DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: **February 8, 2024**

Time: After 8:30 a.m.

Place: John Ferraro Council Chambers
Room 340, City Hall
200 N. Spring Street
Los Angeles, CA 90012

Public Hearing: Public Hearing Required
Initial Public Hearing held on November 9, 2023

Appeal Status: Not Applicable

Case No.:	CPC-2018-6404-CPU (HG), CPC-2018-6402-CPU (W-HC)
CEQA No.:	ENV-2019-3379-EIR
Incidental Cases:	None
Related Cases:	None
Council No.:	15-McOsker
Plan Area(s):	Harbor Gateway and Wilmington-Harbor City
Specific Plan:	None
Certified NC:	Harbor Gateway, North Harbor Gateway, South, Harbor City, Wilmington and North West San Pedro
GPLU:	Various
Zone:	Various
Applicant:	City of Los Angeles
Representative:	City of Los Angeles

PROJECT LOCATION: The Harbor LA Community Plans consist of the boundaries of the Harbor Gateway Community Plan Area (CPA) and the Wilmington-Harbor City Community Plan Area (CPA). The two community plan areas are collectively known as the Harbor LA Plans. The plan areas are geographically continuous of one another. The combined area of the Harbor LA Community Plans is approximately 15.3 square miles. The Harbor Gateway CPA contains approximately 3,229 acres and is situated in the southern portion of Los Angeles. The CPA is a narrow corridor which links the City's harbor, San Pedro, Wilmington and Harbor City communities to the main body of the City. The Harbor Gateway CPA is bordered by the South and Southeast Los Angeles CPAs to the north (at 120th Street); the cities of Gardena and Torrance to the west; and Carson and unincorporated Los Angeles County to the east; and it shares a common boundary with the Wilmington-Harbor City CPA to the south (at Sepulveda Blvd). The Wilmington-Harbor City CPA contains approximately 6,481 acres and is situated in the far southern portion of the City, near Los Angeles Harbor. It is bordered by the Harbor Gateway CPA to the north; the San Pedro CPA and the Port of Los Angeles to the south; and is adjacent to the cities of Torrance, Lomita, and Rancho Palos Verdes to the west; and the cities of Carson, Long Beach, and unincorporated Los Angeles County to the east.

PROPOSED PROJECT: The proposed project includes amending both the policy documents and General Plan Land Use Maps for the Harbor Gateway and Wilmington-Harbor City Community Plans. Unless otherwise provided, the updated Harbor Gateway and Wilmington-Harbor City Community Plans are collectively referred to as the “Proposed Plans”. The Proposed Plans would also adopt several zoning ordinances to implement the updates to the Community Plans,

including rezoning all parcels in the CPAs to regulate specific uses and apply development standards (including height of structures, Floor Area Ratios, and site configuration) using the City's New Zoning Code, amendments to the Clean Up Green Up (CUGU) Overlay, and related amendments to the General Plan, including the Framework Element and Mobility Plan necessary to implement the Plan. The amendments to the Policy Documents and the General Plan Land Use Maps for the Harbor LA Community Plans are intended to guide development through the year 2040 by establishing the City's broad planning goals, policies, and objectives, the arrangement of land uses and intensities, as well as specific development standards for the Plan areas. The Harbor LA Community Plans are intended to improve the link between land use and transportation in a manner that is consistent with the City's adopted General Plan Framework Element, Mobility Element, Senate Bill 375 and other state laws.

RECOMMENDED ACTIONS[1]:

1. **Conduct** a public hearing on the Proposed Plans as described in this Staff Recommendation Report.
2. **Approve** the Staff Recommendation report as the Commission Report.
3. **Approve** and **Recommend** that the City Council **adopt** the Findings in the Staff Recommendation Report.
4. **Recommend** that the City Council instruct the Director of City Planning to amend the Environmental Protection Measures (EPMs) pursuant to Division 4C.12 (Environmental Protection) of the New Zoning Code as appropriate to implement the MMP.
5. **Find** that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report (EIR) (City EIR No. ENV-2019-3379-EIR and State Clearinghouse No. 2019080248), as shown in Exhibit A8, and direct staff to prepare a Final EIR, EIR findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Program (MMP) for City Council consideration.
6. **Recommend** the City Council **adopt** the Resolutions in Exhibit A to certify a Final EIR, adopt EIR findings and a Statement of Overriding Considerations, and adopt a Mitigation Monitoring Program.
7. **Instruct** the Department of City Planning to finalize the necessary General Plan land use designation maps, zone ordinances to be presented to the City Council, and authorize the Department of City Planning to make additional, non-substantive text edits to the plan policy documents and land use designation maps to correct typographical errors, and make other technical corrections/ modifications to the zoning ordinances as necessary.
8. **Approve** and **Recommend** that the Mayor **approve** and the City Council **adopt**, pursuant to LAMC Section 11.5.6 and City Charter Section 555, the attached Resolutions in Exhibit A to amend the General Plan as follows:
    a. **Amend** the General Plan Land Use Element and **adopt** the Harbor LA Community Plans as shown in Exhibit A1, inclusive of the revisions shown in Exhibit A2; **adopt** the General Plan Land Use Map for the Harbor LA Community Plans, inclusive of Symbols, Footnotes, and Corresponding Zone and Land Use Nomenclature as shown in Exhibit A4, and the General Plan Land Use Maps and Matrices as shown in Exhibit A5.
    b. **Amend** the Mobility Plan 2035 to reclassify selected Street Designations and Enhanced Networks, as shown in Exhibit A7.
    c. **Amend** the Citywide General Plan Framework Element, as shown in Exhibit A6.

[1] Note that references to processes in Chapter 1 of the LAMC will be updated once the Processes and Procedures Ordinance (Council File 12-0460-S4) goes into effect on January 22, 2024.

9. **Approve** and **Recommend** that pursuant to LAMC Sections 12.04 and 12.32 and City Charter Section 558, the City Council **adopt** the draft ordinance to amend the Zoning Map, as shown in Exhibit B1 (Zone Change Maps and Matrices).
10. **Approve** and **Recommend** that pursuant to LAMC Sections 12.04, 12.32, 13.14.C and City Charter Section 558, the City Council **adopt** the proposed Harbor LA Plans Community Benefits - Local Affordable Housing Maps as shown in Exhibit B4
11. **Approve** and **Recommend** that the City Council pursuant to LAMC Section 12.32.S and City Charter Section 558 **adopt** the proposed ordinance to amend the Clean Up Green Up (CUGU) Ordinance as shown in Exhibit B5.
12. **Approve** and **Recommend** that pursuant to LAMC Sections 12.04, 12.32, 13.14.C and City Charter Section 558, the City Council **adopt** the proposed Conservation District and Individual Historic Resource Review Supplemental Districts and Maps shown in Exhibit B3.
13. **Approve** and **Recommend** that pursuant to LAMC Sections 12.04, 12.32, 13.14.C and City Charter Section 558, the City Council **adopt** the proposed Hazardous Sites Maps shown in Exhibit B2.
14. **Authorize** the Director of Planning to present the resolutions and proposed General Plan amendments (Exhibits A4, A5 and A6) to the Mayor and City Council, in accordance with City Charter Section 555 and LAMC Section 11.5.6, and the proposed zoning ordinances (Exhibits B1-B5, C1 and C2) to the City Council, in accordance with City Charter Section 558 and LAMC Section 12.32.
15. **Approve** and **Recommend** that the City Council **adopt** the New Zoning Code Ordinance to amend Chapter 1 and 1A (“New Zoning Code”) of the Los Angeles Municipal Code to add new zoning districts and related regulations to Articles 1-12, and Articles 14 and 15, and amend the accompanying Zoning Code Maps established in Division 1.4. (Zoning Code Maps) of Article 1 of the New Zoning Code (Exhibit C2).

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PROJECT ANALYSIS

Project Summary

The Harbor LA Community Plans ("Proposed Plans") consist of an update to the Harbor Gateway Community Plan, adopted December 6, 1995 and the Wilmington-Harbor City Community Plan, adopted July 14, 1999. The Proposed Plans include updates to the Community Plan policy documents and changes to general plan land use designations and zones, which, in addition to planning for and accommodating foreseeable growth in the Harbor LA Community Plan Areas (CPAs), are intended to achieve several overarching objectives.

Adoption of the Proposed Plans will also involve several implementing ordinances including amendments to the New Zoning Code. Each of the Proposed Plans' new zoning tools have been developed as part of a comprehensive update to the City of Los Angeles's Zoning Code.

The Proposed Plans also include other ordinances to implement the Harbor LA Community Plans, including Zone Changes to apply new zoning districts throughout both Community Plan areas, and amendments to the Clean Up Green Up (CUGU) Overlay in Wilmington. Another component of the Proposed Plans is additional General Plan Amendments for consistency, which includes reclassifications of streets and enhanced networks in the Mobility Plan 2035, and amendments to the Framework Element to introduce new general plan land use designations pertinent to the Harbor LA Community Plans.

Objectives and Guiding Principles

The underlying purpose of the Proposed Plans is to plan for and accommodate foreseeable growth in the City, including the Community Plan areas, consistent with the growth strategies of the City as provided in the Framework Element, as well as the policies of Senate Bill 375, Senate Bill 330, and the Southern California Association of Governments' (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

Since the inception of the plan updates in 2018, the Proposed Plans have evolved in response to a wide range of stakeholder input. The Proposed Plans seek to address many of the challenges facing the Harbor LA Plan Areas and the larger region, such as revitalization, industrial uses, maintaining residential neighborhoods and environmental justice through strategies that guide thoughtful growth. Acknowledging the Plan Areas' history and current conditions, the programs and policies proposed aim to begin the process of equitably meeting the needs of various stakeholder communities in the Harbor LA Community Plan Areas.

The key objectives of the Harbor LA Community Plans are to address the history of contamination and incompatible land use patterns; create hybrid industrial areas that prioritize job producing uses and serve as a buffer between residential and heavy industrial uses; encourage mixed-use and equitable transit-oriented development at key locations; revitalize existing commercial areas through zoning regulations for improved street frontage and pedestrian- oriented design standards, and promote a diversity of uses that serve the needs of the community; preserve industrial districts and improve their function and visual character through new zoning regulations for improved street frontage, screening and quality building design; and maintain stable single- and multi- family residential neighborhoods and apply new zoning regulations for appropriate neighborhood massing.

By 2040, the population of the Harbor LA Community Plan Areas is projected to grow by 4,000 new residents. With the implementation of the Proposed Plans, land use designations and

intensities would be revised to accommodate projected population growth, housing, and employment demand through land use patterns that meet these and the other key Proposed Plans objectives to create hybrid industrial areas, encourage mixed-use, revitalize and refine commercial areas, preserve appropriate industrial districts, and maintain stable residential neighborhoods.

The following Guiding Principles represent the long-term priorities for the Proposed Plans:

Improve Community Health and Foster Climate Resilience and Regional Efficiency. Address the history of contamination and advance environmental justice goals. Foster a harmonious and beneficial relationship between the community and industrial uses and public facilities. Support a clean Dominguez Channel, improved air and water quality and remediation of superfund and brownfield sites. Support a climate-resilient built environment that reduces energy and water usage, carbon footprint, and greenhouse gas emissions and promotes renewable energy and low/zero emission vehicles.

Promote Equitable, Sustainable and Healthy Neighborhoods. Reduce negative health impacts by restricting new uses detrimental to the health and welfare of the community. Encourage residential infill that contributes to the mixed-income and affordable housing supply. Promote strategies to increase home ownership opportunities. Improve land use compatibility between heavy uses and residential areas. Reduce the footprint of the oil and gas industry within residential neighborhoods.

Foster Complete Neighborhoods and Vibrant Commercial Districts. Promote a diversity of uses that support healthy living and community needs. Concentrate growth near transportation corridors and commercial centers. Create opportunities for a mix of housing, jobs and services. Support the development of public realm and streetscape improvements, including improvements that will have a cooling effect.

Support Job Growth and Increased Local Employment. Allow for more commercial opportunities along corridors and embedded within select neighborhoods. Encourage innovative and green industries that provide a greater number of jobs for local youth and residents. Develop partnerships between local unions, employers, and educational institutions such as LA Harbor College to create career pathways for local youth. Establish locations with a baseline of productive uses to support an increase in employment opportunities within the community.

Advance Industry as a Good Neighbor and Community Asset. Foster the transition of industrial edges into clean, flexible, productive areas that provide a range of job opportunities. Ensure new industrial development is environmentally sustainable and well designed. Encourage improvements to existing businesses to upgrade the visual quality of industrial areas. Ensure that goods movement respects residential neighborhoods and follows appropriate routes.

Strengthen Neighborhood Character. Preserve unique urban development patterns. Protect and restore historic resources, neighborhoods, and landmarks. Develop design standards that strengthen character and identity of the community's diverse neighborhoods.

Enhance Connections Between Neighborhoods, Recreational Facilities & Open Space Amenities. Improve access to, and connectivity between, parks, recreation centers, open spaces and neighborhoods. Encourage the creation of public spaces & non-traditional open spaces for people to gather and interact. Connect neighborhoods to amenities like the Waterfront and Harbor Regional Park.

Promote a Transit, Bicycle, and Pedestrian-Friendly Environment. Encourage expansions to transit service along major corridors. Prioritize pedestrian safety and comfort to encourage walking. Increase bicycle infrastructure including bicycle parking & storage facilities, where needed.

Background

Regional Context

The Harbor LA Community Plan Areas (CPAs) are located within the incorporated City of Los Angeles. The Harbor LA CPAs are geographically contiguous, sharing a common boundary along Sepulveda Boulevard. The combined area of the Harbor LA CPAs is approximately 15.3 square miles. The Harbor Gateway CPA encompasses approximately 5.1 square miles (3,264 acres) and is situated in the southern portion of Los Angeles. The Harbor Gateway CPA is a narrow corridor which links the City's harbor communities to the main body of the City. The Harbor Gateway CPA is generally bounded on the north by 120th Street, on the south by Sepulveda Boulevard, on the west by Vermont Avenue and Western Avenue, and on the east by Figueroa Street and Normandie Avenue. The Harbor Gateway CPA is bordered by the communities of South and Southeast Los Angeles to the north (at 120th Street), the cities of Gardena and Torrance to the west, and Carson and unincorporated Los Angeles County to the east. Immediately to the south of the Harbor Gateway CPA at Sepulveda Boulevard is the Wilmington-Harbor City CPA, which encompasses approximately 10.2 square miles (6,481 acres) and is situated in the far southern portion of the City, near the Los Angeles Harbor. It is generally bounded on the north by Sepulveda Boulevard and Lomita Boulevard, on the south by Harry Bridges Boulevard and Port of Los Angeles, on the west by Western Avenue, and on the east by the City of Long Beach. The Wilmington-Harbor City CPA is bordered by the communities of Harbor Gateway to the north, San Pedro and the Port of Los Angeles to the south, and is adjacent to the cities of Torrance, Lomita, and Rancho Palos Verdes to the west, and the cities of Carson, Long Beach, and unincorporated Los Angeles County to the east.

The Harbor Gateway CPA has a residential population of approximately 41,826. The following is a breakdown of the current land uses in the Harbor Gateway CPA: 39 percent Residential, 39 percent Industrial, four percent Commercial, 15 percent Public Facilities, and three percent Open Space. The Wilmington-Harbor City CPA has a residential population of approximately 82,858. The following is a breakdown of the current land uses in the Wilmington-Harbor City CPA: 34 percent Residential, 38 percent Industrial, six percent Commercial, seven percent Public Facilities, and 15 percent Open Space.

Wilmington and Harbor City each have their own unique identities, yet these neighboring communities share many common goals, as well as local community assets. Wilmington is one of the City’s earliest port communities in the Harbor Region, while Harbor City developed primarily as a residential community. Together, they provide a vital link from the core of the City to the Port of Los Angeles. Historically, Wilmington and Harbor City have functioned as part of the City’s main economic location for heavier industrial uses such as: oil refineries and production, goods movement, and Port related uses. While Wilmington and Harbor City have a significant amount of industrial land, they are also home to many Angelenos. Aside from the industrial uses, Wilmington and Harbor City have an abundance of single-family and multi-family residential neighborhoods.

Environmental justice has been an important issue in the Harbor LA CPAs. It is especially salient because residents have historically experienced disproportionate pollution exposure. The Wilmington and Harbor City communities continue to confront various environmental and air

quality challenges stemming from a number of industries including oil extraction, refineries, auto dismantling and open storage, as well as from mobile sources such as the use of railroads, freight truck traffic and port related goods movement. The community has endured long-standing industrial-residential land use conflicts that have caused adverse environmental and visual impacts and contributed to negative effects on public health and wellness.

Community Plan Updates

The State of California requires every city to adopt a General Plan that covers various topics in sections called Elements, such as the Land Use Element, the Housing Element, and the Circulation Element. The Land Use Element of the City's General Plan currently consists of 34 Community Plans. The Community Plans function as a guide for future growth and adaptation in neighborhoods, providing policies and strategies to achieve each community's vision and the broader objectives of the General Plan and state law requirements. Through the Community Plan update process, the Department of City Planning works with community stakeholders to develop a vision for future growth in each area, based on longstanding and emerging conditions related to land use, housing, employment, transportation, climate change, and other factors. The intent of the updates is to underscore the City's commitment to advancing tailored strategies and neighborhood regulations to facilitate future development decisions. To balance the need for jobs and housing with neighborhood preservation, these Plans reflect the priorities of each community and the City as a whole. The City updates the Community Plans regularly to encourage smart growth, identify appropriate locations for new development, minimize lengthy discretionary approvals, and provide certainty and predictability for community members, developers, homeowners, and anyone else concerned with the future development of the City of Los Angeles. Recommended changes to Community Plans and their policies and programs are based on public input as well as collaboration with other City departments and government agencies.

Current Community Plans

The Harbor LA Community Plans were last updated in the late 1990s. The Harbor Gateway Community Plan was last updated in 1997 and the Wilmington-Harbor City Community Plan was last updated in 1999. The current plans were created to guide development through the year 2010. Since the adoption of the 1997 and 1999 Community Plans, several important changes have occurred within the Harbor LA CPAs. Changes within the Harbor Gateway CPA include the completion of the Harbor Gateway Transit Center and a major commercial center at 190th Street and Normandie Avenue. More recently in Harbor Gateway, the Department of City Planning, in coordination with the Environmental Protection Agency, processed a General Plan Amendment to add a footnote to the General Plan Land Use Map that prohibits residential uses at the approximately 280-acre Del Amo Superfund Site. In the Wilmington-Harbor City CPA, the extension of the Metro J (Silver) Line with a stop at the I-110 and Pacific Coast Highway, the completion of the Alameda Corridor (freight railroad) and related grade separations and street improvements mark significant changes to transportation and goods movement within and throughout the CPA. Other notable changes within the Wilmington-Harbor City CPA include the restoration of the Ken Malloy Harbor Regional Park, the completion of the Harbor City Greenway and the development of the Wilmington Waterfront Park. Further, the following issues have substantially evolved or been prioritized since the last plan updates: sustainability (including through the 2006 California Global Warming Solutions Act, or Assembly Bill [AB] 32, and 2008 Sustainable Communities Act, or Senate Bill [SB] 375); mobility (the 2008 Complete Streets Act, or AB 1358, and the City's revised Mobility Element known as Mobility Plan 2035); housing (the City's updated 2021-2029 Housing Element and Assembly Bill AB 2299 and SB 1069 for accessory dwelling units); health and wellness (the City's Plan for a Healthy Los Angeles); and historic preservation.

To keep the Harbor LA Community Plans up to date, the existing Community Plans are being revised to guide development through the year 2040. The update process for these Community Plans involves determining the rate of anticipated residential and employment growth and where new growth or infill should occur with consideration for the improvement of the quality of life of existing and future residents of the Harbor LA CPAs and the City of Los Angeles. In arriving at these determinations many factors are accounted for, including a variety of community preferences, housing demand, leveraging investment in infrastructure, opportunities for economic development, public health and safety, and the potential for environmental impacts.

Plan Development Public Outreach

Development of the Community Plans involved extensive public engagement that began in 2018 and was ongoing, involving numerous community stakeholder, advocacy, and constituent groups. Continuous coordination with several City and County agencies also occurred. In total, over 60 community outreach events were conducted, reaching over 1700 participants in addition to numerous agency and interdepartmental coordination meetings. Beyond formal Department-hosted outreach meetings, the Harbor LA Community Planning team had an ongoing presence at numerous community events to share information about the Plan Updates and hear from the community in an informal setting. The continued input generated throughout the outreach process shaped and refined the plans through their development. The ongoing outreach process was formulated into three phases that were each anchored by a series of significant public events.

