primarily engaged in the sale of prepared, ready-to-consume meals or drinks for consumption. Examples include, but are not limited to, bakeries, coffee shops, ice cream shops, fast-food establishments, restaurants, snack bars, and tea rooms.

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 thereof 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.

Efficiency Dwelling Unit. A room located within any Residential Use used or intended to be used for residential purposes which has a kitchen and living and sleeping quarters combined therein, and which complies with the Health and Safety Code Section 17958.1.

Egress. [Reserved]

Eldercare Facility. A facility which provides residential housing for persons 62 years of age and older, and which combines two or more of the following housing types: Senior Independent Housing, Assisted Living Care Housing, Skilled Nursing Care Housing, and/or Alzheimer's and Dementia Care Housing. A minimum of 75 percent of the floor area, exclusive of common areas, shall consist of Senior Independent Housing and/or Assisted Living Care Housing.

Elevation. [Reserved]

Eligible Housing Development. A Housing Development, as defined in this Subsection, that includes on-site Restricted Affordable Units, as defined in this Subsection, 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 Section 9.2.02 of this Chapter.

Emergency. A sudden, unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services.

Emergency Homeless Shelter. [Reserved]

Employment Centers Incentive Area. An area of a Community Plan identified in the applicable Community Plan Implementation Overlay as eligible to utilize the Employment Centers Incentive of Section 9.4.03.

Enclosed. Having a perimeter with an enclosure of 66.7% or greater. See *Sec. 14.1.4 (Enclosure)*.

Enclosure. See *Sec.14.1.4 (Enclosure)*.

Encroachment. [Reserved]

Encroachment, Horizontal. [Reserved] See Sec.14.1.5 (*Encroachment, Horizontal*).

Encroachment, Vertical. [Reserved] See Sec.14.1.6 (*Encroachment, Vertical*).

Entry Feature. Improved design standards applied to an entrance along the public way.

Environmental Protection Standards. [Reserved]

Environmentally Sensitive Habitat Area. Any officially mapped area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an Ecosystem and which could easily be disturbed or degraded by human activities and developments, and any area identified as a wetland, an environmentally sensitive habitat or as a Sensitive Coastal Resource Area, in a certified Local Coastal Program, a certified land use plan or a certified specific plan.

Eligible Housing Developments. [Reserved]

Enclosed. A structure or space having 25% or less open area along its perimeter. (see Sec.16.1.4 for *Enclosure measurement*).

Enlargement. [Reserved] See expansion.

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.

Equine Enclosure. Any structure or fence which establishes the perimeter of an equine keeping and maintenance area.

Equinekeeping, Commercial. Any commercial facility for the keeping, breeding, raising, training, or boarding of horses.

Equinekeeping, Non-Commercial. A detached accessory building which has a roof and may have one or more sides and is used in whole or in part for the housing or shelter of an equine or equines owned by the occupants of the premises and not kept for remuneration, hire or sale.

Existing Uses. [Reserved]

Expansion. [Reserved]

Exterior Face. [Reserved]

External Reflectance. [Reserved]

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.

Extremely Low-Income Households. Annual income of a household that does not exceed the amount designated for that category as defined in Section 50106 of the Health and Safety Code.

F

Facade. The above-grade, non-roof portions of exterior building envelope.

Facade, Primary. [Reserved]

Facade Alteration. Facade alteration is any exterior modification of the facade of a building or structure. See. *Sec. 14.1.17.C.5. (Facade Alteration, Project Activities)*.

Facade Area. [Reserved]

Facade Area, Ground Story. [Reserved]

Facade Area, Upper Story. [Reserved]

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.2.2.6.3*)

Facade Width. The horizontal dimension of street facing facade not including a facade break. (see *Sec.2.2.6.3*)

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

Family Day Care Home. A Dwelling Unit that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a Large Family Day Care Home or Small Family Day Care Home.

Family Day Care Home, Large. A Family Day Care Home for 9 to 14 children, including children under the age of 10 years who reside at the home, as set forth in Health and Safety Code Section 1597.465.

Family Day Care Home, Small. A Family Day Care Home for 8 or fewer children, including children under the age of 10 years who reside at the home, as set forth in Health and Safety Code Section 1597.44.

Farming (Plant Cultivation). The cultivation of berries, flowers, fruits, grains, herbs, mushrooms, nuts, ornamental plants, seedlings, or vegetables for use on-site or for sale or distribution off-site or on-site.

Fast-Food, Free Standing. Any building designed for restaurant use by a single tenant or multiple tenants that share the same kitchen, which stands alone on its own lot or is free standing within a

shopping center, and which dispenses prepared food over a counter or by way of drive-through service for consumption on or off the premises, and which has the following characteristics: a limited menu, items prepared in advance or prepared or heated quickly, no table orders, and food served in disposable wrapping or containers.

Fast-Food Establishment. Any establishment which dispenses food for consumption on or off the premises, and which has the following characteristics: a limited menu, items prepared in advance or prepared or heated quickly, no table orders, and food served in disposable wrapping or containers.

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 whole length.

Fill. The depositing of soil, rock, or other earth materials by artificial means.

Final Map. A map prepared in accordance with the provisions of Div. 13.10 of this Chapter and with any applicable provisions of the Subdivision Map Act, designed to be recorded in the Office of the County Recorder of Los Angeles.

Financial Services. Financial institutions that provide retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions and bail bond brokers. Check-cashing businesses and payday lenders are included in the Alternative Financial Services definition.

Finished Floor. [Reserved]

Finished Grade. [Reserved]

Finished Ground Floor Elevation. [Reserved]

Finished Ground Surface. [Reserved]

Fire Protection. Such fire hydrants and other protective devices as required by the Chief Engineer of the Fire Department.

Fire Stairs. [Reserved]

First Public Road Paralleling the Sea. That road nearest to the sea, as defined in Sec. 30115 of the Public Resources Code, which: (a) is lawfully open to uninterrupted public use and is suitable for that use; (b) is February 28, 2020 REVISED RECOMMENDATION DRAFT 260 publicly maintained; (c) is an improved, all-weather road open to motor vehicle traffic in at least one direction; (d) is not subject to any restrictions on use by the public except when closed due to an emergency or when closed temporarily for military purposes; and (e) does, in fact, connect with other public roads, providing a continuous access system, and generally parallels and follows the shoreline of the sea

to include all portions of the sea where the physical features, such as bays, lagoons, estuaries and wetlands cause the waters of the sea to extend landward from the generally continuous coastline.

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. Floor area is 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, Gross. That area in square feet confined within the outside surface of the exterior walls of a building, as calculated by adding the total square footage of each of the floors in the building, except for that square footage devoted to vehicle parking and necessary interior driveways and ramps.

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.

Food and Beverage Store. Any establishment primarily involved in the retail sale of food and beverages for off-site consumption. Examples include, but are not limited to, meat markets, produce markets, and other grocery stores.

Food and Drink Manufacturing. Any facility in which processed livestock and agricultural products are transformed into food or drink products for eventual consumption. The food and beverage products manufactured in these facilities are typically sold to wholesalers or retailers for distribution to consumers. Tobacco product manufacturing is included in this definition. Examples include, but are not limited to, animal food manufacturing; beverage manufacturing; dairy product manufacturing, ice manufacturing; fruit and vegetable preserving, grain and oilseed milling; specialty food manufacturing, seafood product preparation and packaging, and sugar and confectionery product manufacturing. Animal slaughtering is included in the Animal Products Processing definition. Breweries, distilleries, and wineries are included in the Alcoholic Beverage Manufacturing definition.

Foundation Wall. The above-grade portion of a facade that is located below the finished ground floor.

Fraternity/Sorority Housing. A single structure or set of structures in which members of a fraternity, sorority, or similar social organization affiliated with a college or university take residence.

Freight Terminal. Any facility intended for freight pick-up, transfer, or distribution by ground or water, including any related facility used in connection with such activities. Examples include, but are not limited to, freight, railroad, and trucking yards.