Phase I - *Listen Phase.* This phase was conducted concurrently with the Background and Information Gathering phase. It involved meetings with the Certified Neighborhood Councils and other key stakeholder, advocacy and constituent groups to discuss issues and opportunities affecting the Community Plan Areas, as well as ongoing coordination with Department and City staff and the Council Office. This involved scheduling meetings with the plan areas' respective Neighborhood Councils. In addition, staff held meetings with key community organizations at the outset of the plan update for the Wilmington-Harbor City Community Plan and the concurrent update for the Harbor Gateway Community Plan to garner their participation and assistance in reaching their membership base. Some of the key community organizations reached during this phase include: Del Amo Action Committee, Communities for a Better Environment, SBCC Thrive LA, Harbor Gateway Chamber of Commerce, Wilmington Rotary Club, Wilmington Chamber of Commerce, and Best Start First 5 LA. Additional outreach activities during this phase included: tabling at Farmers Markets and participating at local community events such as Arbor Day, SBCC's Family Fiesta, and Ciclavia.

In the Fall of 2018, two joint community workshops were held at Harry Bridges SPAN School (Wilmington) and Gardena High School (Harbor Gateway) to engage residents, community leaders, and other stakeholders in both the Wilmington-Harbor City and Harbor Gateway communities. Numerous individual comments, including mapping of areas of potential change and conservation, were captured during these community workshops. Land uses were discussed through a "round table" process where stakeholders were able to make notes directly on a large aerial map of the Plan Area. There were also opportunities to converse with planning staff at the various stations with boards and information on specific land use topics and policies. Key community issues and opportunities were identified during this first round of outreach.

Phase II - *Share Phase.* The second round of community outreach focused on efforts to share the preliminary concepts for the Plans that were developed in response to the Phase I comments and information received. Conducted in 2019, Phase II outreach took a different approach with "office hours" held at local libraries, in addition to the two community workshops (Concept Workshops) and briefings with individual community groups and Neighborhood

Councils of the Community Plan Areas. The office hours and workshops provided an opportunity for community members to review, ask questions and provide input on conceptual land-use recommendations and learn about the new zoning code under development for the City. The events featured the preliminary recommendations related to the transition of industrial land uses in close proximity to residential areas, enhancement of commercial corridors and opportunity areas for mixed-use development with commercial amenities and mixed income housing in areas served by transit.

During this phase additional key stakeholder and neighborhood groups such as Communities for a Better Environment, as well several governmental agencies in the Community Plan Areas, actively engaged staff and informed development of the Plans. Also during this time, the Harbor LA Community Planning team worked with the Los Angeles Unified District (LAUSD) for assistance with outreach efforts. LAUSD assisted by sharing event flyers/notifications to parents at local schools through their internal communication portal. In addition, the Harbor LA team participated at local events, such as the Arbor Day Celebration at Banning Park.

Phase III - Consult Phase. The third phase of public outreach started during the pandemic, in Fall 2020. During this critical time in our history, the Harbor LA team pivoted to virtual communication methods to share information with the community. The outreach during this phase took the form of an interactive Storymap (in English and Spanish) that included information on the Plan Updates' purpose, objectives, and major land use recommendations. It also featured an interactive map where stakeholders could zoom in and out to view proposed land uses throughout the Plan Areas and click on individual properties to get parcel-level information, such as existing and proposed land use designations, density and height limits. The Harbor LA team also hosted several days of virtual "office hours" to provide stakeholders an opportunity to ask questions and provide feedback directly to staff. In addition, another round of outreach to the Neighborhood Councils and key community groups took place online to announce the availability of the Storymap and to provide an update on the proposed implementation strategies of the Plan.

The Consult phase spanned from 2020 to 2021 and was conducted concurrently with the development of new zones for the entire Harbor LA Community Plan Areas using the City's New Zoning Code system. The development of the new zoning was ongoing and extended into Phase IV of the update process (described below). In the Summer of 2021, the text-only drafts of the Community Plan policy documents were released for public review and feedback.

Phase IV - *Finalize.* This fourth outreach phase took place over a period of three years (2021-2023). During this phase the Harbor LA team released the Preliminary Draft Plans (policy documents) which featured infographics, photos and updated policies and programs based on input received on the text-only draft. The team also shared information on the new zones, and updated proposed land use maps. In Summer 2023, the Harbor LA team released the Proposed Zoning drafts and a multi-video zoning tutorial series to the public, hosted in-person and virtual "office hours", and presented the proposed zones at Neighborhood Council meetings and local community groups to gather and collect comments. The Storymap was updated to provide full zoning information for every property within the Harbor LA communities. Office Hours have been held at every step to collect feedback.

In September 2023, City Planning published the Draft Environmental Impact Report (DEIR) for public review and comment. The DEIR comment period was open for 60 days.

Phase V – *Adopt Phase.* Following the release of the DEIR, City Planning held a Virtual Information Session and Public Hearing on November 9, 2023, and written comments were accepted via email and hardcopy through November 20 2023. A summary of the public testimony is in the portion of this report titled “Public Hearing and Communications”. Additional steps in the adoption phase include presenting the Proposed Plans to the CPC in February, then to the City Council’s Planning and Land Use Management Committee (PLUM) before being heard by the full City Council.

Project Website and Storymap

The Department created a website for the Harbor LA Community Plans to enable extensive and ongoing public participation and collaboration with the community, other city departments, and agencies. The reader-friendly website provides up-to-date information on the planning process and access to all the information and materials of the Proposed Plans as they become available. An English-Spanish website for the Harbor LA Community Plans was created to enable extensive and ongoing public participation and collaboration with the community, other city departments, and agencies and to encourage involvement in the planning process regardless of English language limitations, age, social status, income level and ethnicity. The website also provides information about past and upcoming meetings and includes a sign-up page to receive email updates. The website has various informational resources that explain planning terms and concepts. Written in layperson’s terms, the website helped meet a critical need for information in both English and Spanish.

The Harbor LA team also utilized an interactive web-based tool known as a ‘storymap’ - an invaluable resource that walks visitors through the ‘story’ of the community plan update process, the objectives, and major land use changes proposed for the Community Plan Areas. The interactive Storymap also features a searchable map that allows visitors to research zoning recommendations for individual properties. While some people have access to a computer, most people have mobile phones that provide access to the web. The effectiveness of using this technology lies in the storymap’s accessibility via PC’s, smart phones, tablets etc., which helps reach as many community members as possible from the diverse communities throughout Harbor Gateway, Wilmington and Harbor City.

Key Issues

Environmental Justice and Public Health

The Harbor LA communities have endured long-standing industrial-residential land use conflicts which have caused adverse environmental and visual impacts and contributed to negative effects on general health and wellness. Approximately 40 percent of the Harbor LA Community Plan Areas have historically been zoned to allow industrial and manufacturing uses, which has generated employment opportunities. Many of the industrial uses were established to accommodate goods movement and Port of Los Angeles related activities. The industrial uses in the Harbor LA CPAs include an array of industrial uses that include open storage, oil refineries, logistics centers, chemical manufacturing, food distributions, and research and design. The large concentration of industrial land uses has inevitably created conflicts with abutting and neighboring sensitive uses, such as residential uses and schools, open spaces and waterways. The mix of industrial uses near or adjacent to residential areas and other sensitive uses, coupled with proximity to the Port of Los Angeles, I-110, I-405 and 91 Freeways, have made Harbor LA residents bear the burden of pollution and air quality health impacts stemming from freeways, truck traffic, and industry.

Many State sponsored programs have been established to address the environmental issues within the Harbor LA CPAs. These include Senate Bill 535 and Assembly Bill 1550 which direct funding to environmental justice communities; Assembly Bill 617 which created a community air quality protection program; and Senate Bill 1000 which requires environmental justice to be addressed in local government planning. Senate Bill 1000 (SB 1000) requires cities to identify environmental justice communities, referred to as “disadvantaged communities” and address them in their general plans. Given the current and historical environmental conditions in the Harbor LA region, environmental justice and community health are of prime importance to the Harbor LA community. This has propelled residents and community groups to mobilize around these issues for decades, including advocating clean-up of two U.S. EPA Superfund sites that have long-term negative impacts on the soil and local groundwater below the sites. The Proposed Plans support these important state laws and environmental justice goals which seek to correct the inequitable and disproportionate burden of pollution and associated health risks by reducing the pollution experienced by frontline communities and ensuring their input is considered in decisions that affect them. The Proposed Plans work to respond to these issues by limiting new heavy manufacturing and industrial uses near residential and other sensitive uses, incorporating “Clean Up Green Up” (CUGU) as permanent regulations in the new zoning, supporting mobility improvements, and introducing Hybrid Industrial General Plan Land Use Designations and Use Districts to function as a buffer between industry and sensitive uses.

Improve Compatibility Between Industrial Land and Residential Neighborhoods and Other Sensitive Uses*.* Given the significance of Harbor LA’s industrial and manufacturing uses as crucial local and regional employment centers, the Proposed Plans aim to preserve a significant portion of its industrial land for future job opportunities. While maintaining this focus, the Proposed Plans introduce several policies and zoning adjustments to address the incompatibility with neighboring residential areas and to safeguard the well-being of Harbor LA residents. The proposed land use policies are designed to ensure that industrial activities do not continue to negatively affect human health or the environment from operators managing potential hazards and contaminants, especially those abutting sensitive uses. Moreover, there are strategies in place to gradually phase out facilities handling hazardous materials in close proximity to homes and schools. Some of the prime concerns shared by residents within the Harbor LA Plans have included 7-story stacked shipping containers, 24-hour diesel truck traffic on Local Residential Streets, chemical manufacturing facilities, and ongoing development within known brownfield and superfund sites all occurring with close proximity to residential uses and

open spaces. Additionally, the majority of Harbor LA residents live within communities divided by major freeways and heavy rail.

Proposed policies discourage disruptive or hazardous activities along streets bordering residential zones, and open spaces. Many heavy industrial uses will be required to meet specific buffering standards to prevent potential adverse impacts. Any proposed development and/ or enlargement of trucking-related uses near residential uses are inconsistent with the goals, policies and proposed land uses which seek to protect residential areas from adverse impacts caused by nearby heavy or incompatible industrial uses. The Proposed Plans include zone changes for industrial areas that are located near residential neighborhoods such as along Normandie Avenue, Vermont Boulevard, Pacific Coast Highway, and Anaheim Street in the Wilmington-Harbor City CPA, and Figueroa Boulevard, Redondo Beach Boulevard and the area near the Dominguez Channel in the Harbor Gateway CPA. These proposed zone changes would limit future uses in these areas to light manufacturing, storage and distribution, and office space. Under this proposal future heavy commercial and industrial uses would not be allowed, and existing uses would be phased out over time. Specifically, the Proposed Plans change the existing zoning from M2 and M3 zones, which allow commercial, light industrial, and heavy industrial uses, to the IX6 and IX7 Use Districts of the New Zoning Code.

Zone changes are also proposed along the major corridors abutting residential uses in the Harbor LA Plans, such as Vermont Avenue, Carson Blvd, and Pacific Coast Highway in order to discourage auto-related uses such as auto repair, auto body shops, and gas stations. Specifically, the Proposed Plans change the existing zoning from C1.5 and C2 zones (which allow auto-related uses either by-right, or through a Conditional Use process), to the CX6, CX8, and CX10 Use Districts. Light and Heavier manufacturing uses would continue to be allowed within the I4, I5, I6, I7 and I8 Use Districts, located at the traditional industrial cores of the CPAs, adjacent to various rail rights of way or existing industrial clusters.

Embed "Clean Up Green Up" Regulations and Trucking Related Interim Control Ordinance Provisions as Permanent Zoning Regulations. The "Clean Up Green Up" (CUGU) Ordinance No. 184,246, adopted on June 4, 2016, reflects a community driven effort to establish "green zones," or standards and regulations for heavy, noxious uses close to sensitive or residential uses. This overlay district ordinance was initially adopted as a pilot program to add additional restrictions in communities impacted by heavy industrial uses, and includes Wilmington, as well as the communities of Boyle Heights and Sun Valley-Pacoima. CUGU regulations are incorporated into the zoning for the Proposed Plans and include buffering and landscape standards to better separate noxious uses from sensitive uses, locational standards requiring mechanical equipment or loading areas to be oriented away from sensitive uses, and use limitations for certain noxious uses if other similar uses exist within a defined radius. These standards are broadly applied to all Industrial and Industrial-Mixed Use Districts as part of the New Zoning Code initially established in the Downtown Los Angeles Community Plan. All Industrial and Industrial-Mixed Use Districts proposed in the Harbor LA Plans continue to embed these standards. In addition, the CUGU program resulted in changes to the Building Code that required specified air filtration methods for residential projects adjacent to freeways. This standard remains in effect citywide.

On March 1, 2022, Council District 15 proposed a motion directing the Department of City Planning, in collaboration with the City Attorney, to draft an Interim Control Ordinance (ICO). This temporary action aimed to prevent the issuance of permits related to demolition, construction, grading, and other applicable permits, specifically targeting the establishment or expansion of truck parking, open storage, and container storage on industrial land within the Wilmington-Harbor City Community Plan Area. The motion sought to restrict permits or certificates associated with various industrial activities, emphasizing limitations on 'open storage,' 'truck parking,' and 'container storage' within the specified area. A revised ICO was

established that would encompass a broader range of trucking-related activities, including but not limited to truck parking, storage, yards, and terminals. This expanded prohibition of permits would apply to industrial land in the Wilmington-Harbor City Community Plan Area, except for specific zones delineated east of Alameda Street and in the Wilmington Industrial Park area south of G Street and east of Broad Avenue. The ICO was extended by one additional year and is set to expire July 6, 2024.

Throughout the plan update process, residents have consistently raised issues regarding incompatible land uses, and problems associated with truck idling, increased truck traffic intrusion, unapproved container storage, and other impacts stemming from industrial activities near residential zones. In response to these concerns voiced by the community, the Harbor LA Community Plans have been formulated to specifically tackle the conflicts arising from the juxtaposition of industrial and residential land uses. The primary aim is to address these challenges through proposed changes to land use designations and the development of innovative zoning mechanisms. One of the key strategies outlined in the Proposed Plans involves the introduction of a Hybrid Industrial land use model in specific targeted areas. This approach aims to create a physical barrier or buffer zone between residential and industrial areas. By doing so, it aims to mitigate the various health, environmental, and nuisance issues that have arisen due to the current incompatible land use patterns in these areas.

Emissions Reduction through Commercial Development Around Transit and Other Non-Automobile Mobility Options*.* The Proposed Plans promote a built environment that prioritizes pedestrian activity and equitable access to goods and services and reduces the negative health and environmental impacts of relying solely on driving to meet daily needs. The integration of multimodal mobility options into land use planning helps reduce greenhouse gas (GHG) emissions, reduce vehicle miles traveled (VMT), and improve overall air quality and access to commercial uses, fresh food establishments, jobs, and schools without a car. The Proposed Plans include policies and zoning that concentrate new higher density mixed-use developments near transit and commercial corridors and provide design standards for commercial developments to encourage multimodal options over single occupancy vehicle usage.

Department of Substance Control (DTSC) Coordination*.* Over the years, many concerns have been raised regarding soil contamination and soil disturbances within areas of known contamination, from decades of contamination associated with industrial uses. To address contaminated soils, minimize public health risks and better protect the community, the Proposed Plans include parcels of concern on a Hazardous Sites Map located within the grading section of Article 4 of the Proposed Plans' zoning code (Exhibit B2). The Hazardous Sites Map updates and memorializes Zoning Information (ZI) footnotes ZI 1192 (Hazardous Waste Areas / Border Zone Properties) and ZI 2354 (Del Amo Superfund Site) to require coordination with DTSC for any proposed ground disturbances. The new requirements may require a Preliminary Endangerment Assessment , based on DTSC's review and any further conditions imposed by DTSC, which is stated in Article 4. This requirement applies to all properties within the boundaries of the Harbor LA CPAs that have existing ZIs for a hazard waste facility or adjacent to a hazardous waste facility. Existing contamination has limited the type of potential uses within redevelopment projects within these brownfield sites. Currently, much of the area surrounding the Del Amo and Montrose Superfund Sites has been designated by the City (as formally requested by the Federal Environmental Protection Agency), to not allow residential uses, hospitals and schools for children.

<u>Housing</u>

The City of Los Angeles is a world city and will continue to grow. Without an increase to our housing supply, the increased demand on the existing housing stock will continue to have

consequential negative effects including over-crowding, upward pressure on rent levels, displacement of low-income residents, and increased prices of for-sale housing. Throughout the Harbor LA Community Plans' public outreach process, residents and community members have commented on the need for more housing options that reflect the diverse living arrangements and income levels of the community. In response to this, the Proposed Plans introduce several strategies that are detailed below.

***Direct Future Housing Growth to Opportunity Areas and Transit Serviced Corridors*.** The Harbor LA Plans align with the City's commitment to Affirmatively Further Fair Housing consistent with the objectives, policies and implementation programs of the 2021-2029 Housing Element (Plan to House LA). Housing Element Policy 1.3.1 states, "Prioritize housing capacity, resources, policies and incentives that include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas of the City". The Proposed Plans serve the housing needs of the City by directing the majority of new housing growth and development towards mixed-use corridors around proposed Opportunity Areas and existing transit accessible areas including the Harbor Gateway Transit Center, Harbor Gateway C (Green) Line Station, and Carson Street in the Harbor Gateway CPA, and segments of Avalon Boulevard, and Pacific Coast Highway in the Wilmington-Harbor City CPA. Directing growth towards commercial and transit-served corridors helps mitigate the impacts of climate change by adding new housing closer to commercial amenities, allowing residents to rely less on automobiles and increasing multi-modal transit options. This strategy expands opportunities for more affordable housing which is accessible to nearby transit stations and built at densities that will enable more residents to access commercial uses, fresh food establishments, jobs, and schools as pedestrians and transit riders. By directing new housing and commercial development around transit, the Proposed Plans enable streets that are accessible to all users and can function as lively public spaces, offering a diversity of small businesses. Access to bicycle infrastructure and increased transit ridership will also help reduce vehicle miles traveled and the resulting emissions, and positively affect overall air quality in the greater Harbor LA region. The strategy also helps alleviate development pressures on surrounding residential neighborhoods where naturally occurring affordable housing exists.

Production of New Affordable Housing. A key component of the Harbor LA Community Plans update is the creation of a Community Benefits Program that establishes incentives to produce affordable housing tailored to the needs of the community. The proposed incentives in the Community Benefits Program would apply throughout the Harbor LA Community Plan Areas and are focused around areas served by transit as well as strategic areas that introduce more opportunities for mixed use buildings. Currently, there are two city designated Transit Oriented Communities (TOC) Incentive Program areas in the Harbor LA Community Plans, both located in the Harbor Gateway CPA. One TOC area is located at the Harbor Gateway Transit Center, but due to surrounding industrially zoned parcels, the area is ineligible for such TOC incentives. Consequently, many mixed income or 100 percent affordable housing projects have been unable to utilize TOC incentives and instead have defaulted to other state and local Density Bonus incentive programs.

***Neighborhood Stability*.** The Harbor LA Community Plan Areas are composed of several communities, defined to this day by rich cultural identity and history. With the overall rise in regional housing costs and lack of housing supply as a result of the ongoing statewide housing crisis, recent revitalization efforts such as the San Pedro Waterfront project have led to concern about potential displacement in the adjacent Wilmington community. The Harbor LA CPAs are home to some of the lowest-income households in the City having a median household income that is approximately 50% percent less than that of the Citywide median income. Furthermore, the Plan Areas are predominantly renter occupied with approximately 58.7 percent of units in the Harbor Gateway CPA and 60.6 percent of units in the Wilmington-Harbor City CPA occupied by renters, and therefore more likely to experience displacement pressures.

***Minimize Displacement*.** The Proposed Plans encompass goals, policies, programs, and zoning strategies designed to maintain the stability of established neighborhoods while enabling the integration of infill housing. This approach seeks to extend housing options to new residents and growing families within residential zones. A primary focus lies in safeguarding and conserving existing affordable housing resources, both naturally occurring and those established by covenant, while also providing incentives to encourage the construction of additional restricted affordable units within the community. Moreover, the Harbor LA Plans emphasize collaboration and coordination among various city departments and organizations. This collective effort aims to proactively address eviction risks and bolster tenant protection programs, ensuring a robust response to potential threats faced by residents.

Working in tandem with proposed zoning tools and Plan policies, the Proposed Plans apply a Community Benefits Program that focuses on providing affordable housing where it is most needed, while also reflecting the existing physical and economic characteristics of the Harbor LA Community Plans' geography. The proposed Community Benefits Program, Local Affordable Housing Program incentivizes the development of Restricted Income Affordable Housing Units on-site, as part of new housing projects. Under this program, housing projects can achieve higher development rights by setting aside a certain number of affordable units. The program is designed to encourage the development of mixed- income, and 100 percent affordable housing, as well as larger multi-family units that can accommodate multi-generational households. This program also streamlines the production of affordable housing units, offering ministerial approvals for most housing development projects that participate in the process, and negating the need for case-by-case environmental review. Projects that provide affordable housing units under the Program are required to sign a legally binding covenant to keep these rents affordable to households at that applicable income level for 99 years. The Community Benefits Program, Local Affordable Housing Programs supplants the Citywide TOC Guidelines, and functions in tandem with California's State Density Bonus Law.

Preserving Existing and Naturally Occurring Affordable Housing Stock. When people are priced out of their community, it affects the stable factors of their lives from shelter and determines their social and health environment outcomes. As discussed within this staff report, the Proposed Plans prioritize housing preservation in the lower density neighborhoods, which have a high percentage of units that are subject to the Rent Stabilization Ordinance (RSO), with provisions to permit additional units by reducing rear yard setbacks. This goal speaks to preserving naturally occurring affordable housing, while allowing for additional infill at the rear of a property. These proposed regulations provide flexibility and space for additional family members to live, or supplemental income as a rental unit.

Housing units are kept affordable through the City's Rent Stabilization Ordinance (RSO), which limits the year-to-year rent increase allowed on multi-unit properties built before 1978. As previously mentioned, the Proposed Plans prioritize the preservation and maintenance of existing multi-unit housing stock as naturally occurring affordable housing. In addition, under the proposed zoning, all multi-family Form Districts reduce the rear yard setback to 4 feet, from the current 15- foot requirement. This allows for infill development, such as new rear structures, including housing units to be built or converted, while preserving existing housing stock. The Very-Low Rise Narrow (VN) Form Districts also introduce a reduced Floor Area Ratio (FAR) that reflect the existing development patterns found throughout the neighborhood, while discouraging redevelopment of existing properties into larger market-rate only units.

Protects Existing Neighborhoods and Infill Housing Opportunities. The Proposed Plans seek to accommodate new housing opportunities along transit-served corridors, while providing greater stability for the existing lower-scale, multi-unit residential neighborhoods that predominate within the CPAs. These lower-scale neighborhoods contain a variety of housing forms, from smaller apartment buildings to modestly scaled homes, duplexes and four-plexes,

as well as an array of accessory structure living quarters. Here, two new zoning strategies are proposed to better protect existing housing units, and thus existing households:

- Right-sizing FAR: under present-day zoning, new multi-family housing development can utilize up to 3:1 FAR. However, the number of residential units that can be built ranges from two to approximately five units per lot. This zoning condition makes present-day residential lots susceptible to redevelopment with larger, less affordable residential units, without a net increase in the number of overall residential units. The Proposed Plans set forth zoning that is designed to accommodate a range of multi-unit building typologies, maintaining the height and density of today's zoning, while decreasing the Floor Area Ratio (FAR) from 3:1 to 0.75:1 or 1.25:1, depending on the Form District, to reflect the existing development patterns found in residential areas today, and to encourage sensitive infill development that is proportional to existing density.

- Re-thinking rear-yard in-fill: The Proposed Plans reduce the rear yard setback requirement from 15 feet to 4 feet in most residential zones, which allows existing non-conforming structures to be more easily converted to residential units and facilitates the construction of new units. This strategy allows additional infill development to occur throughout the residential neighborhoods while preserving the existing housing stock. This also enables existing residential properties to become multi-unit or continue to be multi-unit, including those built before 1978, which are subject to the Rent Stabilization Ordinance (RSO).

Jobs, Economic Development, and Small Business

The Plan Areas feature a diverse economy ranging from heavy industrial, logistics and manufacturing uses to corner stores, big box and strip mall developments. In more concentrated areas, there are clusters of independently owned small businesses on older commercial corridors such as Avalon Boulevard and Belle Porte Avenue in the Wilmington-Harbor City CPA and Carson Street, and Garden Boulevard in the Harbor Gateway CPA. Due to the connection and proximity to the Ports of Long Beach and Los Angeles, there are many concentrations of maritime and port-related industrial uses. As a result of the current General Plan Use Designations, the Harbor LA CPAs are primarily composed of residential and industrial uses.

In more recent years traditional manufacturing jobs have generally declined, while others such as media, office, and technology have emerged. One of the major emerging sectors has been logistics and shipping container storage. These growing uses have adversely affected abutting sensitive uses with noise, poorer air quality, increased truck traffic and visual blight. Federal laws such as HR 3372 have helped boost the goods movements sector during the COVID-19 pandemic, but have run contrary to new local and state laws to protect frontline communities from concentration of industrial uses, especially for logistic and warehousing uses. Warehousing and logistics have grown so prominently that the Bureau of Environmental Justice, a special division of the California Attorney General's Office, has developed best practices and mitigation measures for new projects and routinely scrutinizes proposed warehousing and logistics facilities for environmental impacts.

Industrial. Approximately 40% of the land area in the Harbor LA CPAs is designated for industrial purposes, a notably higher percentage than the 8% designated for industry across the city. This includes non-conforming industrial uses in residential and commercial zones. Industrial zones historically offer diverse local job opportunities, particularly in vocational and trade professions, often offering more potential for career growth and stability compared to the service-sector jobs found in typical commercial areas. Although industrial practices are evolving and efforts in the Proposed Plans aim to address environmental justice concerns related to some industries, the concentration of employment-focused and port-related land in the Harbor

LA Plans remain a vital economic asset. The Plans propose to preserve industrial land for industrial purposes, aligning with the city's policy to ensure the availability of job-producing activities. However, targeted areas currently zoned for heavier industrial uses are proposed to transition to lighter industrial, commercial and in some cases limited residential to foster better compatibility with nearby residential communities and sensitive uses. In keeping with state and local regulations, the plans propose to improve the design of new industrial buildings by adding buffers, adding distancing requirements requiring targeted uses to be fully enclosed, and allowing for more community engagement in the entitlement process. One key feature of the new code is to allow these uses in most industrial areas with distancing requirements, but in cases where the industrial use abuts sensitive uses, certain industrial uses will require approval with conditions or be prohibited. For the Industrial Mixed-Use Districts, Light Industrial, Sensitive (I5) Use District, wholesale trade & warehousing uses would be allowed conditionally with recommended approval from the City Planning Commission.

Regional Center. The proposed Regional Center in the Harbor Gateway CPA aims to create new commercial opportunities for the Harbor area. In the case of Harbor Gateway, a built out regional center is desired by many residents to assist in establishing a regional identity for Harbor Gateway. The proposed zoning permits a base of 3.5:1 FAR. The proposed Form and Used District zone allows for mixed-use buildings and a variety of regional commercial services, such as restaurants, retail spaces, services, and office headquarters, while discouraging automobile-related uses and outdoor storage. For mixed-use projects, the maximum limit for ground floor commercial spaces is set at 100,000 square feet to accommodate larger retail stores, outdoor walkways, and other significant retail establishments. The primary aim of this proposed zone is to facilitate vibrant commercial activities and housing on upper floors, attract major retailers, significant cultural facilities and retail commercial venues, and improve connectivity between Vermont Ave and 190th Street by fostering an active ground-floor experience. Most importantly, it will enable a diverse array of shops, services, dining venues, hotels, and entertainment options, aiming to become a regional destination that can support commercial uses that are less detrimental to the abutting Dominguez Channel and local watershed. A key feature of the proposed Regional Center is to increase access to the abutting Dominguez Channel and Class I bike path. As part of the proposed Form District, 20 percent of any new development is required to be allocated for Amenity Space. For parcels directly abutting the Dominguez Channel, a dual Frontage is required to foster better connections to the water way and existing bike path.

Commercial. Small, neighborhood-serving businesses are the predominant uses on the commercial corridors of both community plan areas. Industrial uses and rising housing costs create pressure on commercial space, leading to commercial displacement. This has been a major concern of the community, second only to neighborhood stability and housing affordability. The percentage of land designated for commercial uses for the Harbor LA CPAs is approximately 5 percent. In addition to several proposed policies to help support existing and future small businesses, the proposed CX6 Use District will ensure smaller spaces are available for smaller businesses by prohibiting commercial square footage that exceeds 10,000 square feet. This helps deter consolidation of existing small spaces. While a development project or commercial building may house multiple business spaces totaling over 10,000 square feet, each individual business space must be a maximum of 10,000 square feet. This will allow for needed neighborhood uses, like grocery stores while deterring more suburban big box retailers.

Maintain and Create Spaces for Small Businesses. The local economy is in large part driven by small businesses in the form of retail and services for residents and the port. The Plans identify the need to protect existing locally owned businesses from displacement, and better facilitate new locally owned businesses. To achieve this, the Community Plans propose policies and zoning that aim to maximize opportunities for small and local businesses by limiting the sizes of new commercial tenant spaces to help maintain affordability, avoid displacement, and

promote diversity, while encouraging mixed-use and commercial developments to provide commercial tenant spaces that are appropriately scaled for neighborhood-serving small businesses. As discussed earlier, due to the low percentage of land designated for commercial uses in Harbor Gateway and Wilmington-Harbor City, there are several proposed policies to help support existing and future small businesses. The proposed CX6 Use Districts help ensure smaller spaces are available for smaller businesses by prohibiting commercial square footage that exceeds 10,000 square feet. In both the CX6 and CX8 Use Districts, larger commercial uses may be permitted through a Conditional Use process. Additionally, the "Shopfront 4" (SH4) Frontage District requires a high build-to width, a high level of transparency, frequent entryways, and a ground floor elevation at or near sidewalk grade. This promotes a legible street wall and activates the public realm with pedestrian activity and visual interest. The at-grade ground floor elevation allows for an increased connection between the interior uses and the pedestrian space. A majority of the Development Standard Districts selected for the Harbor LA commercial corridors prohibit drive-thru establishments to help preserve small independent businesses, while concurrently maintaining an intimate pedestrian scale for shoppers.

Neighborhood Identity and Historic Resources

The Harbor Gateway CPA was originally part of Rancho San Pedro. Harbor Gateway is unlike any other community plan area in Los Angeles with its unique columnar geographic orientation, which shares major corridors with other cities and jurisdictions such as Gardena, Torrance, and Los Angeles County. Harbor Gateway provides a vital link to the core of the City to neighboring Wilmington- Harbor City, San Pedro, and the Port of Los Angeles. Harbor Gateway and the general Harbor Area have functioned as a part of the City's main economic hub for industrial uses such as: recycling, clothing, goods, and food production and distribution headquarters, metal plating and goods movement. The land that encompasses the Harbor Gateway was annexed into the City of Los Angeles in 1908 so that Los Angeles could be connected to its harbor in San Pedro. At the time, the area was known as the "shoestring strip" or the city strip. The annexation of the "shoestring strip" was set into motion by the necessity of Los Angeles having its own harbor. The area was not given the name Harbor Gateway until 1985; prior to that it was still colloquially referred to as the "shoestring strip". The area's councilwoman at the time felt that the new name would give the area more cohesion and its residents a sense of place and pride. Today, Harbor Gateway has 25 SurveyLA identified individual Historic Resources. Additionally, the Chacksfield Tract Residential Historic District is identified as a Planning District. The tract comprises 204 contributing and 30 non-contributing properties that are distinguished by the Traditional Ranch House style of architecture and Japanese-style gardens. The gardens are known for their manicured Japanese black pine trees, Sago palms, "Nana" juniper plants, pruned dwarf eugenias, junipers, mondo grass, Japanese stone or cast concrete lanterns, large stones, and other distinct hardscapes.

Wilmington and Harbor City each have their own unique identities, yet these neighboring communities share many common goals, as well as local community assets. Wilmington is one of the City's earliest port communities in the Harbor Region, while Harbor City developed primarily as a residential community. Together, they provide a vital link from the core of the City to the Port of Los Angeles. Historically, Wilmington and Harbor City have functioned as part of the City's main economic drivers for heavier industrial uses such as: oil refineries and production, goods movement, and Port related uses. While Wilmington and Harbor City have a significant amount of industrial land, they are also home to many Angelenos. Aside from the industrial uses, Wilmington and Harbor City have an abundance of single-family and multi-family neighborhoods. Early residential development in Wilmington dates back to the late 1890s through 1950s. Much of Harbor City's residential development dates back to the late 19th and early 20th century. Distinctive residential neighborhoods include: Banning Park HPOZ in Wilmington and Harbor Pines in Harbor City. Wilmington has historic resources dating back as early as the Civil War, and has 11 Historical Cultural Monuments (HCMs), 1 Historic

Preservation Overlay Zone (HPOZ), and 68 SurveyLA identified Historic Resources. Harbor City has 8 SurveyLA identified Historic Resources such as Narbonne High School, completed in 1957, and known for its unique spiral design with school buildings fanning out from a central hub.

Preservation and Restoration of Historic Resources. The Proposed Plans include policies and programs to preserve historic resources identified through the Los Angeles Historic Resources Survey (Survey LA). The Plans include safeguards to protect individually significant resources and districts from demolition and adverse alteration. The Plans' policies also promote the restoration and reuse of vacant and or deteriorating historic buildings for new uses that will benefit the community while reinforcing the site's historic and cultural legacy.

Additional Design Regulations in Identified Historic Neighborhoods*.* The Proposed Plans use the new zoning code's Form and Frontage Districts to ensure new development is reflective of the existing built character in areas of the community identified as potentially historic. A proposed Character Frontage will be applied to certain areas such as the historic commercial corridor on Avalon Boulevard. The Character Commercial 1 (CC1) Frontage District, which requires facade elements found in today's historic commercial buildings, is applied along a stretch of the corridor. In addition, the new Low-Rise Medium 4 (LM4) Form District applies a three-story height limit to new buildings, with an option to reach five stories if the project provides the required amount of affordable housing.

The Proposed Plans also include new zoning regulations in neighborhoods or on specific parcels of the Harbor LA Plans identified as historic or potentially historic in SurveyLA. These zoning regulations are applied through Article 8 of the new Zoning Code and would require that new infill development respond to prevailing neighborhood characteristics by including objective and measurable standards for features such as front porches, pitched roofs, recessed fenestration, and other features commonly found throughout the neighborhood. The intent is to provide zoning regulations to maintain an individual property's character-defining features. While SurveyLA has identified several eligible historic districts and individual historic sites throughout the Harbor LA Plan Areas, these resources remain susceptible to degradation or redevelopment. The Proposed Plans include a Conservation District (CD) in Wilmington and an Individual Historic Resource Review (IHR) to specific parcels in Harbor Gateway and Wilmington-Harbor City. The CD can be applied to an area of the City that has been identified in a Historic Resources Survey accepted by the Office of Historic Resources (OHR) as a historic district made up of Surveyed Historic Resources. The CD maintains a district's character-defining features and retains the district's integrity. It includes properties that have been identified in a Historic Resources Survey as a Contributing Element or Non-Contributing Element. For contributing properties, the Secretary of the Interior's Standards for Rehabilitation shall be applied to projects. For non-contributing properties, all zoning district standards and applicable Character Frontage standards, as denoted in the zone string, shall be applied to projects. The Individual Historic Resource Review, or IHR review, requires additional planning review in consultation with OHR for projects that involve select eligible or surveyed individual properties within the CPA. This additional review, paired with additional zoning regulations such as Form Districts and Characters Frontages, helps to maintain the rich cultural identity and history of buildings.

Athens on the Hill. With the release of preliminary land use designations and zoning standards, which were informed through the community outreach process, there was a desire from residents to maintain the scale and character of the single-family zoned area known as Athens on the Hill in the Harbor Gateway Community Plan Area. Multiple earlier efforts have been made to create a formal historic district. In 2001 the City Planning Commission (CPC-1999-0197), did not recommend the approval of an Athens on the Hill HPOZ. The findings concluded that the neighborhood did not have a common pattern of development, as nearly

60% of homes were developed after the 1950s. Additionally, the report concluded that many of the pre-1950s homes had been altered. Most recently, SurveyLA identified four potentially eligible historic resources, and there remains a local desire to maintain the current patterns of development and explore other approaches to historic designation. One of the Harbor Gateway Community Plan's objectives is to “maintain stable single- and multi-family residential neighborhoods.” In the case of the Athens on the Hill Neighborhood, the Proposed Plan adds zoning regulations to help maintain the existing scale and built pattern of the area, utilizing an array of tools, including the following:

- 50’ foot minimum lot width
- Primary setback of 20’ feet
- 20% Amenity Space requirement
- Upper wall plate at 22’ feet
- Frontage landscape requirements
- Prohibiting parking in the front parking setback or between buildings and the street
- Allowing only residential units
- Porch features (porch, forecourt, recessed entry and projecting entry)
- Limiting lot coverage to 45%
- Fence and wall limitations
- Building width maximum

These new zoning tools will help maintain the current development pattern and scale of the neighborhood. Additionally, new protections may be applicable through Article 8 programs, in conjunction with the Office of Historic Resource’s identification of eligible historic resources.

Mobility and Connectivity

The Proposed Plans recognize the crucial relationship between land use and mobility. Investments to improve mobility and connectivity in the Harbor LA CPAs would support the Proposed Plans’ land use strategies and, as such, the Proposed Plans identify and prioritize improvements. Stakeholder comments have highlighted the need for improved access and connectivity across the Harbor LA Plan Areas and to the rest of the city.

Enhanced Safety. The Proposed Plans support community initiatives, such as Vision Zero and Safe Routes to School to bring further attention to pedestrian and bicycle safety improvements. Traffic crashes are the leading cause of death for school-age children in Los Angeles. Streets that are safe for children are safer for everyone, including older adults who are also disproportionately impacted by severe and fatal traffic crashes in Los Angeles. Vision Zero, the citywide initiative to eliminate deaths from traffic crashes by 2025, has identified city streets with the highest rates of severe and fatal crashes involving people walking and bicycling. In the Harbor LA Plan Areas, streets such as Carson Street in Harbor Gateway, and Western Avenue, Lomita Boulevard, Pacific Coast Highway, Normandie Avenue, and Anaheim Street in Wilmington-Harbor City, are identified on the High Injury Network (HIN). One of the goals of the Proposed Plans is to facilitate pedestrian-oriented access and routes that are safe, efficient and attractive for a variety of uses. The Proposed Plans encourage the development and improvement of safe routes to schools throughout the community via walking, bicycles or transit. The Proposed Plans’ programs prioritize engineering and street design improvements, such as prioritizing additional Safe Routes to School interventions around schools located near the High Injury Network within the CPAs.

Increase Transit Options. The communities within the Harbor LA Plan Areas have high levels of transit ridership, making transit options a high priority to create better connectivity throughout the Plan Areas, as well as to neighboring communities. The Proposed Plans support transportation improvements identified through Mobility Plan 2035, such as options for

increased bus service and dedicated bus lanes, and protected bicycle lanes to provide safe connections throughout neighborhoods.

Concentrating Growth Near Transit. The Proposed Plans concentrate growth around transit and promote a mix of uses to support walkable communities. The regional transportation network extends through the Harbor LA Plan Areas with one C (Green) Line station and four J (Silver) Line stations. The Proposed Plans' land use strategies are focused on increasing access to housing and jobs – especially affordable housing and jobs for a range of educational and skill levels – while reducing reliance on single occupancy vehicles.

Racial Justice and Equity

City Planning is dedicated to integrating equity and anti-racist principles into every aspect of community planning in Los Angeles. There is a clear link between Black, Indigenous, and people of color (BIPOC) communities and lower income levels in the city. The Harbor LA Community Plans Update reflects years of intentional collaboration and relationship-building with various stakeholders, including community-based and advocacy groups representing Harbor LA residents. This joint effort has significantly influenced the policy direction of the Community Plans, aiming to empower those in the Harbor LA region who have been negatively affected by prior planning practices that created barriers to jobs, housing, and a healthy living environment.

The Proposed Plans preserve existing affordable housing and promote new affordable housing opportunities. The Harbor LA Plans also support local job opportunities, minimize the impact of current and future sources of pollution, like heavy industrial sites near residential areas, and encourage the development of accessible residential and commercial spaces through alternative transportation options.

Recent events, most notably the COVID-19 pandemic and the ongoing discourse on racial justice and restorative planning, have underscored and heightened the significance of longstanding systemic issues. These events have emphasized several key points:

- The critical need for affordable housing, especially for lower-income groups. They've highlighted that a lack of affordable housing poses health risks and restricts access to resources during crises.
- The impact of overcrowding on community health has become apparent.
- Businesses need flexibility to adapt swiftly to changing circumstances.
- The necessity of open spaces for various purposes such as socializing, recreation, and extending business services outdoors.
- The importance of safe and inclusive engagement strategies and activities.

The Proposed Plans aim to attract further investment in the Harbor LA Plan Areas while implementing strategies to minimize displacement and uplift communities that have been historically overlooked or marginalized. The inadequate supply of affordable housing coupled with environmental injustices has resulted in disparities, poverty, and public health concerns, which remain pressing issues for the Harbor LA community. The Plans aim to create more opportunities for mixed-income and 100 percent affordable housing near major transit stops to accommodate residents from all income levels. Additionally, it aims to reduce the impact of existing and future sources of pollution within the community.