Freeway. A highway that the owners or those in possession of abutting lands have no right or easement of access to or from their abutting lands or that owners have only limited or restricted right or easement of access, and that is declared to be a freeway, in compliance with the Streets and Highways Code of the State of California.

Frequency. See *Sec.14.1.8 (Frequency)*.

Frontage District. See *Part 3B. (Frontage Districts)*.

Frontage Lot Line. [Reserved]

Frontage Road. A street lying adjacent and approximately parallel to and separated from a freeway, and which affords access to abutting property.

Front Yard. See *Sec. 14.1.20. (Yard Designation)*.

Frontage Yard Fences and Walls. A wall, fence, or hedge intended for front yards where a sense of privacy and enclosure is desired. See *Sec. 4C.7.1. (Frontage Yard Fences and Walls)*.

Fueling Stations. Any facility that retails vehicular fuels, including diesel, gasoline, or alternative fuels.

Funeral and Related Services. Any facility engaged in the provision of services involving the care, preparation, or arrangement of human or animal remains, and conducting memorial services. Examples include crematoriums, funeral homes, mortuaries, and pet crematoriums. Cemeteries are not included in this definition.

Furniture and Related Products Manufacturing. Any facility that makes furniture and related articles, such as mattresses, window blinds, cabinets, and fixtures. The processes used in the manufacture of furniture include the cutting, bending, molding, laminating, and assembly of such materials as wood, metal, glass, plastics, and rattan. This definition does not include facilities that solely bend metal, cut, and shape wood, or extrude and mold plastics.

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. [Move to Street?]

G

General Light Manufacturing. Any facility that makes a wide range of products that cannot readily be classified into other specific Light Industrial definitions. Examples include, but are not limited to, billboard manufacturing, medical equipment and supplies manufacturing; and toy manufacturing.

General Plan. A General Plan is 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)*.

General Storage. The use of any facility or an open area of land for the storage of goods, material, machinery or equipment, but not any storage that is ancillary to a principal use of the premises. Examples include, but are not limited to, building materials sales yards, contractor's equipment storage yards, and lumber yards.

Geological Exploratory Core Hole. [Reserved]

Glare. [Reserved]

Glazing. [Reserved]

Golf Course. An area of land laid out 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.

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 and/or leaves, grass clippings, agricultural wastes and vegetative landscaping materials generated from the maintenance of yards, parks or other similar facilities.

Green Waste and Wood Waste Facility. Any facility which receives Green Waste and/or Wood Waste for chipping and grinding, composting, curing, or mulching. This definition does not include any chipping and grinding, composting, curing, or mulching conducted for noncommercial, nonprofit purposes.

Grocery Store Incentive Area. An area of a Community Plan identified in the applicable Community Plan Implementation Overlay as eligible to utilize the Full-Service Grocery Store Incentive of Section 9.4.03.

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

Ground Passenger Terminal. Any facility such as a bus or train station, where ground transport regularly load and unload passengers.

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

Ground Surface. [Reserved]

Groundcover. [Reserved]

Guest Room. Any habitable room except a kitchen, designed or used for occupancy by one or more persons and not in a dwelling unit.

Gun Sales. Any establishment that sells firearms, ammunition, handguns, rifles, and related accessories.

Gym. Any commercial facility primarily intended for physical exercise. Amenities may include game courts, lap pools, exercise studios, saunas, steam rooms, and strength-training equipment. Examples include, but are not limited to, health clubs, self-defense gyms, rock climbing centers, and yoga studios.

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.

Hauling. [Reserved]

Hazardous Waste Facility. Any facility utilized for the storage, treatment, and disposal of hazardous waste as defined in the California Health and Safety Code Section 25117.1.

Health Center Incentive Area. An area of a Community Plan identified in the applicable Community Plan Implementation Overlay as eligible to utilize the Health Center Incentive of Section 9.4.03.

Hearing Officer. Any Department of City Planning planner conducting a public hearing on behalf of the Director or the City Planning Commission.

Heavy Industrial Uses. See *Div. 5D.2. (Definitions, Use)*.

Hedge. [Reserved]

Height in Feet. The vertical dimension of a building or structure, measured in feet. (see Sec.2.2.4.2)

Height in Feet. The maximum height in feet of a building or structure.

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.2.2.5.3*)

Height Transition Depth. *[Reserved]*

Helicopter Landings, Infrequent. Any single location or premises used for infrequent helicopter landings as regulated by Section 7.9.7.

Heliport. *[Reserved]*

High-Rise Sign. A sign located at least 100 feet above grade and attached to the wall of a building.

Hillside Area. Lots identified as being in a Hillside Area, as established in *Sec.1B.2.6. (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 as a City Historic- Cultural Monument.

Historic Preservation Overlay Zone (HPOZ). 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.

Historical Vehicle Collection. One or more vehicles, as defined by Sections 5004(a)(1), (2) and (3) of the California Vehicle Code, special interest vehicles, as defined by Section 5051(b) of the California Vehicle Code, out-of-production vehicles of historical importance, as determined by the Zoning Administrator or parts cars, as defined in Section 5051(c) of the California Vehicle Code, which are collected, restored, or maintained for non-commercial hobby or historical purposes.

Hive. A structure that houses a bee colony.

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.

Home-Sharing. [Reserved]

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 to homeless persons or families and which meets the standards for shelters contained in Title 25, Division 1, Chapter 7 of the California Code of Regulations. The term "temporary accommodations" means that a homeless person or family will be allowed to reside at the shelter for a time period not to exceed six 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 for the homeless, 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.

Horizontal Bands. A continuous band of material running horizontally across a facade.

Horizontal Storage. A device that holds the bicycle upright by wheel contact shall hold at least 180 degrees of wheel arc. [standard, not definition]

Hospice. Any facility focused on providing medical care, pain management, and emotional and spiritual support for terminally ill individuals. Additional services provided may include, but are not limited to, short-term inpatient care, short-term respite care, speech-language pathology, and grief and loss counseling for patients, family, and friends.

Hospital. A health facility licensed by the State that provides 24-hour inpatient care, including the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy, dietary services.

Hotel. A building designated or used for or containing six or more guest rooms, or suites of rooms, which may also contain not more than one dwelling unit, but not including any institution in which human beings are housed or detained under legal restraint. Hotel uses include, but are not limited to, Short-Term Rentals.

Hours of Operation. The hours in which a business is open to the public.

House of Worship. Any facility which is used primarily for religious activities and religious worship. Examples include, but are not limited to, chapels, meditation centers, mosques, religious meeting rooms, religious retreats, synagogues, or temples.

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. Residential occupancy of at least one dwelling unit by a household.

Household Moving Rental Truck. Any motor vehicle which is displayed, stored or offered for rental without a driver, used and maintained solely for the transportation of property, primarily used for the do-it-yourself movement of personal or household goods by private individuals on a short-term basis, having only two axles, and equipped with a body of no more than 22 feet in length measured at the vehicle chassis nor more than 12 feet in height measured from the surface upon which the involved truck rests. Such vehicle may exceed 5,600 pounds in registered net weight.

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 Apartment House, Apartment Hotel, multiple dwelling or group dwelling, residential condominium development or cooperative apartment home having five or more Dwelling Units.

Housing Development Project. The construction of five or more new dwellings units, the addition of five or more residential dwelling units to an existing building or buildings, the remodeling of a building or buildings containing five or more residential dwelling units, or a mixed use development containing residential dwelling units. For the purpose of establishing the minimum number of five dwelling units, Restricted Affordable Units shall be included and density bonus units shall be excluded.

|

Illuminated Architectural Canopy Sign. An enclosed illuminated canopy that is attached to the wall of a building with the face of the sign approximately parallel to the wall and with the message integrated into its surface. [Move to Sign?]