Wellness, Sustainability, and Open Space

The Harbor LA Community Plans emphasize the importance of environmentally sustainable land use strategies. The Proposed Plans aim to tackle climate change by lessening impacts on the climate and preparing a community response to climate change. There has been a history of

unfair exposure to harmful activities in the Harbor LA CPAs, a concern repeatedly voiced by community members. A significant portion live close to truck routes, port-related and trucking-related industries, and near manufacturing sites, indicating some of the highest percentages of resident exposure in the city. Both Harbor LA Community Plan Areas consistently rank poorly in metrics measuring Pollution Burden, Environmental Effects, and Pollution Exposure, and are among the lowest on the Community Health and Equity Index. Past land use decisions and freeway construction in the latter part of the 20th century have led to various adverse health effects. According to CalEnviroScreen 4.0 data, the Harbor LA CPAs fall within the top tenth percentile for asthma, cardiovascular disease, and low birth weight. These health disparities worsened during the COVID-19 pandemic. Research indicates that prolonged exposure to air pollutants raises the risk of COVID-19 mortality. The Proposed Plans aim to support ongoing efforts to rectify the negative practices of the past and promote resilient development patterns that meet the community's health and wellness needs.

Tree Canopy, Urban Heat Island, and Open Space. The New Zoning Code (LAMC Chapter 1A) allows for sustainability measures. Lot Amenity Space requirements are located in the Form District regulations, which means that they apply to all development and uses, whereas the current Zoning Code's (LAMC Chapter 1) common open space requirements apply only to residential projects. The lot amenity space calculation provides a bonus to amenity spaces that are open to the public, encouraging property owners to provide green space for the benefit of the surrounding community. Similarly, the Development Standards of the new code require tree planting for all uses based on FAR, as opposed to the existing dwelling unit-based tree planting requirements of the current zoning code. The Proposed Plans also call for more planting of shade trees in the public right-of-way to mitigate urban heat island effects and contribute to the sustenance of the urban forest. The Proposed Plans also add a requirement for certain filtration plants and trees to be planted on properties that are zoned for industrial uses, as well as properties within 500 feet of a freeway.

Mobility. The Proposed Plans prioritize infrastructure for pedestrians, bicyclists, and other active transportation modes to reduce dependency on private vehicles, which are the largest contributor to greenhouse gas emissions in the state. The Proposed Plans are tailored to encourage developments that contribute to active streets, include pedestrian access on large sites, and provide public open spaces. Beyond providing infrastructure, the public realm serves as a space for civic engagement and public participation, and as a gathering space that has proven essential in serving the needs of the community.

Waterfronts and Waterways.
The Wilmington Waterfront and Dominguez Channel are located within the Harbor LA CPAs and abut major opportunity areas, where the plans intend to accommodate more growth and commercial activities. They serve as natural resource areas where commercial amenities and increased connectivity to surrounding neighborhoods is desired. When possible, the Proposed Plans call for buildings to be oriented toward the water through special Frontage District rules that include landscaping requirements. Additionally, the Proposed Plans include goals and policies that encourage repurposing underutilized parcels and right-of-ways to better connect to the water's edge by creating a network of linked public amenities (gateways, plazas, paseos, and pedestrian paths) that provide safe and attractive public access.

Proposed Plan Components

<u>Community Plan Policy Document</u>

The Policy Documents for the Harbor LA Community Plans guide future discretionary decision-making, City initiatives, and the prioritization of public resources and investment

through 2040, the horizon year of the Proposed Plans. Each Plan's Policy Document is composed of the following:

Chapter 1, **Introduction & Community Profile** offers an overview of the document's structure and intent, states the Proposed Plan's overall vision and guiding principles, explores the Proposed Plan's background and relationship to other plans, discusses the Community Plan Area's historic and modern-day context, and summarizes the land use designations applied in the Community Plan Area;

Chapter 2, **Land Use & Urban Form** expresses the community's vision for the future, outlining specific goals and policies that address the range of land uses in the Proposed Plan, including residential, commercial and industrial land uses;

Chapter 3, **Environmental Justice** sets goals and policies to guide and address the intersection between land use, public health, and the environment from an equity lens, as well as considering both existing land use conflicts and evolving land use planning priorities;

Chapter 4, Mobility & Connectivity sets goals and policies for the community's circulation system, focused on enhancing mobility and safe access for all users, as well as addressing goods movement and parking;

Chapter 5, Public Realm & Open Space sets goals and policies to improve the public realm, access to parks and open space;

Chapter 6, Implementation, describes the process for implementing the Proposed Plan's policies through a variety of implementation programs. Programs are divided into two phases of implementation: 1) established programs, and 2) proposed (long-range) implementation programs. The proposed long-range implementation programs of the Community Plan seek to link Plan policies to ongoing Department Programs and promote collaboration with other agencies.

Appendix A, Relationship to Other Plans, explains the relationship of the Proposed Plan to the General Plan, City's General Framework Element, specific plans and overlay zones, and plans of other non-City agencies and organizations.

General Plan Land Use Designations

Both Community Plans include a Land Use Map, which is a map identifying the General Plan Land Use Designations for all properties within each CPA. The proposed General Plan Land Use Map includes the proposed general plan land use designations in its respective plan area, as well as a corresponding zone table to identify the zoning types that are allowed for each type of land use designation (Exhibit A4). The Proposed Plans also include amendments to the General Plan Framework Element to introduce new general plan land use designations applicable in both plan areas. These designations are designed to reflect the intent of the Harbor LA Plans land use strategies and the proposed amendments that will allow for their limited applicability in each CPA. General plan land use designations help guide development by establishing the general location and intensity of different uses of land, in addition to the allowable scale of development. Each land use designation expresses a variety of goals and policies and corresponds to a set of implementing zones that regulate development, including uses, FAR, densities, and height. The Land Use Map shows the locations of the proposed land use designations in each respective CPA. The proposed land use designations, along with

implementing zoning actions, would reinforce a pattern of development that directs future growth to urbanized and transit-served areas and transition incompatible industrial land uses adjacent to residential land uses to a more compatible land use designation that advances environmental justice goals for the Harbor LA communities.

In the Harbor LA Community Plan Areas, the following general plan land use designations are applicable with the generally listed uses and development ranges. For more detailed information and zoning correspondence please see the General Plan Land Use Maps (Exhibit A4).

Regional Center (Only applicable in the Harbor Gateway CPA)

Per the Harbor Gateway Community Plan: "Regional Center areas function as hubs of regional commerce and activity, and are usually located near major transportation hubs or along major transportation corridors. The building form ranges from Mid Rise to High Rise, active shopfronts along active streets. Regional Centers typically provide a significant number of jobs, in addition to residential, retail, government, entertainment and cultural facilities, and health facilities on a regional scale. The residential density generally ranges from 1 unit per 400 square feet of lot area to 1 unit per 200 square feet of lot area; residential density may also be limited by floor area."

The Regional Center land use designation is being applied along major commercial corridors near the Dominguez Channel, along Artesia Boulevard to 190th Street in the Harbor Gateway CPA. Based on its existing framework designation, proximity to a transit center, surrounding towers, major employment centers and abutting waterway/open space the Regional Center designation is applied to foster the development of a centralized commercial center that allows mixed-use development with higher density. Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed in the Regional Center represent the greatest range of maximum Floor Area Ratio (FAR), with a maximum bonus of 5:1 FAR allowed near the Harbor Gateway Transit Center. Those commercial parcels not identified through the Local Affordable Housing Maps (Exhibit B4) are limited to 3.5:1 FAR. Height is limited by FAR.
- Use Districts allow for residential uses and an array of regional commercial-serving uses to accommodate larger retail stores, and outdoor promenades.
- Density Districts work in concert with the other zoning districts to realize the Regional Center's goal of maximizing housing development in Regional Centers. Here the Density Districts allow a residential density of "4", or 1 unit per 400 square feet of lot area.
- This table demonstrates the corresponding districts within the Regional Center designation in Harbor Gateway:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Density Districts
Harbor Gateway	Regional Center	Mid-Rise Broad 6 (MB6)	Commercial-Mixed 10 (CX10)	4

Community Center (Only applicable in Wilmington-Harbor City CPA)

Per the Wilmington-Harbor City Community Plan: "Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs. The building form is Low Rise. The use range is broad and may include commercial, residential, institutional facilities, cultural and entertainment facilities, and

neighborhood-serving uses. The residential density generally ranges from 1 unit per 800 square feet of lot area to 1 unit per 400 square feet of lot area." Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Community Centers represent a range of maximum FAR, with a Maximum Bonus FAR of 3:1. LM4 is applicable to segments of Western Avenue, Pacific Coast Highway, and Vermont Boulevard. These commercial corridors are limited to 3-stories with an option to build to 5 stories through the provision of affordable housing. Corridors not identified through the Local Affordable Housing Maps (Exhibit B4) are limited to 1.5:1 FAR and 3-stories.
- Use Districts allow for a broad range of commercial and residential uses. The CX6 Use District accommodates community-serving commercial and prohibits heavy commercial uses like auto-related, cargo storage, open storage and commercial vehicle storage. The CX8 Use District is an equivalent zone to the existing C2 zone. Auto-related uses may be permitted with use standards that distance from sensitive uses. The CX10 Use District allows for an array of regional commercial-serving uses to accommodate larger retail stores, and outdoor promenades.
- Density Districts work in concert with the other zoning districts to realize the Community Plan's goal of maximizing housing development in Community Centers. Here the Density Districts allow a residential density of "8", or 1 unit per 800 square feet of lot area. This table demonstrates the corresponding districts within the Community Center designation in Wilmington-Harbor City:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Density Districts
Wilmington-Harbor City	Community Center	Low-Rise Medium 4 (LM4)	Commercial-Mixed 6 (CX6) Commercial-Mixed 8 (CX8) Commercial-Mixed 10 (CX10)	8

Villages

Per the Harbor Gateway and Wilmington-Harbor City Community Plans: "Villages are characterized by walkable and fine-grained block patterns that serve as historic and cultural regional niche market destinations. The building form ranges from Low-Rise to Mid-Rise. Commercial uses, such as restaurants, retail, services, and small offices may be interspersed with a range of housing types; commercial uses on the ground floor help promote a pedestrian atmosphere. Adaptive reuse of historic buildings and infill development is responsive to the historic and cultural legacy of these areas. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to being limited by floor area." Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Villages represent a range of maximum FAR, with a Maximum Bonus FAR of 3:1 for the LM4 Form District and 4:1 for the LB3 Form District. LM4 is applicable to Avalon Boulevard between Opp Street to Harry Bridges Boulevard, and to a few streets that abut the commercial corridor including segments of Fries Avenue, Marine Avenue, Broad Avenue and Anaheim Street, in the Wilmington-Harbor City CPA. These commercial corridors are limited to 3-stories with an option to build to 5 stories through the provision of affordable housing. LB3 is applicable to segments of Figueroa Boulevard, El Segundo Boulevard, Rosecrans Avenue, Torrance Boulevard,

and Carson Boulevard in the Harbor Gateway CPA. These commercial corridors are limited to a 4-story height limit with an option to build to 7 stories through the provision of affordable housing. Corridors not identified through the Local Affordable Housing Maps (Exhibit B4) are limited to the base Form District metrics.

- Use Districts allow for a broad range of commercial and residential uses. The CX6 Use District accommodates community-serving commercial and prohibits heavy commercial uses like auto-related, cargo storage, open storage and commercial vehicle storage. The CX8 Use District is an equivalent zone to the existing C2 zone. Auto-related uses may be permitted with use standards that distance from sensitive uses.
- Density Districts work in concert with the other zoning districts to realize the Community Plan's goal of maximizing housing development in Villages. Here the Density Districts allow up to a residential density of "6", or 1 unit per 600 square feet of lot area in Harbor Gateway and "10", or 1 unit per 1,000 square feet of lot area in Wilmington-Harbor City. Corridors not identified through the Local Affordable Housing Maps (Exhibit B4) are limited to base Form District metrics.
- This table demonstrates the corresponding districts within the Villages designation in Harbor Gateway and Wilmington-Harbor City:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Density Districts
Harbor Gateway	Villages	Low-Rise Broad 3 (LB3)	Commercial-Mixed 8 (CX8)	6
Wilmington-Harbor City	Villages	Low-Rise Medium 4 (LM4)	Commercial-Mixed 6 (CX6)	12, 10

Neighborhood Center

Per the Harbor Gateway and Wilmington-Harbor City Community Plans: "Neighborhood Center areas are focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees. The building form ranges from Low Rise to Mid Rise and is characterized by pedestrian-scale commercial development. Uses generally include a mix of residential and commercial uses, such as local businesses and services. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to 1 unit per 400 square feet of lot area." Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within the Neighborhood Center represent a range of maximum FAR, with a Maximum Floor Area Ratio (FAR) of 1:5:1 for LM4 to 3.5:1 for MB5. LM5 is applicable to Western Avenue, Lomita Boulevard, Belle Porte Avenue, Normandie Avenue, Pacific Coast Highway, Anaheim Street, Wilmington Boulevard, C Street, Avalon Boulevard and Harry Bridges Boulevard in the Wilmington-Harbor City CPA and segments along Western Avenue, Normandie Avenue, Gardena Boulevard, Figueroa Street, Vermont Avenue, Redondo Beach Boulevard, and Rosecrans Avenue in Harbor Gateway CPA. These corridors have a 3-story height limit, whereas, Vermont Avenue, Rosecrans Avenue, Alondra Avenue, Figueroa Street, Western Avenue, and Normandie Avenue in the Harbor Gateway CPA are limited to a 5-story height limit. Corridors not identified through the Local Affordable Housing Maps (Exhibit B4) are limited to base Form District metrics.
- Use Districts allow for a broad range of commercial and residential uses. The CX6 Use District accommodates community-serving commercial and prohibits heavy commercial

uses like auto-related, cargo storage, open storage and commercial vehicle storage. The CX8 Use District is an equivalent zone to the existing C2 zone. Auto-related uses may be permitted with standards that distance the use from sensitive uses.

- Density Districts work in concert with the other zoning districts to realize the Community Plans' goals of maximizing housing development in Neighborhood Centers. Here the Density Districts allow up to a residential density of "4", or 1 unit per 400 square feet of lot area, "8", or 1 unit per 800 square feet of lot area, "10", or 1,000 square feet of lot area, and "12", 1,200 square feet of lot area. Density Districts 8 and 4 correspond to the Harbor Gateway CPA and Density Districts 8, 10, and 12 correspond to the Wilmington-Harbor City CPA.
- This table demonstrates the corresponding districts within the Neighborhood Center designation in Harbor Gateway and Wilmington-Harbor City:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Density Districts
Harbor Gateway	Neighborhood Center	Low-Rise Medium 4 (LM4) Moderate-Rise Broad 5 (MB5)	Commercial-Mixed 6 (CX6) Commercial-Mixed 8 (CX8)	8 4
Wilmington-Harbor City	Neighborhood Center	Low-Rise Medium 4 (LM4)	Commercial-Mixed 6 (CX6) Commercial-Mixed 8 (CX8)	12 10 8

Medium Neighborhood Residential

Per the Harbor Gateway and Wilmington-Harbor City Community Plans: "Medium Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from Very-Low Rise to Low Rise and buildings are typically oriented toward the street. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to being limited by floor area." Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Medium Neighborhood Residential represent a range of maximum FAR up to 1:25 FAR in the LN2 Form District and 1.5:1 in the LM3 Form District. LN2 Form District is applicable to Western Avenue, and Banning Boulevard in Wilmington-Harbor City. LM3 Form District is applicable to 182nd Street and 228th Street in Harbor Gateway and Pacific Coast Highway and Vermont Boulevard in Wilmington-Harbor City. Both Form Districts limit height to 3-stories. Residential-mixed areas not identified through the Local Affordable Housing Maps (Exhibit B4) are limited to base Form District metrics.
- Use Districts allow for a range of limited neighborhood commercial uses and residential uses. The residential mixed use districts emphasize residential uses and only allow a minimal amount of compatible services and amenities and limited commercial uses.
- The RX3 Use District accommodates residential uses with limited commercial uses that only include eating/dining and personal services limited to 1,500 square feet of ground floor space. The RX4 Use District accommodates residential uses with limited commercial uses that only include: counter service, animal services, retail, eating/dining

and personal services limited to 3,000 square feet of ground floor space. Both Use Districts have limited hours of operation.
- Density Districts work in concert with the other zoning districts to realize the Community Plan's goal of maximizing housing development in Medium Neighborhood Residential. Here the Density Districts allow up to a residential density of "8", or 1 unit per 800 square feet of lot area and "10", or 1 unit per 1,000 square feet of lot area.
- This table demonstrates the corresponding districts within the Medium Neighborhood Residential designation in Harbor Gateway and Wilmington-Harbor City:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Density Districts
Harbor Gateway	Medium Neighborhood Residential	Low-Rise Medium 3 (LM3)	Residential-Mixed 4 (RX4)	8
Wilmington-Harbor City	Medium Neighborhood Residential	Low-Rise Narrow 2 (LN2) Low-Rise Medium 3 (LM3)	Residential-Mixed 3 (RX3)	10 8

Medium Residential

Per the Harbor Gateway and Wilmington-Harbor City Community Plans: "Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers. The building form ranges from Very Low Rise to Low Rise. Supportive institutional uses may also be provided in certain Residential Use Districts. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 800 square feet of lot area." Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Medium Residential represent a range of maximum FAR up to 1:25 FAR in the LN2 Form District and 1.5:1 in the LM3 Form District. The LN2 Form District is applicable to Western Avenue, Anaheim Street, Lomita Boulevard, Normandie Avenue, Frampton Avenue, Wilmington Boulevard, Lakme Avenue, F Street and Marine Avenue in Wilmington-Harbor City. The LM3 Form District is applicable to the Medium Residential areas near 120th Street, Vermont Avenue, Figueroa Street, Redondo Beach Boulevard, Alondra Boulevard Normandie Avenue, Western Avenue, and Del Amo Boulevard in Harbor Gateway and Pacific Coast Highway, Fitness Drive, Broad Avenue and Lakme Avenue in Wilmington-Harbor City. Both Form Districts limit height to 3-stories. Residential areas not identified through the Local Affordable Housing Map (Exhibit B4) are limited to base Form District metrics.
- The Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities.
- The RG3 Use District accommodates a wide variety of housing types for a variety of housing needs, in a predominantly residential setting.
- Density Districts work in concert with the other zoning districts to realize the Community Plans' goals of maximizing housing development in Medium Residential. Here the Density Districts allow up to a residential density of "8", or 1 unit per 800 square feet of lot area and "10", or 1 unit per 1,000 square feet of lot area.

- This table demonstrates the corresponding districts within the Medium Residential designation in Harbor Gateway and Wilmington-Harbor City:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Density Districts
Harbor Gateway	Medium Residential	Low-Rise Medium 3 (LM3)	Residential General 3 (RG3)	8
Wilmington-Harbor City	Medium Residential	Low-Rise Narrow 2 (LN2) Low-Rise Medium 3 (LM3)	Residential General 3 (RG3)	10 8

Low Neighborhood Residential

Per the Harbor Gateway and Wilmington-Harbor City Community Plans: “Low Neighborhood Residential areas are primarily residential and may integrate limited localserving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form is Very Low Rise and buildings are typically oriented toward the street. The residential density generally ranges from 2 units per lot to 1 unit per 1,000 square feet of lot area.” Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Low Neighborhood Residential represent a range of maximum FAR up to 1.0:1. The VN2 Form District is applicable to Palos Verdes Drive and near the southern portion of Western in Wilmington-Harbor City. The VN3 Form District is applicable to Vermont Avenue in the Harbor Gateway CPA and Western Avenue, Wilmington Boulevard, Figueroa Street, Watson Avenue and Fries Avenue in the Wilmington-Harbor City CPA. Both Form Districts limit height to 3-stories. Residential areas not identified through the Local Affordable Housing Maps (Exhibit B4) are limited to base Form District metrics.
- The Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities.
- The RX Use Districts accommodate a wide variety of housing types for a variety of housing needs, in a predominately residential setting.
- The RX3 Use District accommodates residential uses with limited commercial uses that only include eating/dining and personal services limited to 1,500 square feet of ground floor space.
- Density Districts work in concert with the other zoning districts to realize the Community Plans’ goal of maximizing housing development in Low Neighborhood Residential. Here the Density Districts allow up to a residential density of “15”, or 1 unit per 1,500 square feet of lot area.
- This table demonstrates the corresponding districts within the Low Neighborhood Residential designation in Harbor Gateway and Wilmington-Harbor City:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Density Districts
Harbor Gateway	Low Neighborhood Residential	Very-Low Narrow 3 (VN3)	Residential-Mixed 3 (RX3)	30 20
Wilmington-Harbor City	Low Neighborhood Residential	Very-Low Narrow 2 (VN2) Very-Low Narrow 3 (VN3)	Residential-Mixed 3 (RX3)	40 20 15

Low Medium Residential

Per the Harbor Gateway and Wilmington-Harbor City Community Plans: “Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form ranges from House Scale to Low Rise. The residential density generally ranges from 2 units per lot to 1 unit per 1,000 square feet of lot area.” Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Low Medium Residential represent a range of maximum FAR up to 0.75:1 FAR for H2, 1:1 FAR for VN2 and VN3 and 1.25:1 for LN2. The H2 Form Districts limit height to 33’ and VN2, VN3 and LN2 limit height to 3 stories. Residential areas not identified through the Local Affordable Housing Map (Exhibit B4) are limited to base Form District metrics.
- The Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities.
- The RG3 Use District accommodates a wide variety of housing types for a variety of housing needs, in a predominately residential setting
- Density Districts work in concert with the other zoning districts to realize the Community Plan’s goal of maximizing housing development in Low Medium Residential. Here the Density Districts allow up to a residential density of “2L”, or 2 units per lot and “15”, or 1 unit per 1,500 square feet of lot area. Density Districts 2L, 15, 20 and 30 area applicable in the Harbor-Gateway CPA. Density Districts 2L, 3L, 4L, 40, 30, 20, 15, and 10 are applicable in the Wilmington-Harbor City CPA.
- This table demonstrates the corresponding districts within the Low Medium Residential designation in Harbor Gateway and Wilmington-Harbor City:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Density Districts
Harbor Gateway	Low Medium Residential	House 2 (H2) Very-Low Narrow 3 (VN3)	Residential General 3 (RG3)	2L 15 20 30
Wilmington-Harbor City	Low Medium Residential	House 2 (H2) Low-Rise Narrow 2 (LN2) Very-Low Narrow 2 (VN2) Very-Low Narrow 3 (VN3)	Residential General 3 (RG3)	2L 3L 4L 40 30 20 15 10

Compact Residential (Only applicable in the Wilmington-Harbor City CPA)

Per the Wilmington-Harbor City Community Plan: "Compact Residential areas are predominantly pedestrian-scale residential neighborhoods with compact lots and blocks, but corner lots may contain neighborhood-scaled shops and amenities that provide local services. The building form is House Scale. The minimum size of each lot typically ranges from 3,000 square feet to 5,000 square feet. The residential density generally ranges from 1 unit per lot to 4 units per lot." Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Compact Residential represent a range of maximum FAR up to 0.45:1. Height is limited to 33 feet.
- The Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities.
- The RG3 Use District accommodates a wide variety of housing types for a variety of housing needs, in a predominantly residential setting.
- Density Districts work in concert with the other zoning districts to realize the Community Plan's goal of maximizing housing development in Compact Residential. Here the Density Districts allow up to a residential density of "1L", or 1 unit per minimum lot area.
- This table demonstrates the corresponding districts within the Compact Residential designation in Wilmington-Harbor City:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Density Districts
Wilmington-Harbor City	Compact Residential	House 1 (H1)	Residential General 3 (RG3)	1L

Low Residential

Per the Harbor Gateway and Wilmington-Harbor City Community Plans: "Low Residential areas provide single unit housing, typically set away from centers of activity. The building form ranges from House Scale to Low Rise. The minimum size of each lot is 4,000 square feet and

residential density is limited to 1 unit per lot." Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Low Residential represent a range of maximum FAR up to 0.45:1. Height is limited to 33 feet.
- The Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities.
- The RG3 Use District accommodates a wide variety of housing types for a variety of housing needs, in a predominantly residential setting.
- Density Districts work in concert with the other zoning districts to realize the Community Plan's goal of house scale development in Low Residential. Here the Density Districts allow up to a residential density of "1L", or 1 unit per minimum lot area.
- This table demonstrates the corresponding districts within the Low Residential designation in Harbor Gateway and Wilmington-Harbor City:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Density Districts
Harbor Gateway	Low Residential	House 1 (H1)	Residential General 3 (RG3)	1L
Wilmington-Harbor City	Low Residential	House 1 (H1)	Residential General 3 (RG3)	1L

Very Low Residential (Only applicable in the Harbor Gateway CPA)

Per the Harbor Gateway Community Plan: "Very Low Residential areas provide predominantly residential use, most typically in hillside areas or in flat less dense areas where parcels are larger and street grids are less compact. The building form is Residential Agriculture or Estate Scale. The minimum size of each lot typically ranges from 7,500 square feet to 20,000 square feet. The residential density is generally 1 unit per lot or 2 units per lot." Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Very Low Residential represent a range of maximum FAR up to 0.35:1. Height is limited to 33 feet.
- The Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities.
- The RG3 Use District accommodates a wide variety of housing types for a variety of housing needs, in a predominantly residential setting.
- Density Districts work in concert with the other zoning districts to realize the Community Plan's goal of house scale development in Very Low Residential. Here the Density Districts allow up to a residential density of "1L", or 1 unit per minimum lot area.
- This table demonstrates the corresponding districts within the Very Low Residential designation in Harbor Gateway:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Density Districts
Harbor Gateway	Very Low Residential	Hillside Estate 3 (HE3)	Residential General 3 (RG3)	1L

Hybrid Industrial

Per the Harbor Gateway and Wilmington-Harbor City Community Plans: “Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Low-Rise to Mid-Rise. Uses include light industrial, commercial, and office, with selective live/work uses. The residential density generally ranges from 1 unit per 1,500 square feet of lot area to limited by floor area.” Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Hybrid Industrial represent a range of maximum FAR up to 1.5:1. These are typically applied along: Figueroa Street, Redondo Beach Boulevard, Vermont Avenue in the Harbor Gateway CPA and Lomita Boulevard, Normandie Avenue, Vermont Avenue, 259th Street, Figueroa Street, C Street, Fries Avenue, Marine Avenue, Broad Avenue, Anaheim Street, Pacific Coast Highway, Mauretania Street, and Sandison Street in Wilmington-Harbor City. Hybrid Industrial areas not identified through the Local Affordable Housing Maps (Exhibit B4) are limited to base Form District metrics.
- The Industrial-Mixed (IX) Use Districts accommodate a mixture of light industrial, office, and research and development activity, with limited residential uses and other compatible uses. They serve as compatible buffers to sensitive uses within the Plans from more intense industrial uses.
- The IX5, IX6 and IX7 Use Districts accommodate most light industrial uses, and commercial and residential uses. Many light industrial uses are allowed, while warehousing and logistics are allowed conditionally. Heavy Commercial uses like Outdoor Storage, Cargo Container Storage, and Commercial Vehicle Storage (i.e. freight vehicles) are prohibited in all IX Use Districts.
- IX7 only allows residential uses by way of Joint Living & Work Quarters and adaptive reuse.
- Density Districts work in concert with the other zoning districts to realize the Community Plans goal of accommodating housing development in Hybrid Industrial.
- For Harbor Gateway, the Density Districts allow up to a residential density of “8”, or 1 unit per 800 square feet of lot area.
- In Wilmington-Harbor City, the Density Districts allow up to a residential density of “15”, or 1 unit per 1,500 square feet of lot area and of “10”, or 1 unit per 1000 square feet of lot area. “FA” applies to areas where adaptive reuse of an existing building is permitted, because through the adaptive reuse process, the number of new dwelling units in a project is limited by the floor area (FA) of the existing building.
- This table demonstrates the corresponding districts within the Hybrid Industrial designation in Harbor Gateway and Wilmington-Harbor City:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Density Districts
Harbor Gateway	Hybrid Industrial	Low-Rise Broad 2 (LB2)	Industrial-Mixed 6 (IX6)	8
Wilmington-Harbor City	Hybrid Industrial	Low-Rise Broad 2 (LB2)	Industrial-Mixed 5 (IX5) Industrial-Mixed 7 (IX7)	15 10 FA

Markets (Only applicable in the Harbor Gateway CPA)

Per the Harbor Gateway Community Plan: “Markets are bustling centers of commercial activity, each with its own mini-economy of specialized commercial uses, including wholesale. The building form generally ranges from Low-Rise to Moderate-Rise. Adaptive-reuse and rehabilitation of structures and warehouses maintain the built environment and support sustainable development. Uses also include retail, limited housing, and goods movement activities. The residential density is limited by floor area.” Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Markets represent a range of maximum FAR up to 1.5:1. These are typically applied along: 190th Street, Vermont Avenue, and Hamilton Avenue. Market areas are limited to the base Form District metrics.
- The I4 Use District allows heavy commercial, light industrial, and heavy industrial uses as well as a full range of commercial activity. Many light industrial uses are allowed, while warehousing and logistics are allowed in conjunction with other approved uses.
- Density Districts work in concert with the other zoning districts. In Light Industrial areas, Density Districts applied are “N”, which does not permit any density for areas where housing is not permitted.
- This table demonstrates the corresponding districts within the Markets designation in Harbor Gateway:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Density Districts
Harbor Gateway	Markets	Low-Rise 2 (LB2)	Industrial 4 (I4)	N

Light Industrial

Per the Harbor Gateway and Wilmington-Harbor City Community Plans: “Light Industrial areas preserve and sustain industrial activity while serving as a jobs base. The building form ranges from Very-Low Rise to Low Rise and the site layout typically varies to accommodate a range of industries. Uses include manufacturing, warehouse and distribution, research and development, office, and limited commercial. Housing is generally not permitted in Light Industrial areas, but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.” Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Light Industrial represent a range of maximum FAR up to 1.5:1. These are typically applied along: Figueroa Street, Del Amo Boulevard, and Sepulveda Boulevard in Harbor Gateway and 240th Street, Frampton Avenue, Lomita Boulevard, Figueroa Street, Eubank Avenue, Pacific Coast Highway, Alameda Street, and Broad Avenue in Wilmington-Harbor City. Light Industrial areas are limited to the base Form District metrics.
- The Industrial (I) Use Districts are intended to support employment and accommodate the most intense industrial activities while minimizing potential disruptions to surrounding uses.
- The I4, I5 and I6 Use Districts accommodate most light industrial uses, and commercial and residential uses.

- The I4 Use District allows heavy commercial, light industrial, and heavy industrial uses as well as a full range of commercial activity. When heavy commercial and light industrial uses are allowed, uses must meet distancing, enclosure and screening requirements.
- The I5 and I6 Use District allows heavy commercial and light industrial uses as well as a limited amount of commercial activity. The I4 and I5 Use Districts prohibit outdoor storage uses. When heavy commercial and light industrial uses are allowed, uses must meet distancing, enclosure and screening requirements.
- Density Districts work in concert with the other zoning districts. Here the Density is “N”, indicating that there is no residential density, because residential uses are not permitted..
- This table demonstrates the corresponding districts within the Light Industrial designation in Harbor Gateway and Wilmington-Harbor City:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Density Districts
Harbor Gateway	Light Industrial	Low-Rise 2 (LB2)	Industrial 5 (I5) Industrial 6 (I6)	N
Wilmington-Harbor City	Light Industrial	Low-Rise 2 (LB2)	Industrial 4 (I4) Industrial 5 (I5)	N

Production

Per the Harbor Gateway and Wilmington-Harbor City Community Plans: “Production areas preserve and sustain industrial activity while serving as a regional jobs base. The building form ranges from Very Low-Rise to Mid-Rise. Site layout and development in these areas are flexible to accommodate goods movement, loading, and distribution needs. Uses include heavy industrial and evolving and innovative industries, such as light assembly and manufacturing, clean technology, incubators, and research and development facilities. Housing is generally not permitted in Production areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.” Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

Form Districts allowed within Production represent a range of maximum FAR up to 1.5:1. These are typically applied along: 190th Street, Normandie Boulevard, Knox Street and Vermont Avenue in Harbor Gateway and the Wilmington Industrial Park between G Street, Alameda Street, Harry Bridges Boulevard, Lakme Avenue and Quay Avenue in Wilimington-Harbor City.

- The Industrial (I) Use Districts are intended to support employment and accommodate the most intense industrial activities while minimizing potential disruptions to surrounding uses.
- The Industrial Use Districts accommodate most light industrial uses, and commercial and residential uses.
- The I7 Use Districts allow more General Commercial Uses and prohibit more Heavy Industrial Uses than I8. The I7 allows more General Commercial Uses, whereas the I8 Use District is less permissive. When heavy commercial or heavy industrial uses are allowed, uses must meet distancing, enclosure and screening requirements.
- The I8 Use District allows heavy commercial and light industrial uses as well as a limited amount of commercial activity. It is intended for industrial activities to occur with minimal interruptions. When heavy commercial or heavy industrial uses are allowed, uses must meet distancing, enclosure and screening requirements.
- Density Districts work in concert with the other zoning districts. Here the Density is “N”, indicating that there is no residential density, because residential uses are not permitted.

- This table demonstrates the corresponding districts within the Production designation in Harbor Gateway and Wilmington-Harbor City:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Density Districts
Harbor Gateway	Production	Low-Rise Full 3 (LF3)	Industrial 8 (I8)	N
Wilmington-Harbor City	Production	Low-Rise Full 3 (LF3)	Industrial 7 (I7)	N

Industrial (Only applicable in the Wilmington-Harbor City CPA)

Per the Wilmington-Harbor City Community Plan: “Industrial areas are centers of industrial activity while serving as a regional jobs base. The building form is Very-Low Rise to Low Rise. Site layout and development in these areas are flexible to accommodate a range of vehicles, equipment, and industries. Uses include office, warehouse, distribution, heavy manufacturing, recycling and waste transfer, utilities, and mining. The Industrial designation does not allow residential uses.” Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within Industrial designated areas are low-scale, with a Maximum Floor Area Ratio (FAR) of 1.5:1.
- Use Districts allow for a range of industrial and manufacturing uses, with some commercial uses such as office permitted. No housing is permitted in the Industrial designation Use Districts.
- The I8 Use District allows heavy commercial and light industrial uses as well as a limited amount of commercial activity. It is intended for industrial activities to occur with minimal interruptions. When heavy commercial or heavy industrial uses are permitted, uses must meet distancing, enclosure and screening requirements.
- Density Districts work in concert with the other zoning districts. Here the Density is “N”, indicating that there is no residential density, because residential uses are not permitted.
- This table demonstrates the corresponding districts within the Industrial designation in Wilmington-Harbor City:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Density Districts
Wilmington-Harbor City	Industrial	Low-Rise Full 3 (LF3)	Industrial 8 (I8)	N

Open Space

Per the Harbor Gateway and Wilmington-Harbor City Community Plans: “Open Space areas primarily serve as public recreational sites or parks but can include reservoirs and nature reserves. These largely open areas are intended for passive and active outdoor recreation, public gathering, and education. The building form, if there are accessory structures or buildings on site, typically facilitates recreational and/or communal activities, such as playground equipment, restrooms, and community centers. The Open Space designation does not allow residential uses.”

The Open Space designation is applied to public recreation facilities and open spaces throughout the Community Plan Areas. Accordingly, the corresponding zoning districts aim to accommodate the types and intensities of development that are anticipated, as follows:

- Form Districts allowed within the Open Space designation are low scale and flexible, with a maximum Floor Area Ratio (FAR) of 1.5:1 and no height limit.
- The Open Space Use District allows for open spaces, recreational facilities, and accessory uses.
- Density Districts work in concert with the other zoning districts, and Open Space designations have a Density District “N”, that does not allow residential development.
- This table demonstrates the corresponding districts within the Open Space designation in Harbor Gateway and Wilmington-Harbor City:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Densities
Harbor Gateway	Open Space	Very-Low Rise Full 2 (VF2)	OS1	N
Wilmington-Harbor City	Open Space	Very-Low Rise Full 2 (VF2)	OS1	N

Public Facilities

Per the Harbor Gateway and Wilmington-Harbor City Community Plans: “Public Facilities areas serve as centers of civic life, promoting governmental, institutional, and cultural functions. These areas provide for the use and development of land typically owned by government agencies. The building form generally ranges from House Scale to Mid Rise, with a variety of site layouts and flexible building designs that support civic activity and an active public realm. Uses include government offices, libraries, schools, and service systems. Housing is not typically associated with Public Facilities but may be permitted on a limited basis.”

- Form Districts allowed within Public Facilities vary and are limited to the adjacent Form District.
- Use Districts also allow for a broad range of uses, primarily focusing on civic and institutional uses, but permitting uses based on what adjacent zoning permits.
- In limited cases, the Use District permits housing to be built through public private partnerships.
- Density Districts work in concert with the other zoning districts to realize the Proposed Plans goals, particularly to allow for development of housing on publicly owned land. Density districts applied vary by zone, allowing for flexibility or housing density.
- This table demonstrates the corresponding districts within the Public Facilities designation in Harbor Gateway and Wilmington-Harbor City:

Community Plan Area	General Plan Land Use Designation	Form Districts	Use Districts	Densities
Harbor Gateway	Public Facilities	Various districts	P1	Per adjacent zone
Wilmington-Harbor City	Public Facilities	Various districts	P1	Per adjacent zone

Public Facilities – Freeways

As stated in the Policy Documents for the Harbor Gateway and Wilmington-Harbor City Community Plans: "Public Facilities- Freeways comprises land dedicated to freeways that exist within the Plan Area, including storage and parking uses, that is owned by the California Department of Transportation (Caltrans)." The Public Facilities – Freeways designation is applied to parcels used for freeway purposes throughout the Harbor Gateway and Wilmington-Harbor City CPAs, as well as on-ramps and some abutting and landscaped Caltrans owned parcels. This designation does not have corresponding Form, Use, and Density districts applied, instead the "FWY" Special District is applied to all parcels with this designation."

Zoning Changes

In addition to the general plan land use designations and associated districts discussed above, the following zoning districts and other zoning regulations are proposed for the Plan Areas. The associated zone changes are part of implementing the new zoning code in the Plan Areas and will include updated zones and general plan land use designations for every parcel within the CPAs. Zone changes are described in more detail below. In general, the new zoning code aims to make development regulations on any given parcel clearer through a modular zone string including Form, Frontage, Use, Standards, and Density Districts. These districts allow tailored zoning to any given area without using Q Conditions and D Limitations. Many current zoning regulations are carried over into the zoning string tailored to the needs of the Harbor LA Plan Areas community. Additionally, new zoning tools, such as the Frontage District, allow for better standards to reflect the neighborhood.

The zone change process also allows the Proposed Plans to reflect the current conditions in the Harbor CPAs with consideration for future development. Zone changes resulting in increased development rights such as height, floor area ratio or density are proposed near 120th Street, El Segundo Boulevard, and Redondo Beach Boulevard, Vermont Avenue, Hoover Street, 180th Street, Western Avenue and Carson Street in Harbor Gateway and along segments of Western Avenue, Pacific Coast Highway, Vermont Avenue, Wilmington Boulevard, and Avalon Boulevard in Wilmington-Harbor City. The goal for these areas is to allow for pedestrian oriented, mixed-use, and residential development with multi-unit housing in proximity to transit.

The existing General Plan Land Use Maps (Plan Maps) include a list of administrative and plan-related footnotes. The Proposed Plans would remove and incorporate Height District and use related footnotes. For Height District metrics not incorporated, the new Form Districts have been developed to emulate the existing scale to the best extent possible. For example, the new House 1 (H1) Form District limits height to 33 feet to allow new zoning regulations for Upper Wall Plate Height, which must begin at 22 feet. The new regulation will protect the scale and character of development in low residential neighborhoods. It will influence rooflines and protect against tall, boxy buildings.

While zone changes and general plan amendments will occur throughout the Plan Areas, a majority of the Plans' area will maintain the current scale and density to the best extent possible with an equivalent zone. The Proposed Plans will maintain most of the existing densities for Low and Multi-Family residential areas, and include new zoning regulations aimed at safeguarding existing residential uses and allowing for sensitive infill development. Industrial areas that abut sensitive uses will transition to a more compatible land use. While targeted industrial land will be transitioned to other land uses to ensure compatibility with adjacent neighborhoods, established industrial areas will continue to be prioritized for jobs and industry. In addition to changes to building form regulations, uses will be revised to create more complete, healthy neighborhoods by introducing limited neighborhood serving commercial amenities into residential neighborhoods, and prohibiting and/or limiting noxious uses from sensitive uses along commercial corridors and in industrial areas.

Height limits in residential areas will maintain the existing low scale of 1 to 3 stories. Commercial corridors and industrial areas will maintain existing height and scale 1.5:1 FAR and 3-4 stories along commercial corridors. Select commercial corridors throughout the CPAs will allow a bonus FAR, Height, and Density by the provision of providing affordable housing.

In addition to the zoning districts previously outlined within each General Plan Land Use designation, the Proposed Plans include Frontage Districts, Development Standards Districts, Supplemental Districts and Alternate Typologies to further implement the goals of the Proposed Plans. Frontage Districts (Chapter 1A, Article 3) regulate building facades and design and help achieve the goals of the Proposed Plans to create more pedestrian friendly streets and developments. The Proposed Plans use 7 Frontage Districts in Harbor Gateway and 7 Frontage Districts in Wilmington-Harbor City, which include: Front Yard 1, Multi-Unit 4, Shopfront 4, Commercial Character 1 (applicable in Wilmington-Harbor City), Greenway 2 (applicable in Harbor Gateway), Workshop 1, Flex 1 and Flex 3 Frontage Districts. These Frontage Districts regulate how buildings are oriented towards the street and generally establish objective standards for better urban design. In Harbor Gateway, Greenway 2 is a Dual Frontage District applied to parcels within the Regional Center that front the Dominguez Channel with the intent to improve access to the Dominguez Channel and bicycle path. In Wilmington-Harbor City, the Character Commercial 1 Frontage District applied along Avalon Boulevard meets the plan's objectives of recognizing the historic and cultural legacy of the community through requirements that new buildings use building design elements and features that reflect the development styles of the era. The Character Commercial 1 Frontage includes large ground story windows, a prominent entrance feature, and use of certain materials such as brick or concrete.