Illuminated Canopy Sign. A sign integrated into an enclosed internally illuminated canopy that is attached to the wall of a building. [Move to Sign?]

In-Vessel Composting. A process in which compostable material is enclosed in a drum, silo or similar structure where the environmental conditions are controlled and the compostable material is aerated and mechanically agitated. This process allows for accelerated decomposition.

Incentive. The granting of additional development potential through a Local Incentive Maximum or a modification to a development standard or requirement of this Chapter.

Incidental. [Reserved]

Individual with a Disability. As defined under the Acts, 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, which may be 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. The term inflatable device shall not include any object that contains helium, hot air or a lighter-than-air substance.

Infrequent Use. [Reserved]

Ingress. [Reserved]

Inoperable Vehicle. Any motor vehicle or trailer which is incapable of immediate and sustained movement for which it was designed.

Instructional Services. See *Div. 5D.2. (Definitions, Use)*.

Integrated Parking. Structures with 50% or less of the gross floor area devoted to vehicular use area.

Interim Motel Housing Project. An Interim Motel Housing Project is 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. The Local Public Agency determines who qualifies as experiencing homelessness or is at risk of homelessness.

Interim Use. [Reserved]

Interior. All enclosed and covered areas included within surrounding exterior walls of a building.

Interior Walls. [Reserved]

Inundation. Pounded 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.

Joint Public and Private Development. A project on City-owned land that involves a cooperative arrangement between a private sector entity or a non-governmental organization and the City.

Junior Accessory Dwelling Unit (JADU). A unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A Junior Accessory Dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

Junk Yard Facility. Any property where the business of a junk dealer, as defined by either Section 21601 of the California Business and Professions Code or Section 103.305 of the Los Angeles Municipal Code, is conducted - other than wholly within an enclosed building. In addition, a junk yard shall include property used for the storage of impounded, abandoned, partially dismantled, obsolete or wrecked automobiles - other than wholly within an enclosed building. This definition does not include Historical Vehicle Collection. This definition does not include the acceptance or sale by bona fide automobile parts retail dealers of used parts (including tires or batteries) tendered

in exchange for, or in part payment of new or previously rebuilt, reconstructed or remanufactured automobile parts.

K

Kennels. Any site on which four (4) or more dogs, at least four (4) months of age, are kept. This definition does not include Pet Shops.

Kitchen. Any room or any portion of a Dwelling Unit, whether an enclosing subdivision thereof or otherwise, used or intended or designed to be used for cooking and preparing food except a Light Housekeeping Room or that portion of a Recreation Room in a multiple residential use, or in an accessory building appurtenant thereto, containing the facilities for the cooking and preparation of food.

L

LAMC. Los Angeles Municipal Code. [Abbreviations?]

Landing Platforms. The portion of a floor adjacent to an elevator, ramp, stair or door, designed to provide a stable space to stand.

Landscape. Any modification to the visible features of a site including; non-building structures, standalone fences and walls, site furniture, flatwork, ground treatments, vegetation, changes to terrain, stormwater management feature, outdoor lighting, water feature, and outdoor access and circulation.

Landscape Plan. **[Reserved]**

Landscaping. The design and organization of landforms, hardscape, and softscape, including individual groupings of trees, shrubs, groundcovers, vines, pathways, arbors, etc.

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.

Legislative Approval. Any action that formulates a rule of general applicability that applies to all future cases. These typically require an action by the City Council, such as those as set forth in Div. 13B.1 (Legislative Action) of this Article.

Legislative Decision. See Sec. 13A.2.1.B. (Applicability; Procedural Categories).

Light Housekeeping [Guest] Room. Any guest room which is designed and used as a bedroom and for the cooking and preparing of food, in conformance with the provisions of Section 91.8116 of the Building Code, Chapter 9 For the purpose of applying the lot area and automobile parking

space requirements of the various zones, each Light Housekeeping Room shall be considered as a separate Guest Room. [Move to Guest Room?]

Live Entertainment. Any activity provided for the enjoyment, recreation, relaxation, diversion or other similar purpose performed by a person or persons who are physically present and where such performances is to patrons who are also physically present. Examples include dance performances, musical acts, sporting events, shows featuring comedians, magicians, or actors, and other similar productions.

Live/Work. 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 and non-residential employees. A Live/Work unit combines both residential and non-residential uses within a single unit.

Livestock Keeping. See *Div. 5D.2. (Definitions, Use)*.

Living Wall. A system permanently attached to the exterior building facade supporting vegetation with its growing medium and integrated irrigation system.

Loading. [Reserved]

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 abuts upon a street, alley or other appropriate means of access.

Local Coastal Program (LCP). 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 of 1976.

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.

Local Street. Any street other than a Collector Street, Avenue or Boulevard, or freeway providing access to abutting property and serving local as distinguished from through traffic.

Lodging. Any visitor-serving facility that provides accommodations in guest rooms or units for compensation, including, but not limited to, Short-Term Rentals.

Long-Term Bicycle Parking. [Reserved]

Lot. A parcel of land conforming to the standards for identifying a lot contained in *Section 14.1.11 (Lot)*, and which is identified on a *final tract map (Div. 11.3.)* or a parcel map recorded in the Office of the County Recorder with a separate and distinct letter or number.

Lot - Air Space. A division of the space above or below a lot as defined in *Article 14 (General Definitions & Measurements)* with a finite width, length, and upper and lower elevation occupied or to be occupied by a use, building or portion thereof, unit group of buildings or portions thereof, and accessory buildings or portions thereof 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.

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. [Reserved]

Lot line, Alley. See *Sec. 14.1.12.H. (Alley Lot Line, Lot Line Determination)*.

Lot line, Frontage. See *Sec. 14.1.12.B. (Frontage Lot Line, Lot Line Determination)*.

Lot line, Primary Street. See *Sec. 14.1.12.C. (Primary Street Lot Line, Lot Line Determination)*.

Lot line, Rear. See *Sec. 14.1.12.G. (Rear Lot Line, Lot Line Determination)*.

Lot line, Side. See *Sec. 14.1.12.F. (Side Lot Line, Lot Line Determination)*.

Lot line, Side Street. See *Sec. 14.1.12.D. (Side Street Lot Line, Lot Line Determination)*.

Lot line, Special. See *Sec. 14.1.12.E. (Special Lot Line, Lot Line Determination)*.

Lot Tie. Multiple parcels can be grouped together as a lot for the purpose of development. See also *Sec. 14.1.11. (Lot)*.

Lot Width. The length of primary street lot lines bounding a lot.

Lower Income Households. As defined in *Sec. 50079.5 (Definitions)* of the California Health and Safety Code.

Lower Income Households. Annual income of a household that does not exceed the amount designated for that category as defined in *Section 50079.5* of the Health and Safety Code.

M

Machinery and Fabricated Metal Manufacturing. Any facility in which fabricated metal is transformed into intermediate or end products. Important fabricated metal processes are forging, stamping, bending, forming, and machining, used to shape individual pieces of metal; and other processes, such as welding and assembling, used to join separate parts together. Examples include, but are not limited to, machine shops; manufacturing of architectural and structural metals, batteries, electronic products, and vehicles and vehicle parts.

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, but not including service roadways, landscape areas, or ingress or egress ramps connecting the freeway with other streets.[Measurement?]

Maintenance. [Reserved]

Maintenance and Repair. See "Maintenance and Repair, Ordinary" below.

Maintenance and Repair, Ordinary. Any work done to correct the deterioration, decay of, or damage to any part of a building, structure or lot, including in-kind replacement, which does not involve a change in the existing design, materials, or exterior paint color.

Maintenance and Repair Services. Any facility engaged in the maintenance or repair of industrial, business, or consumer machinery, equipment, or products. Examples include, but are not limited to, carpet cleaning and dry-cleaning plants; maintenance and repair of household appliances, furniture, office equipment, and similar items. Vehicle maintenance and repair is included in the Light Vehicle Repair and Heavy Vehicle Repair definition.