Development Standards Districts (Chapter 1A, Article 4) regulate features of development such as parking requirements, landscaping requirements, and signs. The Proposed Plans use several Development Standard Districts throughout the Plan Areas, each accomplishing the goals of the Community Plans. Parking is reduced in Commercial-Mixed and Residential-Mixed areas and is consistent with state law. Development Standard Districts require pedestrian oriented signage and include new requirements for above grade parking design. This includes requirements for certain above grade parking to be wrapped with active uses or entirely concealed and screened from public view. For more details, please view Exhibit C1.

Article 7 of the new zoning code includes Alternate Typologies, which are pre-packaged sets of exceptions from zoning districts for specified uses or development typologies. Some Alternate Typologies include Civic Institution, Corner Store, and Small Lot Subdivision. The Proposed Plans introduce the Civic Institution 3 Alternate Typology. It allows greater design flexibility for large-scale, multi-functional hospital and associated medical campuses, and all related support services and uses. Standards are flexible enough to accommodate evolving changes and expansion in medical campus plans, and help create the proper transitions between campus activities and adjacent neighborhoods.

Article 8 of the New Zoning Code establishes additional regulations that may be applied through the use of Specific Plans and Supplemental Districts. The Proposed Plans will apply the Individual Historic Resources Review to targeted properties within both CPAs and the Conservation District along a segment of Avalon Boulevard in the Wilmington-Harbor City CPA, which is identified as a Historic Planning District through SurveyLA.

Article 9 of the New Zoning Code further implements the goals and policies of the Proposed Plans. While the final ordinance effectuating Article 9 of the new zoning code is pending the operative date of the Downtown Community Plan (CPC-2017-432-CPU) and the Boyle Heights Community Plan (CPC-2016-2905-CPU), the Community Benefits Programs established in Article 9 are part of the Proposed Plans and help meet the Plans objectives to provide more affordable housing. This is done through the Local Affordable Housing Program (Exhibit B4) brought forward as part of the Proposed Plans.

Conservation Districts & Individual Historic Resources

In an effort to ensure appropriate and well designed development in historic areas, the Proposed Plans establish additional regulations to historic properties with the application of the Individual Historic Resources Review (IHR) Supplemental District in Harbor Gateway and the Conservation District (CD) Supplemental District in Wilmington-Harbor City.

In Harbor Gateway, 19 properties are within the IHR boundary. These sites have been identified as Individual Historic Resources through SurveryLA. In Wilmington-Harbor City, 10 properties are within the IHR boundary. The IHR Supplemental District can be applied to any building, structure, object, site, landscape, or natural feature identified through a Historic Resources Survey as an individually Surveyed Historic Resource. IHR provides additional zoning regulations to maintain an individual property's character-defining features. For IHR properties, please refer to Exhibit B3.

In the Wilmington-Harbor City CPA, Avalon Boulevard between Opp Street to E Street and one block to the east and west of Anaheim Street is identified as a Historic Commercial Planning District through SurveyLA. Avalon Boulevard is a relatively large commercial district containing 120 parcels. Lot sizes vary from large and square to more narrow, depending on the size of the building and if surface parking accompanies the building. Most buildings are set at the sidewalk with no setback. Resources in the district consist of one- and two-story commercial buildings. The area contains a mixture of architectural styles, including Neoclassical, Mediterranean Revival, and commercial vernacular. Common alterations include storefront alterations and the replacement of second story windows. The Avalon Boulevard Commercial Planning District is significant as the historic commercial center of Wilmington. The district does not appear eligible for listing as a historic district based upon a low percentage of intact contributing buildings. A relatively high percentage of the district consists of later commercial buildings, and original buildings often have undergone some degree of alteration that affects their individual integrity. In an effort to bring cohesiveness, revitalization and connection to the waterfront, the Character Commercial 1 Frontage District was paired with the Conservation District. Together, these two zoning tools will work to ensure that development along Avalon Boulevard maintains the district’s character-defining features and integrity, while encouraging appropriate infill development.

Local Affordable Housing Program
The Proposed Plans utilize a Community Benefits Program, Local Affordable Housing Program of Article 9 to encourage the development of restricted affordable units citywide beyond the levels encouraged by the State Density Bonus program, and to increase the production of affordable housing units in the Harbor LA Plan Areas. The Local Affordable Housing Program Maps (Exhibit B4) defines the geographies in which affordable housing regulations are applicable. The Local Affordable Housing Program Maps generally mirror the location of the Proposed Opportunity Areas of the CPAs.

Through the Proposed Plans, FAR and situational height increases are allowed, and work in concert with zoning Form District Base and Maximum Bonus FARs and height limits. Density increases are outlined in Article 9. Remaining development incentives offered include averaging of FAR or density, lot width reduction, and building coverage increases, as listed in Article 9. Reductions in open space (i.e. Lot Amenity Space as defined in the new zoning code) are not offered as development incentives in order to better achieve the Proposed Plans' goal of advancing healthy and livable communities. The Community Benefits Program, Local Affordable Housing Program is consistent with Measure JJJ and is intended to replace the current TOC Guidelines in effect since 2017.

Hazardous Sites Map
The Proposed Plans establish a Hazardous Sites Map (Exhibit B2) for each respective plan area. The maps encompass existing Zoning Information (ZI) footnotes that require coordination with the Department of Toxic Control (DTSC). Identification of hazardous sites provides more oversight, better protection, and ability to address contaminated soils and minimize public health risks. Article 4 of Chapter 1A, cites specific grading regulations for sites that have been identified as potentially hazardous, and projects will be required initial approval from DTSC prior to the issuance of grading approval from the Department of Building and Safety. Additionally, a Preliminary Endangerment Assessment may be required by DTSC, prior to issuance of any grading permits, based on DTSC standards.

Other Amendments

Clean Up Green Up (CUGU)
The Proposed Plan will amend the CUGU Ordinance maps (Exhibit B5) to remove the Wilmington community from the boundary. The CUGU District is a special use district that requires new development projects to meet buffering, landscaping, and locational requirements within industrial areas. These regulations will be incorporated into the Use District and General Development Standards of the Proposed Plans' new zoning.

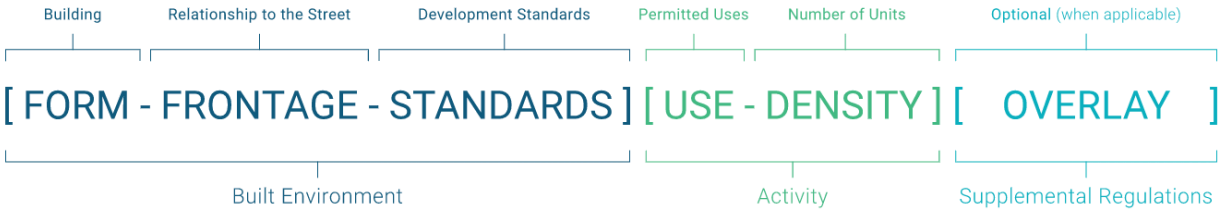
Framework Element Amendments
While the Proposed Plans are not amending the Framework Element Diagram, the Proposed Plans include amendments to Framework Appendix A (Exhibit A6), a supplemental table outlining the general plan land use designations and corresponding zones being applied in the Harbor LA CPAs. Framework Appendix A, adopted with the Downtown Community Plan Update, and further amended with the Boyle Heights Community Plan Update, provides guidance on zoning correspondence for projects using Chapter 1A of the Municipal Code (i.e., the New Zoning Code) and builds upon the zoning correspondence established through the Downtown and Boyle Heights Community Plan Updates.

Circulation Element (Mobility Plan 2035)
The City's streets are organized by official standard street designations or classifications, established in the General Plan Circulation Element, called Mobility Plan 2035 (MP 2035), and standard street dimensions shown in the Department of Public Works Standard Street Plan. Actual street dimensions vary from standards due to historic development patterns where streets were built to different standards, often with narrower roadways. In many of these circumstances, older streets are incrementally widened through street dedications from new development. Existing non-standard street dimensions, land uses, lot depths, and volume of vehicular, pedestrian, and bicycle activity may all indicate the need for a different street dimension than the citywide adopted standards. In these cases, classifications of streets and street alignments can be modified to meet the specific needs of the community. The Proposed Plans would amend street designations and modify the enhanced network designations that are consistent with the intent of Mobility Plan 2035. The modified enhanced networks are only applicable in the Wilmington-Harbor City CPA, there are no modifications to enhanced networks in the Harbor Gateway CPA. Street reclassifications reflect changes in nomenclature to better reflect roadway configurations and preferred sidewalk widths and do not impact the number of lanes or roadway capacity. The enhanced network treatments envisioned through MP 2035 were reviewed and refined to complement the anticipated growth areas as well as the Proposed Plan's goals and policies.

Since MP 2035 does not prescribe or mandate how the enhanced network treatments are implemented within each community plan, refinements to the enhanced network treatments primarily consist of developing potential implementation options based on stakeholder input and analysis of the mobility options available throughout the CPAs. The Neighborhood Enhanced Network (NEN) is a selection of streets that provide comfortable and safe routes for localized travel of slower-moving modes such as walking, bicycling, or other slow speed motorized means of travel. The Bicycle Enhanced Network (BEN) seeks to provide safe, convenient, and comfortable local and regional facilities for people of all abilities to ride a bicycle or other micro mobility options. The Transit Enhanced Network (TEN) aims to improve the performance and reliability of existing and future bus service.

The proposed modifications to the Mobility Plan's enhanced networks refine application of the TEN and NEN in the Wilmington-Harbor CPA to reflect existing and planned land uses, infrastructure projects, and transit service. Reclassifications of Enhanced Networks in the Mobility Plan 2035 amend Pacific Coast Highway from Western Avenue to the 110 Freeway to a Moderate TEN, and removal of Avalon Boulevard between East Bonds Street to East Harry Bridges Boulevard. See Exhibit A7 street reclassifications and enhanced network maps.

New Zoning Code
The New Zoning Code (LAMC Chapter 1A) is a comprehensive update to the Los Angeles Planning and Zoning Code (LAMC Chapter 1), and the framework and the structure was adopted through the Downtown Community Plan Update and New Zoning Code Project, with case numbers CPC-2017-432-CPU and CPC-2014-1582-CA (recommended for approval by the CPC in September 2021). Followed by the Boyle Heights Community Plan Update (CPC-2016-2905-CPU), the Harbor LA Community Plans are the third batch of the Community Plan Update program to adopt and implement new zoning districts. As part of the Harbor LA Community Plans Update, new zoning districts will be adopted to implement the community vision, as well as any necessary revisions or additions to rules, regulations, or standards to implement the districts. The following discussion provides an overview of the format and structure of the new zoning code components and articles. Using the New Zoning Code, each parcel within the Harbor LA CPAs will be rezoned with new zoning districts. The image below demonstrates what the new "zoning string" will be comprised of:



Components of the New Zoning Code

Article 1 – Introductory Provisions

Article 1 provides an overview of the New Zoning Code, including its intent and applicability. The intent of the New Zoning Code is to provide a comprehensive regulatory system that implements the goals, objectives, and policies of the City's adopted General Plan and land use plans, in addition to meeting various other policy goals specified in Article 1.

Article 2 – Form Districts

Article 2 establishes Form Districts, the first component of the zone string. Form Districts generally govern the scale and intensity of development, as well as the placement of a building on a lot.

Organization and Nomenclature

Form Districts are grouped and named according to their maximum floor area ratio (FAR) and building width. The FAR categories are Rural, Estate, House, Very Low-Rise, Low-Rise, Mid-Rise, Moderate-Rise, and High-Rise. The building width categories are Narrow, Medium, Broad, and Full. Within these groupings, Form Districts are distinguished by a variation number, which may reflect differences in base FAR, setbacks, and/or other metrics compared to other Form Districts in the same grouping.

Article 3 – Frontage

Article 3 establishes Frontage Districts, the second component of the zone string. The Frontage District governs how a site or building addresses abutting streets, parks, pedestrian amenity spaces, waterways, or other public spaces. Frontage Districts are intended to help achieve many of the urban design objectives that the current Zoning Code addresses through overlays, reducing the need to create a new overlay district in each instance where a particular design outcome is desired.

Article 4 – Development Standards

Article 4 establishes Development Standards Districts, the third component of the zone string. Development Standards regulate site design, including the location and characteristics of access, parking, landscaping, and other features of a site. Each Development Standards District provides regulations that are appropriate to a particular context, acknowledging that development outcomes considered desirable in one part of the City may not be as desirable in other areas.

Article 5 – Use

Article 5 establishes standards for Use Districts, the fourth component of the zone string. Use Districts determine which uses are allowed on a property, as well as the level of permission associated with each use (permitted, permitted with limitations, conditionally permitted, or not allowed).

The two most important features of the New Zoning Code's regulation of use are a) the creation of groupings of uses with clear definitions, making the Code more easily adaptable to new uses that emerge over time; and b) the visual presentation of permitted uses in a table format, making the regulations for a particular use easier to find and understand.

Organization and Nomenclature

The New Zoning Code organizes Use Districts into nine categories: Open Space (OS), Agricultural (A), Residential (RG), Residential-Mixed (RX), Commercial-Mixed (CX), Commercial (C), Industrial-Mixed (IX), Industrial (I), and Public (P). Within each category, a variation number distinguishes individual Use Districts and indicates differences in the precise mix of uses, permission levels, and/or supplemental standards for specific uses or Use Groups.

Article 6 – Density

Article 6 contains provisions pertaining to Density, the fifth component of the zone string. Density Districts determine the maximum number of household dwelling units or efficiency dwelling units (the new terms for what the current Zoning Code refers to as "dwelling units" and "guest rooms") allowed on a lot in any Use District that identifies "dwelling" as a permitted use.

Organization and Nomenclature

Part 6B of Article 6 sets forth two types of Density Districts that regulate the maximum density allowed on a lot. **Lot-Based Districts** specify the maximum number of units per lot without regard to lot area. The number of units permitted ranges from one to four, with the districts numbered 1L through 4L. **Lot Area-Based Districts** specify the minimum lot area per household dwelling unit and efficiency dwelling unit in square feet and are numbered by dividing the minimum number of square feet per unit by 100. For example, Density District 8 requires a minimum of 800 square feet per household dwelling unit, while Density District 15 requires a minimum of 1,500 square feet per household dwelling unit.

In addition, Density District FA indicates that the number of dwelling units is limited only by the maximum floor area for the lot and other practical requirements of the New Zoning Code, with no density limit specified. Density District N indicates that dwellings are not a permitted use.

Article 7 – Alternate Typologies

Alternate Typologies are pre-packaged exceptions to Zoning Districts that may be applied on an optional basis and are intended to produce specific built outcomes for certain types of uses or activities. Each Alternate Typology will specify the range of Zoning Districts and other specified criteria by which it is eligible to be used and will contain specially tailored regulations that supersede the requirements of the applicable Form, Frontage, Development Standards, Use, and/or Density Districts, as needed to achieve the intent of the Alternate Typology.

Article 8 – Specific Plans & Supplemental/Special Districts

Article 8 regulates the adoption and amendment of Specific Plans, Supplemental Districts, and Special Districts. The New Zoning Code carries forward Specific Plans and several types of "Supplemental Use Districts" from the current zoning code, including Specific Plans, Community Plan Implementation Overlays, Historic Preservation Districts, Community Design Overlays, Oil Drilling Districts, and Sign Districts. When there is a policy need for regulations not covered in a Zoning District, Supplemental Districts implemented through Article 8 may be appropriate.

Article 9 – Public Benefit Systems

Article 9 establishes a range of Public Benefit Systems, including incentive programs that offer concessions on density, floor area, and other regulations in exchange for the provision of affordable housing, community benefits, and other desired project attributes. The intent of these programs are described within Divisions 9.2, 9.3, and 9.4 of Article 9.

The Form Districts described in Article 2 include maximum base FAR and bonus FAR. A project may be built to the maximum base FAR by right, but in order to access the maximum bonus FAR, an applicant must provide additional public benefits according to a menu of options from the Public Benefit Systems.

Article 10 – Streets and Parks

Article 10 carries forward current zoning code regulations governing street dedication and improvements; private streets; and park fees and dedications for new residential projects.

Article 11 – Division of Land

Article 11 carries forward current zoning code regulations for subdividing land pursuant to the Subdivision Map Act, with nominal modifications to ensure consistency with the new zoning system.

Article 12 – Nonconformities

Article 12 regulates nonconforming properties—those that are developed or used in a manner inconsistent with regulations that were adopted after the building was constructed or the use began operating. To the extent possible, the New Zoning Code retains nonconforming regulations from the current Zoning Code and translates them into the new system; however, Article 12 also contains nonconforming provisions for new regulations that are introduced in the New Zoning Code, such as those governing minimum height and upper-story bulk. In general, nonconforming structures may continue to exist and be repaired or altered as long as the alterations do not increase the size of the nonconforming portion or decrease the structure's compliance with the applicable regulation.

Article 13 – Administration

Article 13 pertains to the administrative and procedural elements of the land use entitlement process, covering legislative, quasi-judicial, and administrative actions. City Council recently adopted the Processes and Procedures Ordinance (CPC-2016-3182-CA) which will be operative on January 22, 2024, to simplify the existing administrative provisions and update them to work within the New Zoning Code. One of the objectives of this effort is to consolidate multiple similar entitlement processes, making project review more transparent and accessible and reducing confusion and delays. In some cases, this may result in changes to the

decision-making body, appeal body, notification requirements, time limits, or other aspects of specific processes.

Article 14 – General Rules

Article 14 sets forth definitions and rules of measurement for terms used throughout the New Zoning Code.

One notable defined term that has changed in the New Zoning Code is floor area, which is modified to exclude unenclosed covered spaces from the total floor area calculation. This change also allows for covered outdoor amenity space to be exempt from the floor area calculation.

Article 15 – Fees

Article 15 will govern fees charged to applicants for the processing of entitlement and clearance requests. Fees are an on-going, regularly updated portion of the current Zoning Code and will continue to be updated regularly through a separate process. Article 15 is not included in the New Zoning Code at this time.

Environmental Analysis/California Environmental Quality Act (CEQA)

Pursuant to CEQA Guidelines Section 15082, a Notice of Preparation (NOP) for the Draft EIR was issued on August 15, 2019, by the City for a 30-day public review period. A total of 22 comment letters and 14 verbal comments were received regarding the Harbor LA Community Plans Draft EIR. A public scoping meeting was held on August 22, 2019, at Kaiser Permanente Conference Center in Harbor City. The purpose of the scoping meeting was to provide early consultation for the public and responsible and trustee agencies to express their concerns about the potential environmental impacts of the proposed project and acquire information and make recommendations on issues to be addressed in the Draft EIR, as well as the mitigation measures and alternatives to be considered. The Draft EIR analyzed potential impacts with respect to the following environmental impact areas.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Population, Housing, and Employment
- Public Services and Recreation
- Transportation/ Circulation
- Utilities and Service Systems

The Draft EIR was circulated for a 60-day review period (15 days more than required). The review period began on September 21, 2023, with a closing date of November 20, 2023. As the lead agency, the City of Los Angeles received 10 written comments on the Draft EIR from public agencies, community groups, and individuals.

Responses to all comments that raise significant environmental issues received during the comment period will be included in the Final EIR in compliance with CEQA. The Final EIR will be made available prior to City Council's consideration and adoption of the recommended Harbor LA Community Plans Update and certification of the EIR pursuant to CEQA Section 15090.

Recommended Revisions to the Proposed Plans
Several appendices were published with the Draft EIR, including the Summer 2023 Preliminary Policy Documents, and zoning. Review of written comments and verbal testimony received during the Draft EIR comment period and the Public Hearing identified several revisions that were requested by community members and stakeholders. In response to the public testimony, written comments, and additional staff analysis, revisions are included as part of the Proposed Plans presented in this report. Revisions to the Summer 2023 drafts were made to the Policy Documents, and zoning. Revisions include refinements to policies, maps, and General Plan Land Use descriptions (Exhibits A1, A2, A4, A6, and C2).

Policy Document
Revisions to the text of the Harbor LA Community Plans Policy Documents include minor revisions to the General Land Use Designation descriptions in Chapter 1, and policies and programs in Chapter 2 and 6, to address broader accessibility. The Policy Document Revisions can be reviewed in Exhibit A2.

Zoning Code Revisions and Additions (Articles)
The Proposed Plans bring forth targeted revisions to LAMC, Chapter 1A. The Plans propose minor revisions to the following Articles:

- Article 2 – Form Districts
- Article 3 – Frontage Districts
- Article 4 – Development Standards
- Article 5 – Use Districts
- Article 8 – Specific Plans & Supplemental/Special Districts
- Article 9 – Public Benefits

The proposed zoning revisions include updates to Articles 2 - 5, Article 8 and 9. For more detailed information on the proposed revisions to Chapter 1A, review Exhibit C1.