Major Transit Stop. [Reserved]

Majority. A majority number of the members of the respective body, not the majority of members present.

Marquee Sign. A sign displayed on the periphery of a marquee.

Massage Therapy. Any facility where massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered by a medical practitioner, chiropractor, physical therapist, or similar professional person licensed by the State of California.

Maturity. [Reserved]

Mechanical and utility equipment. [Reserved]

Mechanical Exhaust Outlets. [Reserved]

Medical Facility. An outpatient health facility that provides direct medical services to patients who remain less than 24 hours. Examples include, but are not limited to, dental, doctor, and optometry offices or clinics.

Mezzanine. An intermediate level within a story of a building. *(For Mezzanine Standards see Sec. 14.1.19.C. (Mezzanine, Story).*

Ministerial Action. Any action involving only the nondiscretionary application of objective standards, including the processes described in *Sec. 13A.2.1.B. (Applicability, Procedural Categories).*

Ministerial Decision. See *Sec. 13A.2.1.B. (Applicability; Procedural Categories).*

Mobile Medical Clinic. A vehicle, or portable structure transported by a vehicle, easily transportable in one or more sections, which is used to primarily provide diagnostic, preventive medical services, or blood collection services on a temporary basis in any one location.

Mobile Recycling Center. A receptacle, usually a trailer, for the collection of recyclable materials that is drawn by motor power and bears a valid state license.

Mobilehome. As defined by Section 18008 of the California Health and Safety Code.

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 and including the area set aside or used for parking and accessory buildings or structures such as awnings, cabanas or ramadas.

Model Dwelling. A one-family residential 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 dwelling development.

Moderate Income Households. Annual income of a household that does not exceed the amount designated for that category as defined in Section 50052.5 of the Health and Safety Code.

Module. [Reserved]

Monument Sign. A freestanding sign that is erected directly upon the original grade or finished grade, or that is raised no more than 12 inches from the existing or artificially created grade to the bottom

of the sign, and that has a horizontal dimension equal to or greater than its vertical dimension. See *Sec. 4C.11.6.C.e. (Monument Sign)*.

Motel. An auto-oriented Hotel that provides rooms with limited amenities and direct access to an open parking area. Also called a motor court or motor lodge.

Motor Vehicle. A self-propelled device designed for transporting persons or property with the ability to reach speeds over 20 miles per hour.

Motor Vehicle Access. [Reserved]

Motor Vehicle Use Area. An area designed and intended for use by motor vehicles. See *Sec. 4C.14. (Definitions, Development Standards)*.

Mulch. A woody vegetative material used as a nonnutritive ground cover to control erosion, improve water retention and retard weed growth.

Mulching Facility. Any facility which receives, temporarily stores and processes primarily source-separated carbonaceous wood waste and/or yard trimmings into a mulch. Examples of such materials include clean wood waste, tree and shrub trimming, leaves and other high carbon, low nitrogen material which decompose at a slow rate and have little leachate or odor-causing potential. Processing of such materials is achieved by chipping and screening to attain a uniform particle size and may include limited aging of the material to achieve a desired appearance. This definition shall not include any mulching of green waste and/or wood waste conducted for noncommercial, nonprofit purpose.

Mullion. [Reserved]

Muntins. [Reserved]

N

Native Plants. [Reserved]

Natural Feature. Any significant tree, plant life, geographical or geological feature identified individually or collectively on the Historic Resources Survey as contributing to the Cultural or Historical significance of the Historic Preservation Overlay Zone.

Nature Conservation Area. An area designed for the conservation, protection, enhancement, and management of public land. Examples include, but are not limited to, ecological preserves, marine preserves, natural resource preserves, and water conservation areas.

New Construction. New construction is the construction of a new building or structure.

Non-Contributing Element. Any building, structure, Natural Feature, lot, or Landscaping, that is identified in the Historic Resources Survey as a Non-Contributing element, or not listed in the Historic Resources Survey.

Non-Residential Project. A development project that does not contain any dwelling units, guest rooms, joint living and work quarters, Live/Work units, or any other type of Lodging.

Nonconforming Building or Structure. A nonconforming building or structure is a structure, or portion of a building or structure that does not conform to the regulations of this Chapter and that lawfully existed at the time the regulations with which it does not conform became effective.

Nonconforming Site or Lot.

Nonconforming Use. A nonconforming use is the use of a building, structure, or land that does not conform to the regulations of this Chapter and which lawfully existed at the time the regulations with which it does not conform became effective.

Nonmetallic Mineral Product Manufacturing. Any facility with the purpose of transforming mined or quarried nonmetallic minerals, such as clay, gravel, sand, stone, and refractory materials using processes that include grinding, mixing, cutting, shaping, and honing. Examples include, but are not limited to, the manufacturing of clay products and refractory, cement and concrete products, glass and glass products, lime and gypsum products, and other nonmetallic mineral products.



Occupiable Space. Any area designed and intended for human occupancy with a minimum clear height of 7.5 feet.

Office. Any place where office activities such as administrative, professional, or clerical operations are performed. This definition does not include medical offices. Examples include, but are not limited to, dry labs, architectural, legal, accounting, engineering, therapists, and consulting offices.

Official Police Garage. City-approved vendors of vehicle towing and storage services that support the public safety mission of the Los Angeles Police Department (LAPD) and Department of Transportation (DOT).

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.[Move to Sign?]

Oil and Gas Extraction. Any facility which operates or develops oil and gas fields. Such activities may include exploration for crude petroleum and natural gas; drilling wells; and all other activities in the preparation of crude oil up to the point of shipment from the producing property. Examples include, but are not limited to, the production of crude petroleum and natural gas; sulfur recovery from natural gas; and recovery of hydrocarbon liquids.

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 Article 7 of Chapter 5 of this Code except that "Oil Well" shall not include "Temporary Geological Exploratory Core Hole" as defined in Article 14 (Rules & Definitions).

Oil Well Class A. Any oil well drilled, conditioned arranged, used or intended to be used for the production of petroleum.

Oil Well Class B. Any oil well drilled, conditioned, arranged, used or intended to be used only for the subsurface injection into the earth of oil field waste, gases, water or liquid substances.

On-Site Sign. A sign that is other than an off-site sign.

Opacity (%). See Sec. 14.1.14 (*Opacity %*).

Open Area. The measurement of the permeability of an object or assembly. (*For Measurement see Sec.XX*)

Open Space. [Reserved]

Open Space Depth. [Reserved]

Open Storage. [Reserved]

Open to the Sky. Having no intervening structure between the finished floor or ground surface and the sky.

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. For definition purposes, a commercial message is any message that advertises a business conducted, services rendered, or goods produced or sold.

Outdoor Amenity Space. [Reserved]

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. This definition includes Outdoor Dining areas that are on or above the ground floor, but does not include Rooftop Dining.

Outdoor Equipment. [Reserved]

Outdoor Lighting. [Reserved]

Outdoor Room. [Reserved]

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

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.

Parcel Map. A map showing a division of land other than those divisions, which require a Final Map as defined by the Subdivision Map Act.

Parking. Any facility intended for the parking of vehicles as a principal use. Examples include parking structures and surface parking lots. Vehicle storage is not included in this definition.

Parking Area. [Reserved]

Parking Garage. Structures with 50% or more of their floor area dedicated to parking uses. See Sec. 4C.4.5. (*Parking Structure Design*).

Parking Space. [Reserved]

Parking Stall. [Reserved]

Parking Structure. For the purpose of parking structure design, parking structure 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 uses. See Sec. 4C.4.5. (*Parking Structure Design*).

Parking Structure Facade. [Reserved] See Sec. 4C.4.5. (*Parking Structure Design*).

Parks & Open Space. See Div. 5D.2. (*Definitions, Use*).