Zoning & GPLU Map Revisions

<u>Harbor Gateway CPA</u>

Form Districts:

- Change of Low-Medium 5 (LM5) to Low-Medium 4 (LM4) for all Neighborhood Center and Community Commercial Land Use Designations to correct a mapping error.
- Change of Very-Low Rise Full (VF1) to Very-Low Rise Full 2 (VF2) for all Open Space Land Use Designations to correct a mapping error.
- Change of GPLU/Zone for LADWP owned parcel located at 8120 S Normandie Avenue from Medium Neighborhood Residential/ [LM3-MU4-11][RX4-8] to Public Facilities/ [H1-FY1-11][P1-1L].

Frontage Districts:

- Change of Workshop 1 (WS1) to Flex 3 (FX3) for all Production, Market and Light Industrial Land Use Designations to allow more flexibility and development on a lot.

Development Standards Districts:

- Change of District 8 to District 14 for the GPLUs designated Neighborhood Center parcels zoned [MB5-SH4-8][CX8-4] and [LM5-SH4-8][CX8-8] to correct a mapping error.

Supplemental Districts:

- New Individual Resources Review District to include a total of 19 Individual Historic Resources.

Wilmington-Harbor City

Form Districts:

- Change of Low-Medium 5 (LM5) to Low-Medium 4 (LM4) for all Neighborhood Center, Community Commercial, and Villages General Plan Land Use Designations to correct a mapping error.
- Change of Very-Low Rise Full (VF1) to Very-Low Rise Full 2 (VF2) for all Open Space Land Use Designations to correct a mapping error.

Frontage Districts:

- Change of Workshop 1 (WS1) to Flex 3 (FX3) for all Light Industrial Land Use Designations to allow more flexibility and development on a lot.

Development Standards Districts:

- Change of Development Standard District 15 to District 18 for all Light Industrial Land Use Designations to correct a mapping error.
- Change of Development Standard District 18 to District 16 for all Open Space Land Use Designations to correct a mapping error.
- Change of Development Standard District 9 to District 15 for select Neighborhood Center Land Use Designations to correct a mapping error.

Supplemental Districts:

- Removal of the “Conservation District (CD)” suffix to parcels along Avalon Boulevard between E Street and Harry Bridges Boulevard. Properties are not within SurveryLA’s Historic Planning District.
- New Individual Resources Review District to include a total of 10 Individual Historic Resources to capture the three Historic Resources removed from the Conservation District along Avalon Boulevard and seven additional resources that abut the commercial corridor.

Other Comments/ Requests. A number of comments were submitted requesting site specific changes to land use designations and/or zoning districts. After further analysis, Planning proposed no additional changes to land use designations or zones, except for the few discussed in the previous section. The Proposed Plans seek to balance opposing interests of community stakeholders. New zoning regulations will reinforce pedestrian-oriented and well-designed development and employ use standards for heavier commercial and industrial uses when permitted in a zone. Additional Technical Corrections identified by DCP staff have also been addressed as needed.

Measure JJJ Assessment

Section 11.5.8 – In November 2016 voters passed Measure JJJ which was certified by the County Clerk on December 13, 2016. Measure JJJ requires, in accordance with Charter Section 555, that the Planning Department complete a comprehensive assessment for any amendment to a Community Plan to ensure that proposed changes do not:

1. Reduce the capacity for creation and preservation of affordable housing and access to local jobs; or

2. Undermine California Government Code Section 65915 or any other affordable housing incentive program.

The Proposed Plan does not reduce the capacity for creation and preservation of affordable housing.

The Proposed Plans include land use policies that support the preservation and creation of affordable housing through equitable housing distribution, including the following:

Wilmington-Harbor City Policies

LU 1.1 Promote the provision and preservation of adequate housing for people of all income levels, races, ages, abilities and suitable for their various needs.

LU 1.2 Retain existing housing and provide for the development of new housing to meet the diverse economic and physical needs of current residents and the projected population of the Community Plan Area.

LU 1.3 Promote mixed-income neighborhoods with a range of housing affordability, with higher numbers of low, very low, extremely low and moderate income units.

LU 4.1 Discourage the displacement of existing residents by implementing programs that include no-net-loss provisions and provide housing relocation assistance and services for persons displaced as a result of public or private actions.

LU 4.2 Encourage the replacement of demolished affordable housing stock with new, quality affordable housing opportunities and strive for a no net loss of affordable housing units in the plan area.

LU 4.3 Support development projects that offer former low income tenants of demolished units with the first right of refusal on leases for the new housing units.

Harbor Gateway Policies

LU 1.1 Promote the provision and preservation of adequate housing for people of all income levels, races, ages, abilities and suitable for their various needs.

LU 1.2 Retain existing housing and provide for the development of new housing to meet the diverse economic and physical needs of current residents and the projected population of the Community Plan Area.

LU 1.3 Promote mixed-income neighborhoods with a range of housing affordability, with higher numbers of low, very low, extremely low and moderate income units.

LU 1.12 Implement the City's continued efforts that address individuals and families experiencing homelessness and housing insecurity equitably across the City, in a manner that is balanced across all communities.

LU 2.3 Promote new housing in mixed-use projects along major corridors supported by existing transportation infrastructure and in pedestrian-oriented areas.

LU 4.1 Discourage the displacement of existing residents by implementing programs that include no-net-loss provisions and provide housing relocation assistance and services for persons displaced as a result of public or private actions.

LU 4.2 Encourage the replacement of demolished affordable housing stock with new, quality affordable housing opportunities and strive for a no net loss of affordable housing units in the plan area.

LU 4.3 Support development projects that offer former low income tenants of demolished units with the first right of refusal on leases for the new housing units.

The Proposed Plans apply land use designation and zoning districts that continue to allow multi unit residential development and introduces zoning districts and incentive tools that prioritize affordable housing. The Proposed Plans increase maximum development capacity in several areas, allowing for more housing to be built. For reference, the Proposed Plans estimate reasonably accommodating approximately 115,000 residents and 33,000 housing units over existing as-built conditions. As discussed above, the Proposed Plans also include a Community Benefits Program that introduces a mechanism to incentivize the inclusion of affordable units in development projects and offers additional density, height, and FAR and does not necessitate a discretionary review process, providing additional opportunity for increased housing development that includes affordable units. Select corridors throughout the Plan Areas can utilize the Community Benefits Program, Local Affordable Housing Program to increase affordable housing stock.

The Proposed Plans do not undermine California Government Code Section 65915 or any other affordable housing program.

The Proposed Plans introduce a Community Benefits Program that aligns with other affordable housing programs. The Proposed Community Benefits Program prioritizes the provision of affordable housing, requiring that housing development projects participate in the Local Affordable Housing Incentive Program, which requires affordable housing units consistent with California Government Code Section 65915, before offering incentives for other public benefits. Furthermore, the Local Affordable Housing Incentive Program requires the provision of a higher amount of affordable housing units than is currently required under 65915, in exchange for greater incentives, while the provisions and incentives of 65915 would remain available.

The Proposed Plans do not reduce access to local jobs.

The Proposed Plans seek to create flexibility to respond to changing economic conditions, retain affordable commercial spaces for neighborhood-serving businesses, and encourage partnerships and job training for local residents as new industries emerge:

Wilmington-Harbor City Policies

Commercial Areas

LU 9.1 Support existing neighborhood stores (i.e. mom-and-pop shops) that support the needs of local residents, are compatible with the neighborhood and create a stable economic environment.

LU 9.2 Encourage mixed-use and commercial developments to provide retail spaces conducive to community-serving small businesses and business incubation.

LU 9.3 Maintain and increase the commercial employment base for community residents, including those facing barriers to employment, through local hiring, living wage provisions, job resource centers and training.

LU 9.4 Support incentive programs that help revitalize commercial businesses and attract new small businesses and local entrepreneurs in the Plan's commercial centers, such as Opportunity Zones and the Jobs and Economic Development Incentive (JEDI) Zones.

Industrial Areas

LU 10.1 Retain viable industrially-designated lands for the continuation of existing industry and development of new clean industries, research and development uses, light manufacturing, and similar uses which provide employment opportunities for community residents.

LU 10.2 Protect established industrial districts from encroachment by unrelated commercial and other non-industrial uses, which do not support the industrial base of the City and community.

LU 10.3 Incentivize safe, job-rich industries that provide new employment opportunities for the residents of the community, while discouraging businesses that do not generate significant employment opportunities.

LU 10.4 Promote job training, living wage provisions and local hiring for community residents and develop partnerships between major employers and educational institutions, such as the Los Angeles Harbor College and worksource centers to create career pathways that connect local residents and students with green job opportunities and occupational and professional service jobs.

LU 10.5 Support plans to develop and improve the Wilmington Industrial Park into a vital and thriving industrial center taking full advantage of its location near the Alameda Corridor and the Port of Los Angeles, providing a strong economic and employment base within the community.

LU 10.6 Encourage efforts to upgrade the appearance, infrastructure and built environment of the East Wilmington industrial areas to improve economic activity and viability of those areas.

LU 10.7 Promote efforts that ensure businesses in Wilmington have access to the City's Clean-Up Green-Up implementation programs, such as financial incentives and technical support programs, as well as Opportunity Zone incentives.

LU 11.1 Create light industrial and hybrid industrial areas that foster clean and emerging industries that are compatible with adjacent residential areas.

LU 11.2 Encourage a range of light industrial and productive activities that bolster the employment base and provide skilled employment opportunities to local residents.

LU 11.3 Prioritize jobs and employment activities in hybrid industrial areas and support limited live/work or residential uses within selected hybrid industrial areas, where deemed appropriate.

LU 11.4 Promote light and hybrid industrial districts that feature clean, port-related services that capitalize on the competitive advantages of port adjacency and water, railroad and road transportation infrastructure.

Harbor Gateway Policies

Commercial Areas

LU 7.1 Encourage investment and new commercial uses in established commercial areas, existing shopping centers, and the regional center.

LU 7.2 Attract a variety of uses that strengthen the economic base; expand market opportunities for existing and new businesses; and provide an equitable distribution of desirable uses and amenities throughout the community, including full-service grocery stores, sit-down restaurants and entertainment venues.

LU 7.5 Encourage neighborhood-oriented shopping and services to be developed within walking distance to residential areas.

LU 7.8 Support commercial development in and around the Harbor Gateway Transit Center, Dominguez Channel, and the entire Regional Center providing access to transit shopping, civic, social and recreational activities.

LU 7.10 Support the retention of compatible, legal non-conforming uses that are recognized and helpful contributors to the well-being of a neighborhood (e.g., small-scale and independently-owned neighborhood stores, corner grocery stores).

LU 11.1 Provide opportunities for mid-scale to high-rise commercial and residential development within the Regional Center.

LU 11.4
Support hotel tourist-serving land uses in the Regional Center which address the needs of visitors arriving to the Harbor Gateway area for business, tourism, conventions, entertainment and trade shows.

LU 11.8 Support the development of major projects within the Regional Center that create livable communities with access to open space, hubs for employment, housing, community-serving facilities, and entertainment uses served by various transit options.

Industrial Areas

LU 13.1 Retain viable industrially-designated lands for the continuation of existing industry and development of new clean industries, research and development uses, light manufacturing, and similar uses which provide employment opportunities for community residents.

LU 13.2 Protect established industrial districts from encroachment by unrelated commercial and other non-industrial uses, which do not support the industrial base of the City and community.

LU 13.3 Incentivize safe, job-rich industries that provide new employment opportunities for the residents of the community, while discouraging businesses that do not generate significant employment opportunities.

LU 13.5 Encourage efforts to upgrade the appearance, infrastructure and built environment of the industrial areas to improve economic activity and viability of those areas.

LU 14.2 Encourage a range of light industrial and productive activities that bolster the employment base and provide skilled employment opportunities to local residents.

LU 15.1 Ensure an efficient goods movement system that accommodates the needs of local industry and businesses without impacting quality of life.

The Proposed Plans apply land use designations and zoning districts that reinforce the existing pattern of small and neighborhood-serving businesses in the Harbor LA Plan Areas, both through plan policies that encourage commercial spaces in new development and through zoning regulations that require it. The Proposed Plans also maintain most of the existing industrial land as part of the local jobs base, recognizing the importance of the industrial land in proximity to the Port of Los Angeles. As a regional jobs center the Proposed Plans increase the geographic area where a variety of employment uses may occur and increase the development capacity in many areas, especially near transit and other infrastructure. The Proposed Plans increase access to jobs by facilitating the co-location of a variety of employment opportunities near housing, institutions, and services and by focusing the largest increases in development capacity in areas that are walkable and well-served by transit. The proposed zoning districts would allow for a flexible mix of uses, reducing prescriptive regulations in mixed-use areas and allowing for flexibility to adapt to a changing economy over time.

The Proposed Plans include new zoning tools for transitioning industrial areas that support a dynamic economy by facilitating a broad range of industries, ensuring a focus on employment uses while allowing for the careful introduction of compatible residential uses and amenities, and encouraging flexible and durable building design. Additionally, the Proposed Plans protect industrial uses through tools that limit residential and commercial uses in appropriate areas, safeguarding land for heavy industrial use and buffering sensitive uses from heavy industry.

State Law Restrictions on Zoning Actions under Housing Crisis Act SB 330

On October 9, 2019, Governor Newsom signed into law SB 330, the Housing Crisis Act of 2019. The act amends existing state laws and creates new regulations around the production, preservation and planning of housing. The bill has been in effect since January 1, 2020, and sunsets on January 1, 2025. SB 8 extends key provisions of SB 330 until January 1, 2030. The goal of SB 330 is to create certainty in the development of housing projects, speeding up the review of these projects. The bill requires that the historic status or designation of any site be determined at the time an application for a discretionary action is deemed complete. Non-objective design review standards established after January 1, 2020, cannot be imposed or enforced. SB 330 also prevents zoning actions that reduce the capacity of housing. Plans that result in a net downzoning or otherwise reduce housing and population (except for specified reasons involving health and safety, affordable housing and voter initiatives) are prohibited. Moratoriums on housing development, or limits on approval, permits, or housing units cannot not be imposed by local jurisdictions. This does not apply to zoning efforts that reduce development intensity (e.g. FAR, height, setbacks, etc.) for parcels that allow residential uses as long as density (number of units allowed on a parcel) and intensity (buildable envelope) is increased on other parcels and therefore results in “no net loss” in zoned housing capacity or intensity. The Proposed Plans allow for the net increase of approximately 8,000 housing units

over the current plans' land use and zoning and allow greater development intensities in select areas throughout the CPAs, and therefore comply with this requirement.

Increasing housing, and particularly affordable housing, is an objective of the Harbor LA Community Plans Update. The CPAs are currently zoned primarily for industrial, single-family and multi-unit housing development along corridors and throughout residential neighborhoods. The Proposed Plans identify additional areas where more housing growth is appropriate and reduces barriers to housing development through several zoning strategies.

Today, the Harbor LA Community Plan Areas' multi-family zoning typically allows for a 3:1 Floor Area Ratio (FAR), with permitted density levels that do not practicably allow developers to maximize floor area. For example, on a typical residentially zoned R-2 lot of 10,000 square feet, the zoning would permit 2 units to be built. This could allow up to 30,000 square feet of floor area, yielding units that are up to 15,000 square feet each. Existing height and yard requirements would preclude most lots from maximizing this floor area. The Proposed Plans reduce the FAR down from 3:1 to the practicable FAR inclusive of yard, height and other zoning requirements, while maintaining the allowable residential density (number of units) that can be built in the lower density residential neighborhoods. This approach is taken to reduce demolition, and loss of existing "naturally occurring" affordable housing units, in a community that is composed of renters and vulnerable to a changing housing market and displacement pressures. While the zoning of the Proposed Plans reflect FARs that are lower than existing FARs, the Proposed Plans reflect a more accurate representation of development potential while also providing greater flexibility in the siting and design of buildings by reducing the rear, front and side yard setback requirements, thereby expanding areas of the lot on which housing can be developed, and more easily permitting the addition or conversion of rear yard structures to housing units.

Any reduction in housing development potential resulting from the reduction in FAR or new height limits is offset by increases to housing development potential across other areas of the Community Plan. Four primary areas are proposed to increase housing development potential, as follows:

1. Proposed Hybrid Industrial General Plan Land Use (GPLU): Proposed parcels designated as Hybrid Industrial GPLU in the Harbor Gateway and Wilmington-Harbor City CPAs will introduce residential densities ranging from 1 unit per 1,500 square feet of lot area to limited by Floor Area (unlimited). These parcels are currently industrially zoned and designated as Light or Limited Industrial GPLUs and do not allow residential uses. In the Harbor Gateway CPA, select parcels will also include incentives for additional density in exchange for affordable units.
2. Proposed Regional Center GPLU: In Harbor Gateway, proposed parcels designated as Regional Center GPLU will allow for new development potential through a "base/ bonus system" for FAR, height and density, which can be achieved through the Community Benefits Program - Local Affordable Housing Incentive. The proposed zoning will allow a base of 3.5:1 FAR, unlimited height, a base density of 1 unit per 400 sq ft of lot area and a bonus density of 6:1 FAR by providing affordable housing. Height is not limited and will be determined by the allowable FAR. These parcels will introduce more commercial and residential uses for the first time on parcels that are currently zoned industrial with existing FARs of 1.5:1.
3. Community Center GPLU: In Wilmington-Harbor City, select parcels designated as a Community Center GPLU will allow for increased new development potential through a base/bonus system for FAR, height and density, which can be achieved through the Community Benefits Program - Local Affordable Housing Incentive. The proposed zoning will allow a base FAR of 1.5:1, a base height of 3 stories and a base density of 1 unit per 800 square feet of lot area. A bonus FAR of 3:1, a bonus height of 5 stories and

density bonus will be allowed by providing affordable housing. This will introduce more commercial and residential development on lots currently zoned to allow 1 unit per 1,500 square feet of lot area and 1 unit per 1,000 square feet of lot area.

4. Villages GPLU: Proposed parcels designated as Villages GPLU will allow for increased new development potential through a base/bonus system for FAR, height and density, which can be achieved through the Community Benefits Program - Local Affordable Housing Incentive. In Harbor Gateway, the proposed zoning will allow a base FAR of 2.5:1, a base height of 4 stories, and a base density ranging 1 unit per 600 square feet of lot area. A bonus FAR of 4:1, a maximum bonus height up to 7 stories and bonus density will be allowed by providing affordable housing. This will introduce more commercial and residential for the first time on lots currently zoned R-3 with a density of 1 unit per 800 square foot of lot area, an existing maximum height of 45' feet and an FAR of 3:1. In Wilmington-Harbor City, the new zoning will provide a base of FAR 1.5:1, a base height of 3 stories and a base density of 1 unit per 1,000 square feet of lot area. A bonus FAR of 3:1 FAR, a bonus height of 5 stories and density bonus will be allowed by providing affordable housing. Some parcels in areas proposed to be designated as Villages are currently zoned to allow 1 unit per 1,500 of lot area. The proposed base density is increasing to allow more residential development .
5. Neighborhood Center GPLU: In Wilmington-Harbor City, parcels proposed to be designated Neighborhood Center will allow an increase in density from the existing density of 1 unit per 1,500 square feet of lot area. A majority of the Neighborhood Center designated corridors in the Plan Area will have a proposed density of 1 unit per 1,200 square feet of lot area. Select Neighborhood Center GPLU areas such as Belle Porte Avenue, Wilmington Boulevard and Pacific Coast Highway are proposed to increase to 1 unit per 1,000 square feet of lot area. This will allow for more residential development and housing capacity.
6. In Harbor Gateway, parcels within the existing Low Medium I Residential GPLU bounded generally by Carson Street and 221st Street are proposed to be designated Low-Medium Residential and allow a density of 1 unit per 2,000 square feet of lot area instead of the existing density that allows 2 units per lot. This will also allow a 36 foot height maximum instead of the existing zoning that is 33 feet in height, and will substantially reduce all setbacks.
7. Parcels within the existing Low Residential GPLU and Low Medium I Residential GPLU generally are bounded by Lomita Boulevard, Normandie Street, Anaheim Street and Western Avenue in Harbor City, and Figueroa Boulevard, Pacific Coast Highway and Watson Avenue to D Street in Wilmington-Harbor City. The existing zoning allows 1 unit per lot in the R1 single-family zone , 1 unit per 1,500 square feet of lot area in the RD1.5 restricted density multi-family zone and 1 unit per 2,000 square feet of lot area in the RD2 restricted density multi-family zone. The existing built-out conditions for many properties exceed these densities and do not reflect what the zoning allows. As a result, the Proposed Plans will increase density to match the existing as-built conditions on any given parcel. Select parcels within the current Low Residential GPLU will be redesignated to Low Medium Residential GPLU and will allow 2 units per lot (2L) or, up to 1 unit per 1,200 square feet of lot area, depending on the location. Parcels redesignated from the current Low Medium I Residential GPLU will be redesignated to the Medium Residential GPLU and will allow up to 1 unit per 1,000 square feet of lot area, or, up to 1 unit per 800 square feet per lot, depending on the location. In areas rezoned from the current R1 zone to the new 2L (2 units per lot) density district, the existing height limit of 30 feet in Height Districts 1VL and 1XL will increase to 33 feet through the new zoning. In areas going from the current R1 zone to the higher 3L (3 units per lot), 4L, 20, 15, and 12 density districts, the existing 30 foot height limit in Height District 1XL and 33 feet in Height District 1VL, will increase to 3 stories. Areas currently zoned RD1.5 (1 unit per 1500 square feet of lot area) or RD2 (1 unit per 2000 square feet of lot area) will be rezoned to a higher new density district of 10 (1 unit per

1000 square feet of lot area) or, density district 8, allowing 1 unit per 800 square feet of lot area. The existing height in these locations is currently limited to 45 feet and 3 stories with buildings solely devoted to residential uses only limited by feet. The new zoning will limit height by 3 stories.