Parkway. [Reserved]

Paseo. [Reserved]

Pedestrian Access. [Reserved]

Pedestrian Accessway. [Reserved]

Pedestrian Amenity Modification. The width of pedestrian amenity space in the build-to range that is allowed to count toward the build-to width requirement.

Pedestrian Amenity Space. [Reserved]

Pedestrian Amenity Space-Facing Facade. See Sec. 14.1.16. (*Pedestrian Amenity-Facing Facade*).

Pedestrian Connection. [Reserved]

Pedestrian Facilities. Site improvements designed and intended for pedestrian foot traffic including but not limited to sidewalks, walkways and crosswalks. See Sec. 4.1.2. (*Pedestrian Facilities*).

Pedestrian Passageway. [Reserved]

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. [Move to Sign?]

Permanent Structure. [Reserved]

Permit. Any license, certificate, approval, or other entitlement for use granted, conditionally granted, or denied by any public agency, which is subject to the provisions of this Section.

Perpendicular Line. A straight line between the point on a sign face that is closest to the street and the point where the line intersects the street lot line at a 90 degree angle, as illustrated in Diagram C of this article.

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, organization or the manager, lessee, agent, servant, officer or employee of any of them.

Personal Services. Any establishment providing a commercial service, such as hair styling, spa treatments, or cleaning, for the personal needs of customers.

Petroleum and Coal Product Manufacturing. Any facility which transforms crude petroleum and coal into usable products. Examples include, but are not limited to, grease and petroleum lubricating oils manufacturing, tar roofing and asphalt manufacturing, and refineries.

Plant. [Reserved]

Plant Type. [Reserved]

Planting Area. The area on a lot designated and designed for plants.

Planting Hole. [Reserved]

Plastic and Rubber Product Manufacturing. Any facility that manufactures goods by processing plastic materials and/or raw rubber.

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.

Preferential Parking. Parking spaces, designated or assigned through use of a sign or painted space markings for Carpools or Vanpools, that are provided in a location more convenient to the entrance for the place of employment than parking spaces provided for single-occupant vehicles.

Preliminary Parcel Map. Refers to 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 and need not be based upon an accurate or detailed final survey of the property.

Prepare. Whenever this Chapter directs an agency or official to prepare a document, this 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 Metal Manufacturing. Any facility which smelts or refines ferrous and nonferrous metals. Examples include, but are not limited to, aluminum, iron, and steel foundries and mills.

Primary or Side Street. [Placeholder - move to Street?]

Primary Street Lot Line. [Placeholder - move to Lot Line?]

Principal Material. The building product used as the exterior wall finish material for the great majority of the exterior building facade.

Principal Use. The main permitted use of land or structures as distinguished from an accessory use.

Privacy Screens. [Reserved]

Private. [Reserved]

Private Club. Any facility organized solely for the promotion of some common interest and which is accessible to club members and their guests only. Examples include, but are not limited to, 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; in each instance 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.

Private Street. A private road easement as defined herein which has been determined by the Advisory Agency or the Director of Planning to be adequate for access and for the purposes set forth in this Article, or in Div. 10A.3. (Private Street Regulations).

Private Street. A private road easement as defined herein which has been determined by the Advisory Agency or the Director of Planning to be adequate for access and for the purposes set forth in this Chapter, Article 7 (Division of Land Regulations), or Article 8 (Private Street Regulations) of Chapter 1 (General Provisions and Zoning) of this Code.

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 but not limited to 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. See *Sec. 14.1.17.B. (Project Activities)*.

Project Activities. See *Sec. 14.1.17. (Project Activities)*.

Project Adjustment. See *Div. 13C.1. (Definitions, Administration)*.

Project Compliance. See *Div. 13C.1. (Definitions, Administration)*.

Project Review Thresholds. [Reserved]

Project Site. The physical site on which a development project is located.

Protected Tree. See 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).

Protected Tree. "Protected Trees" as defined in Section 46.01 (Definition) of Article 6 (Preservation of Protected Trees) of Chapter 4 (Public Welfare) of this Code.

Protection Levels. [Reserved]

Protective Barrier. A building component or assembly located at or near the open sides of elevated occupiable space floor surfaces that are designed to reduce the risk of fall from the occupiable space. (Examples include: 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 Section 19.85.4 of the Los Angeles Administrative Code or approved pursuant to Section 91.107.4.6 of the Los Angeles Municipal Code. For definition purposes, a commercial message is any message that advertises a business conducted, services rendered, or goods produced or sold.

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 Facilities Incentive Area. An area of a Community Plan identified in the applicable Community Plan Implementation Overlay as eligible to utilize the Public Facilities Incentive of Section 9.4.03.

Public Facility. [Reserved]

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 shall 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 government 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. (Definition Amended by Ord. No. 173,268, eff. 7/1/00, Oper. 7/1/00.)

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 that is required to obtain a local government permit. Public Project shall not include any development by any department or agency of the City or any other governmental entity that 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 government 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. Wetland. Lands within the Coastal Zone, which may be covered periodically or permanently with shallow, water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats and fens.

Public Realm. [Reserved]

Public Right-of-Way. See "Right-of-Way" in this Division.

Public Right-of-Way Buffer. A planting area with a wall, fence, or hedge, located along a public right-of-way, and typically intended for screening of surface parking lots, utilities, heavy commercial uses, and industrial uses.

Public Safety Facility. Any government facility that provides public safety services. Examples include, but are not limited to, fire stations and police stations.

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.

Public Way. 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 the 15 Density District, or a Density District allowing greater density, and where all of the total combined dwelling units or guest rooms, exclusive of any manager's units, are affordable. For the purposes of this subdivision, affordable means that rents or housing costs to the occupying residents do not exceed 30 percent of the maximum gross income of Extremely Low, Very Low or Low Income households, as those income ranges are defined by the United States Department of Housing and Urban Development (HUD) or any successor agency, as verified by the Housing & Community Investment Department (HCIDLA). A minimum of 50 percent of the total combined dwelling units or guest rooms is occupied by the Target Population.

Quasi-Judicial Approval. These actions apply rules to specific facts and are subject to procedural due process principles. These include the processes described in Div. 13B.2. (Quasi-Judicial Review), 13B.4. (Specific Plan Implementation), and 13B.5. (Quasi-Judicial Relief) of this Article.

Quasi-Judicial Decision. See Sec. 13A.2.1.B. (Applicability; Procedural Categories).

Queueing. [Reserved]

R

Railway Facility. Any facility related to a freight railway; or a railway yard, maintenance, or fueling facility related to a passenger or freight railway.

Rear Lot Line. [Placeholder - move to Lot Line?]

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.

Reconstruction. [Reserved]

Reconstruction. The act or process of reproducing by new construction the exact form, features and details of a vanished building, portion of a building, structure, landscape, Natural Feature, or object as it appeared at a specific period of time, on its original or a substitute lot.

Recreation Room, Accessory. See *Div. 5D.2. (Definitions, Use)*.

Recreation, Indoor. Any commercial facility engaged in providing indoor sports and recreation services. Examples include, but are not limited to, bowling alleys, indoor skating rink facilities, and indoor skydiving.

Recreation, Outdoor. Any commercial facility engaged in providing outdoor sports and recreation services. Examples include, but are not limited to, outdoor batting cages, skateboard parks, and tennis courts.

Recreational Vehicle. As defined by Section 18010 of the California Health and Safety Code.

Recyclable Materials. Items or materials to be recycled or reused, including but not limited to yard waste, paper, plastic, glass, metal, newspaper, and cardboard.

Recycling Area or Room. See *Div. 5D.2. (Definitions, Use)*.

Recycling Center. Any recycling collection or buyback site, recycling sorting facility, or other recycling oriented site which does not do any processing other than mechanical compaction to reduce the volume of recyclable containers for economy of storage.

Recycling Center Operator or Junk Dealer. See *Div. 5D.2. (Definitions, Use)*.

Recycling Chute. Any vertical smooth shaft used to convey recyclable materials from the upper floors of a building to a recyclable storage bin or room at the bottom end of the chute.

Recycling Collection or Buyback Center. Any facility, including Reverse Vending Machines, where Recyclable Materials are deposited or redeemed for monetary value, and which may include baling or crushing operations for the purposes of efficiency of storage and transfer (volume reduction), but shall not include sorting or processing activities for other than temporary storage purposes.

Recycling Materials Processing Facility. Any facility which accepts Recyclable Materials for sorting and processing on the site. 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.

Recycling Materials Sorting Facility. Any facility which accepts commingled or source-separated Recyclable Materials of various types, which are separated on the site using a manual or automated system. For the purpose of this definition, source-separated Recyclable Materials are those which are separated from the waste stream at their point of generation for the purpose of recycling. This may include baling or crushing operations for the purposes of efficiency of storage and transfer (volume reduction), but shall not include processing activities for other than temporary storage purposes.

Reflective Symmetry. [Reserved]

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. Relocation is the movement of a building or structure from its existing location to another location.

Renovation, Major. Major renovation is 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. Any structural alteration (a change that would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders) is included in this definition.

Renovation, Minor. Minor renovation- is any alteration that does not impact the exterior of the building, including interior alterations for fire, life safety and handicapped requirements. A structural alteration (a change that would prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders) is not included in this definition.

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 Sec. 65915(c)(3) (Density Bonuses and Other Incentives) of the California Government Code if the Project was seeking a density bonus.

Research and Development. Any 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.

Resident. [Reserved]

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

Residential Building. A building or portion thereof 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, if it was built after 1945, a certificate of occupancy has been issued for the building prior to the time of map application.

Residential Dwelling Unit. See dwelling unit.

Residential Hotel. Any building containing six or more guest rooms or Efficiency dwelling units, which are intended or designed to be used, or are used, rented, or hired out to be occupied, or are occupied for sleeping purposes by guests, so long as the guest rooms or Efficiency dwelling units are also the primary residence of those guests, but not including any building containing six or more guest rooms or Efficiency dwelling units, which is primarily used by transient guests who do not occupy that building as their primary residence.

Residential Production/Art Gallery Space. An on-site building workshop or gallery amenity, not to be combined with an individual Live/Work unit, for use by residents and employees of Live/Work units for art production and/or display, materials and good fabrication, and other similar production activities.

Residential Project. A development project containing any number of dwelling units, guest rooms, joint living and work quarters, Live/Work units, or any other 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, if it was built after 1945, a certificate of occupancy was issued for the building prior to the time of map application.

Residential Unit. A Dwelling Unit or joint living and work quarters; a mobile-home, as defined in California Health and Safety Code Section 18008; a mobile-home lot in a mobile-home park, as defined in California Health and Safety Code Section 18214; or a Guest Room or Efficiency Dwelling Unit in a Residential Hotel.

Residential Use. See *Div. 5D.2. (Definitions, Use)*.

Resource Extraction. Any facility engaged in mining, mine site development, or preparing metallic and nonmetallic minerals. Examples include, but are not limited to, metal ore mining, nonmetallic mineral mining, and quarrying.

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.

Retail Sales. Any commercial establishment involved in the retail sale of new or used products, and the retail provision of consumer, repair services, or rental services to individuals and businesses. Retail Sales may be combined with other services such as computer, electronics, and similar small-item repairs. Examples include hardware stores, pharmacies, electronics stores, furniture stores, print shops, and clothing stores.

Retaining Wall. [Reserved]

Restricted Affordable Unit. A Dwelling Unit for which rental or mortgage amounts are restricted so as to be affordable to and occupied by Extremely Low, Very Low, Low or Moderate Income households, as determined by the Los Angeles Housing and Community Investment Department or its successor agency.

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.

Reverse Vending Machine Commodity Storage Bin. A non-automated container which is covered and made of durable, incombustible, rustproof and waterproof construction, which is used to store the processed aluminum cans, glass and plastic bottles that are removed from a Reverse Vending Machine.

Reviewing Agency. The agency or official charged with reviewing an application for completeness or preparing a staff report. This is typically the Zoning Administrator, Director, or Department of City Planning.

Revised Tentative Map. A map involving a revised arrangement of the streets, alleys, easements or lots within property for which a tentative map has been previously approved or a modification of the boundary of the property.

Revised Tentative Tract Map. A map involving a revised arrangement of the streets, alleys, easements or lots within property for which a tentative map has been previously approved or a modification of the boundary of the property.

Right-of-Way. [Reserved]

Right-Of-Way. The dedicated area that includes roadways, medians, and/or sidewalks.

Roadway. That portion of a right-of-way for a street or alley used or intended to accommodate the movement of vehicles.

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 or color or shape and color.

Roof Materials. [Reserved]

Roof-Mounted Equipment. [Reserved]

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, including but not limited to, a roof, a bridge, a parking structure.

Roof Sign. A sign erected upon a roof of a building.

Roof Structure. [Reserved]

Roof Terrace. [Reserved]

Root Ball Depth. [Reserved]

Root Ball Width. [Reserved]

Room, Habitable. See *Div. 5D.2. (Definitions, Use)*.

Rounding. [Reserved]

ROW. Right-of-way [Abbreviation?]

S

Safety Barriers. [Reserved]

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. [Placeholder - move to Parking?]

Screening. [Reserved]

Screening Plants. [Reserved]

Security Gate. [Reserved]

Security Gate, Exterior. [Reserved]

Security Gate, Interior. [Reserved]

Service Areas. [Reserved]

Setback. [Reserved]

School, K-12. An institution of learning which offers instruction in grades K through 12.

Schools and Libraries Incentive Area. An area of a Community Plan identified in the applicable Community Plan Implementation Overlay as eligible to utilize the Schools and Libraries Incentive of Section 9.4.03.

School, Postsecondary. Any institution offering a formal educational program beyond K-12, including programs whose purpose is academic, vocational, or continuing professional education. Examples include, but are not limited to, colleges, technical schools, trade schools, and universities. Postsecondary Schools providing programs involving Heavy Industrial Uses or equipment are allowed only in Use Districts where corresponding industrial uses are also allowed.

Scrap Metal Processing Yard. Any facility which is maintained, used or operated solely for the processing and preparing of scrap metal for remelting by steel mills and foundries.

Seasonal Retail, Outdoor. Any outdoor holiday retail sales of trees, plants, fruits, or vegetables, or other similar products, not as an extension of a primary retail sales use on the same lot. Examples include seasonal sales of Christmas trees and pumpkins, and other customary holiday items.

Self-Service Storage. A building 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 any time during normal business hours.

Senior Citizens. Individuals who are at least 62 years of age, except that for projects of at least 35 units that are subject to this subdivision, 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)*.

Senior Independent Living. Residential housing that consists of Dwelling Units for persons 62 years of age and older and may include common dining areas or other community rooms. Full time medical services shall not be provided on the premises. It may be a component of an Eldercare Facility.

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. [Reserved]

Shoreline Project. Any development in streams, wetlands, and other waters of the United States. Examples include, but are not limited to, depositing of fill and dredged material, jetties, marinas, and piers.

Short-Term Bicycle Parking. [Reserved]

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.

Sidewalk Grade. [Reserved]

Sidewalk, Public. [Reserved]

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. 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: (a) the areas between letters; (b) words intended to be read together; and (c) 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.
- c. Sign support structures are excluded if neutral in color.

“Time and Temperature” sign copy is excluded from computation of sign area if the copy is less than 56 square feet in area.

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.

Sign Support Structure. A structure of any kind or character, erected, used or maintained for a sign upon which any poster, bill, printing, painting, projected image or other message may be placed.

Sign, Legally Existing. A sign authorized by all necessary permits.

Simulated Divided-Lite. [Reserved]

Site Alteration. Site alteration is any exterior modification of site landscaping or the lot, including grading.

Site Design. [Reserved]

Site Plan. [Reserved]

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 Guest Rooms for its residents. Full time medical services may be provided on the premises. It may be a component of an Eldercare Facility.

Slope. The plane or incline of land usually expressed as a percentage where:

$$\% \text{ slope} = \frac{\text{vertical distance}}{\text{horizontal distance}} \times 100$$

Small Species Tree. A tree with a minimum 15 foot canopy spread at maturity.

Smoke and 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. Any establishment with either an Alcoholic Beverages Control (“ABC”) license or Public Health Permit is not solely dedicated to the retail or wholesale sale of tobacco products, substances intended for smoking, or smoking accessories; and therefore, an attached smokers’ lounge is not allowed. Smoke and Vape Shops do not include medicinal or recreational marijuana establishments.

Social Service Incentive Area. An area of a Community Plan identified in the applicable Community Plan Implementation Overlay as eligible to utilize the Social Service Incentive of Section 9.4.03.

Soil Depth. [Reserved]

Soil Volume. [Reserved]

Solar Energy Systems. [Reserved]

Solar Panel Energy Generating Facility. Any facility designed to generate electric power by solar energy primarily for off-site use or for sale.

Solid Waste Alternative Technology Processing Facility. Any facility that has one or more technological systems which extracts, recovers or generates usable materials and/or energy from solid waste, as defined in Section 40191 of California Public Resources Code.

Solid Waste Facility. Any facility utilized to: receive, temporarily store, separate, convert, combust, or process solid wastes; transfer solid wastes directly from small to larger vehicles for transport; or operate as a landfill. Examples include, but are not limited to, composting facilities, construction and demolition debris and inert material facilities, solid waste disposal sites, transfer and processing facilities, and transformation facilities.

Soundstages and Backlots. Any warehouse-type facility providing space for the construction and use of indoor sets, or any outdoor set, backlot, and other outdoor facility, including supporting indoor workshops and craft shops.

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 are applicable.

Sports Arena and Stadium. A commercial facility used primarily for sports and consists of a field, court, race track, rink, or stage either partly or completely surrounded by tiered seating for spectators.

Spread. [Reserved]

Stacked Storage. [Placeholder - move to Storage?]

Standalone Parking Structure. Structures with more than 50% of the gross floor area devoted to vehicular use area. Standalone parking structures may be physically connected to another building or structure, but shall be structurally independent.

Stock Cooperative. The same as defined by Section 11003.2 of Article 1 (General Provisions) of Chapter 1 (Subdivided Lands) of Part 2 (Regulation of Transactions) of Division 4 (Real Estate) of the California Business and Professions Code.

Storage. [Reserved]

Storage Yard. [Reserved]

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. See Sec. 14.1.18. (*Story*).

Story, Ground. See "Ground Story".

Story, Upper. Any story of a building located above a ground story.

Street, Collector. Any street designated as a Collector Street on the adopted Mobility Plan of the General Plan.

Street Frontage. The length of a line separating a lot from one street.

Street 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.

Street Step-back. A step-like recess in the massing of a building that requires that upper stories are pushed back from the lower stories along a street lot line or street lot lines. (see Sec. 2.2.5.2)

Street Setback Encroachment. [Reserved]

Street Step-back Depth. [Reserved]

Street Wall. [Reserved]

Street-Facing. The portions of a building facade with no permanent structure located between the building facade and a street lot line. See also 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. [Reserved]

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. It also 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; or second stories visible over adjacent one story structures.

Streetscape. See Sec. 4C.6.3. (*Streetscape*).

Structural Alteration. [Reserved] (Art 12)

Structure. Any constructed object more than 30 inches in height. Including unenclosed structures that are structurally integrated with a building.

Structure, Parking. See "Parking Structure".

Structure, Permanent. A structure designed, intended, and constructed so as 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.

Subdivider. A person, firm, corporation, Partnership or association who proposes to divide, divides or causes to be divided real property into a subdivision for himself or for others. The term "subdivider" includes any assignee or designee of the subdivider.

Subdivision. The same as defined in Sec. 66424 of the California Government Code. Subdivision includes a stock cooperative project as defined in Sec. 12.03 of Chapter 1 (General Provisions and Zoning) of this Code and in Div. 11B.1. (Division of Land Definitions) of this Chapter, as applicable.

Subdivision. The same as defined in Section 66424 of the Subdivision Map Act. Subdivision includes a Stock Cooperative project.

Subdivision Approval. Any approval under the Division of Land regulations set forth in Div. 13B.8. (Division of Land) of this Article.

Subdivision Committee. [Reserved]

Subdivision Design. Design of a subdivision shall include:

1. Street alignments, grades and widths;
2. Drainage and sanitary facilities and utilities, including alignments and grades thereof;
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 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 insure conformity to or the implementation of the general plan or any adopted specific plan.

Subdivision Map Act. The Subdivision Map Act of the State of California, Chapters 1 through 7 of Div. 2 (Subdivisions) of Title 7 (Planning and Land Use) of the California Government Code, commencing with Sec. 66410.

Substance Abuse Facility, Licensed, seven or more persons. Any premises, place, or building licensed by the State of California that provides 24-hour residential nonmedical services to adults who are recovering from problems related to alcohol, drug, or alcohol and drug misuse or abuse, and who need alcohol and drug recovery treatment or detoxification services, as defined in the Health and Safety Code. This definition applies when there are seven or more persons being served.

Substance Abuse Facility, Licensed, six or fewer persons. Any premises, place, or building licensed by the State of California that provides 24-hour residential nonmedical services to adults who are recovering from problems related to alcohol, drug, or alcohol and drug misuse or abuse, and who need alcohol and drug recovery treatment or detoxification services, as defined in the Health and Safety Code. This definition applies when there are six or fewer persons being served.

Suite. A group of habitable rooms designed as a unit, and occupied by only one family, but not including a kitchen or other facilities for the preparation of food, with entrances and exits which are common to all rooms comprising the suite.

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 and/or by using stranded cable and eye-bolts and/or other materials and methods, and which does not

comply with the following provisions of this Code: Sections 14.4.9, 14.4.15, 14.4.16, 14.4.17 and/or 14.4.20.

Superintendent. The Superintendent of Building or his or her authorized representative.

Supportive Housing. Housing with no limit on length of stay for persons with low incomes who have one or more disabilities and 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 homeless people. The housing is linked to onsite or offsite Supportive Services, and any Floor Area used for the delivery of Supportive Services shall be considered accessory to the residential use.

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.

Surface Parking Area. [Reserved]

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.

Swap Meet. Any outdoor event where goods are offered or displayed for sale or exchange by ten or more independent vendors. An independent swap meet vendor is any individual, partnership, corporation, business association or other person or entity who is not an employee of the owner or lessee of the subject building, and 1) a fee is charged by a swapmeet operator for the privilege of offering or displaying new or secondhand goods for sale or exchange; or 2) a fee is charged to prospective buyers for admission to the area where goods are offered or displayed for sale or exchange. Examples include, but are not limited to, flea markets, open-air markets, and other similar events.

T

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 Sections 3303 and 3306 of the California Building Code (CBC).

Temporary Entertainment Venue. A temporary amusement, entertainment, or recreation use accessible to the general public. Examples include traveling circuses or periodic sports events.

Temporary Residency. [Reserved]

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.

Tenant. [Reserved]

Tentative Map. Refers to a map made for the purpose of showing the design of a proposed subdivision creating five or more parcels, five or more condominiums, or five 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.

Tennis or Paddle Tennis Court. A game court designed for the purpose of playing tennis, paddle tennis or similar game, utilizing a concrete slab or other conventionally accepted hard playing surface, an enclosing fence and frequently overhead lighting fixtures.

Textile and Apparel Manufacturing. Any facility that transforms fibers into a product, such as yarn or fabric, or manufactures textile and other apparel products. Examples include, but are not limited to, fabric mills, finishing and coating mills, jewelry manufacturing, and leather product manufacturing.

Theater. A facility for performing arts, motion pictures, or other media arts before an audience, and with a total seating capacity no greater than 1,200. Examples include comedy theaters, community theaters, and movie theaters. Facilities with a seating capacity equal to or greater than 1,200 are included in the Auditorium definition.

Tiny House, Movable. An enclosed space intended for separate, independent living quarters and 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.

Tract Map. Tract map refers to either a tentative map or final map.

Tract Map, Final. A map prepared in accordance with the provisions of *Division 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, the terms "trailer" and "automobile trailer" shall not include a mobilehome.

Transparent Area. X-ref Frontage.

Transient Occupancy Residential. See *Div. 5D.2. (Definitions, Use)*.

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 its successor agency; 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 Buffer. 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 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 homeless people.

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: (1) being homeless; (2) being a custodial single parent; (3) receiving public assistance; (4) lacking a GED or high school diploma; (5) having a criminal record or other involvement with the criminal justice system; (6) suffering from chronic unemployment; (7) emancipated from the foster care system; (8) being a veteran; or (9) 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. The amount of transparent area on a building facade.

Transparent Area. See *Sec. 3C.4.1.C.3. (Transparent Area)*.

Transportation Demand Management (TDM). 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 (as in the case in telecommuting or compressed work weeks).

Trash Chute. Any vertical smooth shaft used to convey rubbish, trash, or garbage from the upper floors of a building to a trash storage bin or room at the bottom end of the chute.

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.

Truck Gardening. The cultivation of berries, flowers, fruits, grains, herbs, mushrooms, nuts, ornamental plants, seedlings, or vegetables for use on-site or for sale or distribution off-site.

Turf Plants. *[Reserved]*

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.16.1.4 for Enclosure measurement*).

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, which 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. *[Reserved]*

Upper Stories. [Reserved]

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, Change of. [Reserved]

Used Vehicle Sales Area. An area or lot where any type of used motor vehicle or trailer is displayed for sale.

Used Vehicle Sales, Light. The sale of used vehicles at dealerships, where the primary function is the sale of used passenger vehicles and pickup trucks with a GVWR no greater than 19,500 lbs., or an unladen weight of less than 8,001 lbs., and other consumer vehicles such as motorcycles, boats, and recreational vehicles. The use may also include related ancillary uses such as a car wash.

Utility. Any public or private infrastructure serving the general public. This infrastructure may facilitate development, generation, diversion, apportionment, measurement, storage, treatment, transfer, delivery, or conservation, for power, water, natural gas, sewage, or telephone, television, internet, and related communication. Wireless Telecommunication Facilities are not included in this definition.

Utility Area. [Reserved]

Utility Rental Trailer. Any non-passenger carrying, box- type open or van designed to be towed by a passenger vehicle, not exceeding 3,500 pounds gross vehicle weight (GVW), and not exceeding 96 inches in total width, nor 72 inches in box width, nor 14 feet in box length.

V

Vanpool. A vehicle carrying six or more persons to and from work on a regular schedule, and on a prepaid basis.

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.

Vehicle. Any motorized form of transportation, including but not limited to automobiles, vans, buses and motorcycles.

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 which 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.

Vehicle Repair, Heavy. Any facility involving the diagnosing of malfunctions, repairing or maintaining of heavy duty trucks with a Gross Vehicle Weight Rating (GVWR) greater than or equal to 19,500 lbs., and other commercial vehicles.

Vehicle Repair, Light. A use involving the diagnosing of malfunctions, repairing or maintaining of passenger vehicles, recreational vehicles, and pickup trucks with a Gross Vehicle Weight Rating (GVWR) no greater than 19,500 lbs., or an unladen weight of less than 8,001 lbs., and other consumer vehicles such as motorcycles, boats. Examples include, but are not limited to, smog testing shops, body shops, and other similar automotive related repair or installation businesses.

Vehicle Sales and Rental, Heavy. Any facility that sells, rents or leases vehicles with a Gross Vehicle Weight Rating (GVWR) equal to or greater than 19,500 lbs., or an unladen weight of equal to or greater than 8,001 lbs.

Vehicle Sales and Rental, Light. Any facility that sells, rents or leases passenger vehicles, recreational vehicles, and pickup trucks with a Gross Vehicle Weight Rating (GVWR) no greater than 19,500 lbs., or an unladen weight of less than 8,001 lbs., and other consumer vehicles such as motorcycles, boats.

Vehicle Storage, Heavy. Any facility for the storage of vehicles and heavy duty trucks with a Gross Vehicle Weight Rating (GVWR) greater than or equal to 19,500 lbs., and other commercial vehicles. Examples include storage of fleet vehicles, tractor trailers, dump trucks, and specialized trailers for oversized loads.

Vehicle Storage, Light. Any facility for the storage of passenger vehicles, light and medium duty trucks with a Gross Vehicle Weight Rating (GVWR) no greater than 19,500 lbs., and other consumer vehicles such as motorcycles, boats, and recreational vehicles. Examples include, but are not limited to, storage of buses, household moving rental trucks, motorcycles, recreational vehicles, and trailers.

Vehicular Access Rights. The right or easement for access of owners or occupants of abutting lands to a public way other than as pedestrians.

Vehicular Sales Areas. Includes exterior areas used for the display and sale or rental of vehicles, boats, trailers, construction equipment, manufactured homes, or similar uses.

Vehicular Use Area. Includes, but is not limited to, loading docks, service bays, repair yards, bus bays, trucking terminals, rail yards, transit platforms, and motorhome storage areas, not normally open to public vehicular use.

Vertical Bands. A continuous band of material running vertically up a facade.

Vertical Circulation. [Reserved]

Vertical Storage. [Reserved]

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 Section 57.4908 (Very High Fire Hazard Severity Zone-Requirements Specific to Los Angeles) of Article 7 (Fire Code) of Chapter 5 (Public Safety and Protection).

Very Low-Income Households. Households with an annual income that does not exceed the amount designated for that category as defined in Sec. 50105 (Definitions) California of the Health and Safety Code.

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).

Veterinary Hospital. Any facility in which animals or pets are given medical or surgical treatment and care.

Vintage Original Art Mural. An Original Art Mural that existed prior to the operative date of Los Angeles Ordinance No. 182706, which is October 12, 2013.

Visual Obstruction. [Reserved]

Visual Light Transmittance. [Reserved]

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. [Reserved]

Wall, Interior. [Reserved]

Wall Plate. [Reserved]

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.

Waste Receptacles. [Reserved]

Water Supply. Such water system supply and distribution facilities as are necessary to provide a reliable and adequate water supply for private use and public fire protection purposes.

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. They 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 and is often framed and spanned with glass or other translucent material.

Window Assembly. [Reserved]

Window Display. [Reserved]

Window Frame. [Reserved]

Window Grill. [Reserved]

Window Opening. [Reserved]

Window Rail. [Reserved]

Window Sash. [Reserved]

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.

Windrow Composting. The process in which compostable material is placed in elongated piles or windrows which 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. These structures may include radio transceivers, antennas, a regular and backup power supply, other associated electronics, and may be in any technological configuration. Wireless telecommunication embedded within or used exclusively for power devices, facilities, and infrastructure are exempt. Satellite dish antennae, radio and television transmitters, and antennae incidental to residential uses are not part of this definition.

Wood and Paper Manufacturing. Any facility engaged in processing and manufacturing of wood or paper products. Examples include, but are not limited to, lumber and pulp mills.

Wood Wastes. Any untreated and/or unpainted wood material such as pallets, plywood and other construction related scrap lumber, stumps and tree trimming.

Wrapped Parking. [Reserved]

X

Y

Yard. See Sec. 14.1.20. (*Yard Designation*).

Yard Sign. See Sec. 4C. 11.6.C.12. (*Yard Sign*).

Z

Zoning Administrator. The Zoning Administrator shall mean 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. Reference: Sec. 561 of the City Charter