In addition to increases to development potential through the individual zoning districts of the new code, the Proposed Plans also include a number of new regulations that help streamline the approval process and facilitate a simpler and faster permitting for housing projects. These new regulations pertain to parking and open space. With respect to parking, the Plans remove all minimum parking requirements for projects within ½ mile of transit, consistent with parking minimum reductions mandated recently through the passage of State Assembly Bill (AB) 2097, and further, the Plans reduce parking on many parcels adjacent to commercial amenities and local infrastructure. These new zoning standards will offer greater flexibility in producing a variety of housing unit types and sizes and increase the number of units in areas of the Harbor LA CPAs where AB 2097 does not currently apply. Reduction in parking requirements also allows developers more building area to provide housing units where ground floor or second floors utilized to provide required parking spaces restrict how many floors a building can be built. Under the Proposed Plans, those floors could instead be used for residential units. In addition, open space requirements, which are based on the total number of units in a building under current zoning regulations, have tended to limit the total number of units that a project can yield. Under the Proposed Plans open space requirements have been restructured to be based as a percentage of lot area rather than on a per unit basis, which offers flexibility for housing projects to achieve desired unit types and sizes and increase the number of units that can be built on a lot as compared to current regulations. Additionally, development standards are proposed which will increase the threshold for site plan review. This will allow more projects that comply with objective zoning standards to not require discretionary review.

Overall, zoning regulations such as height, density, and floor area ratio, as well as open space, minimum setback, minimum frontage and maximum lot coverage limitations, which shape the built form and determine the intensity of any use, including housing, are thoughtfully formulated to cumulatively increase the Plan Areas' housing development capacity. As a result, the Harbor LA Plans increase the current plans' capacity for up to 8,000 new housing units by the year 2040, compared to existing regulations which can only accommodate the current plans' capacity over existing conditions within the same timeframe.

The Plans also introduce a Community Benefits Program to incentivize the production of affordable housing in exchange for greater development intensity. The program offers additional density, height, and FAR and does not necessitate a discretionary review process, providing additional opportunity for increased housing development. The Community Benefits Program expands areas where larger FAR and density increases are available. Plans that result in a net downzoning or otherwise reduce housing and population (except for specified reasons involving health and safety, affordable housing and voter initiatives) are prohibited under SB 330. However, this does not apply to zoning efforts that reduce intensity for certain parcels as long as increased capacity on other parcels results in no net loss in zoned housing capacity or intensity. As described above, the zoning actions of the Proposed Plans allow for the net increase of 4,305 housing units in Harbor Gateway and 3,739 housing units in Wilmington-Harbor City. A combined net increase of 8,044 housing units compared to 2,900 that could be built under current regulations, and therefore the Plan complies with this requirement.

FINDINGS

Project Location

I. Finding Requirements for General Plan Amendments and Zoning Ordinances

City Charter Findings

Charter Section 555 – Charter Section 555 provides that the City Council may amend the General Plan in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has a significant social, economic, or physical identity. No legislative findings are required to amend the General Plan. The Proposed Project proposes amendments to three elements of the General Plan: (1) adopting the Harbor LA Community Plans (Wilmington-Harbor City and Harbor Gateway CPAs), including a new policy document or Plan Text and amendments to the General Plan Land Use Map for the Harbor LA CPAs (2) amendments to the Mobility Element 2035, and (3) amendments to the Framework Element. All the amendments to the City's General Plan are related to areas of the City within the Harbor LA CPAs' boundaries, an area which has a significant social, economic, and physical identity as reflected in this report and the Attachments and the whole of the record on the Proposed Plans.

Charter Section 556 and 558 – Charter Section 556 and 558 require the City Planning Commission and the City Council to adopt the following findings when taking any action to (i) create or change a zone or zoning district created for the purpose of regulating the use of land, or (ii) zoning the permissible uses, height, density, bulk, location or use of buildings or structures, size of yards, open space, setbacks, building line requirements, and other similar requirements, including specific plan ordinances (collectively zoning ordinances):

> (1) The zoning ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan.
> (2) The zoning ordinance is in conformity with public necessity, convenience, general welfare, and good zoning practice.

Based upon this, the above findings are required for all of the following ordinances which are part of the Proposed Plans: adoption of the New Zoning Code, the amendments to the City's Zoning Map for the zone changes, the adoption of the Community Benefits Program, Local Affordable Housing Maps, Conservation District and Individual Historic Resources Review Maps, Hazardous Sites Maps, and amendments to Clean Up Green Up (CUGU) District (collectively, "Implementing Zoning Ordinances").

LAMC Section 12.32 C Findings

All the Implementing Zoning Ordinances must also comply with the procedures in LAMC Section 12.32 C, which provides procedures for zoning ordinances. Section 12.32 C incorporates the Charter findings in Section 556 and 558. It requires the CPC to adopt a finding that a proposed zoning ordinance is in conformity with public necessity, convenience, general welfare, and good zoning practice. The City Council is required to make the same finding before adopting the zoning ordinance, as well as a finding that the zoning ordinance is consistent with the General Plan.

State General Plan Consistency Requirements

In addition to the requirement for zoning ordinances to be consistent with the General Plan (vertical consistency), state law also requires that the General Plan must have internal consistency among its elements (horizontal consistency). The City of Los Angeles has the responsibility to maintain and implement the City's General Plan. Community Plans comprise

the Land Use Element of the City's General Plan and are the final determination of land use categories, zoning, development requirements, and consistency findings. The updated Community Plans and amended Mobility Plan and Framework Element must be consistent with the other elements and components of the General Plan. Those elements are Land Use, Circulation (Mobility), Housing, Conservation, Open Space, Noise, Safety, and Health Element. In addition to the eight mandated elements, the City's General Plan includes a Framework Element, an Infrastructure Systems Element, a Public Facilities and Services Element, and an Air Quality Element. State law does not require the City to adopt consistency findings or any other findings to amend a Land Use element. The findings below for Section 556 and 558 and LAMC Section 12.32, also discuss internal consistency of the Proposed Plans, the amended Mobility Plan, and the amended Framework Element with each other and with the rest of the City's General Plan. This consistency discussion is provided for the City Planning Commission's consideration in approving and recommending the Proposed Plans and their implementing zoning ordinances and its determination that the Proposed Plans are consistent with the City's General Plan.

II. Findings for the Implementing Zoning Ordinances Under Charter Section 556 and 558 and LAMC Section 12.32

For all of the reasons provided below and based on the whole of the record of proceedings, the adoption of the amendments to the City's Zoning Map for the zone changes, the adoption of the Proposed Plans' Community Benefits Program, Local Affordable Housing Maps, Conservation District and Individual Historic Resources Review Maps and amendments to the Clean Up and Green Up (CUGU) Overlay District, and the Hazardous Sites Maps (collectively, "Implementing Zoning Ordinances") are:

(1) in substantial conformance with the purposes, intent, and provisions of the General Plan.

(2) in conformity with public necessity, convenience, general welfare, and good zoning practice.

The findings for the amendments to the City's Zoning Map for the zone changes and adoption of New Zones, and the findings for the adoption of the Community Benefits Program, Local Affordable Housing Maps, Conservation District and Individual Historic Resources Review Maps, Hazardous Sites Map, and amendments to the Clean Up and Green Up (CUGU) Overlay District. The findings for each of the other remaining ordinances mentioned above are discussed in individual sections.

A. Findings for Adoption of the New Zones, Zone Changes, and the Community Benefits Program, Local Affordable Housing Maps, Conservation District and Individual Historic Resources Review Maps, Hazardous Sites Map, and amendments to the Clean Up and Green Up (CUGU) Overlay District.

Proposed Plans as used in this Section A refers to the Community Plans text and land use map amendments and Zoning Ordinances to amend the Zoning Map to implement the plans' amendments, unless otherwise specified.

Charter and Code Findings

Framework Element

The following "findings" are listed under categories similar to the categories found in the Framework Element, which although it does not mandate any particular policy or program be included in a Community Plan, is intended to guide Community Plan updates:

With respect to ***distribution of land use***, the General Plan Framework Element states the following:

> *Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.*
>
> *Policy 3.1.1: Identify areas on the Long-Range Land Use Diagram and in the Community Plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.*
>
> *Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.*

The Proposed Plans provide for a variety of land uses to meet the diverse needs of the community, including housing that accommodates varying household sizes, and commercial and industrial businesses that contribute to the local and regional economy. The Southern California Association of Governments (SCAG) projects an increase in population, employment, and housing in the Harbor LA Community Plan Areas through the year 2040. The Proposed Plans include a recommended pattern of land use that directs future growth to areas of the Harbor LA CPAs best served by existing transportation infrastructure and facilitates mixed-use development along corridors and near transportation nodes. Permitting new limited commercial uses in targeted residential neighborhoods further allows current and future residents of the Harbor LA CPAs to access household goods and grocery items within walking or biking distance of their homes, reducing reliance on vehicle travel. The Proposed Plans direct new housing growth around commercial corridors closest to fixed transit stations and in proximity to schools and jobs, which reduces the number and length of vehicle trips, thus reducing greenhouse gas emissions associated with local trip generation in accordance with recent legislation (Senate Bill 375).

With respect to ***population and employment growth***, the General Plan Framework Element states the following:

> *Objective 3.3: Accommodate projected population and employment growth within the City and each Community Plan Area and plan for the provision of adequate supporting transportation and utility infrastructure and public services.*

The State of California requires that cities plan for changes in population, housing demand and employment. If growth is anticipated, each city must accommodate a share of the region's projected growth. These projections are developed by the Southern California Association of Governments (SCAG), the Metropolitan Planning Organization for the six-county region. SCAG is mandated by federal and state governments to prepare the Regional Transportation Plan (RTP), a long-range regional transportation plan that addresses regional growth, air quality and other issues, based on an analysis of past and future regional trends. The RTP informs SCAG's

projection of growth for the region. State and federal regulations require that local plans be consistent with the Regional Air Quality Plan and the Regional Mobility Plan.

Consistent with the above objective contained in the Framework Element, the Proposed Plans accommodate projected population and employment growth within the Harbor LA Community Plan Areas and include policies and programs that are aimed at providing adequate infrastructure, services, and a balance of land uses for the project population and employment growth. The Proposed Plans are estimated to reasonably accommodate approximately 63,523 (Harbor Gateway) and 97,822 (Wilmington-Harbor City) people by 2040, respectively, providing enough capacity to accommodate the SCAG 2040 forecasts of 43,561 (HG) and 81,492 (W-HC) people for the CPAs. While the Proposed Plans would accommodate more growth than forecast by SCAG, this growth would not be unplanned. The City has the discretion to refine its growth forecast based on the City's knowledge of each community plan area. The vision for the Harbor LA CPAs is consistent with statewide, regional and local goals to increase housing near transit and jobs. The Proposed Plans accommodate 40,998 jobs in Harbor Gateway and 21,341 jobs in Wilmington-Harbor City which meet the SCAG job forecasts of 23,800 (HG) and 20,280 (W-HC). While the Proposed Plans do anticipate more jobs than SCAG, such growth is not unplanned. The Proposed Plans would expand the development capacity of the Harbor LA CPAs in a manner consistent with SCAG projections, the General Plan Framework Element and the vision for the area. As such, implementation of the Proposed Plans would not cause unplanned employment growth in the Harbor LA CPAs. The Framework Element includes a 2010 population plan forecast of 45,950 for Harbor Gateway and 92,170 for Wilmington-Harbor City. The Framework forecasts best estimates since the adoption of the Framework in 1996 and 2001, and as implementation proceeds, the "population forecasts may be revised based upon specific land use actions adopted through the Community Plan update process." The Framework Element expressly does not provide caps on development based on its population forecast. Consistent with the Framework strategy, the Proposed Plans accommodate projected growth that reflects forecasts from SCAG and the Community Plan update process.

In addition, the Proposed Plans meet the requirements of the Sustainable Communities Strategy adopted by SCAG as part of the latest update to the Regional Transportation Plan (RTP) in accordance with Assembly Bill 32, the California Global Warming Solutions Act of 2006, and Senate Bill 375. These legislative acts require that California cities lay out a vision for regional growth that considers the relationship of land use to transportation in reducing vehicle trips to achieve greenhouse gas emission reduction targets. Since SCAG anticipates this level of growth in the Harbor LA CPAs, along with other transit-served communities in the City, the Proposed Plans' increases in development potential are growth-accommodating rather than growth-inducing, consistent with policies in the General Plan Framework. The Proposed Plans accommodate population and employment growth primarily in areas served by transit and along major mixed-use transit corridors, consistent with the Framework Element's policies.

With respect to ***economic development***, the Framework Element states the following:

> *Policy 7.2.3: Encourage new commercial development in proximity to rail and bus transit corridors and stations.*
>
> *Policy 7.2.8: Retain the current manufacturing and industrial land use designations, consistent with other Framework Element policies, to provide adequate quantities of land for emerging industrial sectors.*
>
> *Policy 7.2.9: Limit the redesignation of existing industrial land to other land uses except in cases where such redesignation serves to mitigate existing land use conflicts, and where it meets the criteria spelled out in Policy 3.14.6 of Chapter 3: Land Use.*

Policy 7.2.11: Ensure that the City has sufficient quantities of land suitable to accommodate existing, new and relocating industrial firms, whose operations are appropriate to a specific location in Los Angeles.

Policy 7.3.2: Retain existing neighborhood commercial activities within walking distance of residential areas.

Policy 7.9.2: Concentrate future residential development along mixed-use corridors, transit corridors and other development nodes identified in the General Plan Framework Element, to optimize the impact of City capital expenditures on infrastructure improvements.

Policy 7.10.2: Support efforts to provide all residents with reasonable access to transit infrastructure, employment, and educational and job training opportunities.

Consistent with the above policies, the Proposed Plans direct new housing, commercial, and mixed-use development towards transit served commercial corridors. The Plans support sustainable development principles to promote economic development throughout the Harbor Gateway and Wilmington-Harbor City CPAs. The goals and policies of the Proposed Plans seek to promote access to local jobs, and place housing and neighborhood serving commercial uses in close proximity through zoning to allow for limited commercial uses in targeted residential neighborhoods, and by zoning for neighborhood-serving commercial business spaces along neighborhood focused corridors. The Harbor LA CPAs are currently home to many underutilized and emerging commercial districts, such as Gardena Boulevard, Carson Boulevard, 190th Street in Harbor Gateway, and Belle Porte Avenue, Pacific Coast Highway, Wilmington Boulevard, and Avalon Boulevard in Wilmington-Harbor City. The Proposed Plans use multiple zoning and policy approaches to maintain those districts for commercial and mixed-use development.

The Proposed Plans supports a strong economic employment base by preserving viable existing industrial uses. The Proposed Plans delineate areas within the CPAs reserved for industrial use in the Markets, Light Industrial, Production, and Industrial land use designations, as well as Industrial-Mixed uses in the Hybrid Industrial land use designation to preserve the land for productive uses and generate jobs. While the Proposed Plans would reduce and limit the amount of land designated for heavy industrial uses to address long standing issues of environmental injustice, it would continue to allow lighter industrial uses such as warehousing, distribution, and light manufacturing uses as well as complementary commercial uses in the Hybrid Industrial, Markets, and Light Industrial land use designations, and as discussed below meets the criteria in Policy 3.14.6.

The Proposed Plans are consistent with the Framework Element in that they concentrate future growth around transit stations and encourage the development of complete communities with a range of employment and housing opportunities supported by services and amenities. The Proposed Plans direct new housing and jobs growth along major commercial corridors in close proximity to transit, consistent with the Framework Element's policies.

With respect to ***transit stations***, the General Plan Framework Element states the following:

Goal 3K: Transit stations to function as a primary focal point of the City's development.

Objective 3.15: Focus mixed commercial/residential uses, neighborhood-oriented retail, employment opportunities, and civic and quasi-public uses around urban transit stations, while protecting and preserving surrounding low-density neighborhoods from the encroachment of incompatible land uses.

Policy 3.15.3: Increase the density generally within one quarter mile of transit stations, determining appropriate locations based on consideration of the surrounding land use characteristics to improve their viability as new transit routes and stations are funded in accordance with Policy 3.1.6.

Policy 3.15.4: Design and site new development to promote pedestrian activity and provide adequate transitions with adjacent residential uses.

P18: Amend the Zoning Ordinance to implement the policies and standards of the General Plan Framework Element. The revisions provide tools needed to which are described below and are representative of the actions that may be taken.

b. Establish incentives to stimulate the types of use desired (e.g., mixed-use, community facilities in centers, districts, and boulevards, and other) and development in appropriate selected targeted growth areas as defined in the community plans, such as density bonuses for mixed-use development, parking in proximity to transit stations and transit corridors, "by-right" entitlements with administrative review and approval for traffic or other necessary studies and mitigation, and other.

The Proposed Plans include policies and implementation tools that concentrate the highest development potential near transit stations and promote a mix of uses that are accessible to transit. The Plans direct commercial and neighborhood serving uses towards walkable and accessible corridors. The Proposed Plans increase development potential around transit stations, primarily increasing floor area, height and density regulations along major corridors served by transit including Metro, Downtown Area Short Hop (DASH) buses, and other local operators including the City of Gardena's GTrans and City of Torrance's Torrance Transit. This growth is balanced by preserving the existing surrounding single- and multi-family residential areas of the communities from redevelopment, using zoning tools and plan policies to reduce the development impact on residential neighborhoods. In addition, the Proposed Plans utilize the City's Community Benefits Program, Local Affordable Housing Incentive Program in targeted commercial areas in the Harbor LA CPAs. The Local Affordable Housing Program will enable a bonus system for greater development potential and achieving the goal of more affordable housing development within the Harbor LA CPAs.

With respect to ***historic resources***, the General Plan Framework Element states the following:

Goal 3M: A City where significant historic and architectural districts are valued.

Objective 3.17: Maintain significant historic and architectural districts while allowing for the development of economically viable uses.

*With respect to **cultural and historic resources**, the Conservation Element states the following:*

Conservation Element - Objective: protect important cultural and historical sites and resources for historical, cultural, research, and community educational purposes.

Conservation Element Policy: continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities.

The Proposed Plans seek to maintain and protect important cultural and historic resources while balancing the need for new housing and affordable housing. The Proposed Plans introduce policies and zoning tools that apply standards for contextual and sensitive infill development, primarily through the Character Commercial 1 Frontage District applied to the SurveyLA identified Historic Planning District along Avalon Boulevard in the Wilmington community. Additionally, the Conservation District and Individual Historic Resources Review Supplemental Districts will be enabled in the Plan Areas, creating a new review process for identified eligible resources in specified areas. New form and frontage districts would introduce development standards to limit the scale and mass of new development in historic districts such as Avalon Boulevard and frontage standards that regulate elements of the building façade and entrance design for compatible development.

With respect to ***industrial lands***, the General Plan Framework Element states the following:

> *Goal 3J: Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability.*
>
> *Objective 3.14: Provide land and supporting services for the retention of existing and attraction of new industries.*
>
> *Policy 3.14.3: Promote the re-use of industrial corridors for small scale incubator industries.*
>
> *Policy 3.14.6: Consider the potential re-designation of marginal industrial lands for alternative uses by amending the community plans based on the following criteria:*
>
> > *e. Where the conversion of industrial lands to an alternative use will not create a fragmented pattern of development and reduce the integrity and viability of existing industrial areas;*
> >
> > *f. Where the conversion of industrial lands to an alternative use will not result in an adverse impact on adjacent residential neighborhoods, commercial districts, or other land uses;*
> >
> > *g. Where it can be demonstrated that the reduction of industrial lands will not adversely impact the City's ability to accommodate sufficient industrial uses to provide jobs for the City's residents or incur adverse fiscal impacts;*

The Proposed Plans introduce land use designations and zoning districts that support job opportunities by establishing land use regulations that allow the City to prioritize and retain industrial land for jobs in the Hybrid Industrial, Markets, Light Industrial, Production and Industrial areas of the Plan Areas. The Industrial areas of the Plans allow for retention of existing industrial land and viable industrial uses, including warehousing and distribution facilities that are part of a regional distribution network. Zoning districts applied within the Light Industrial, Markets, Production and Industrial areas would prohibit residential uses and limit commercial uses to activities that are compatible with and support industrial uses. Proposed Hybrid Industrial areas would allow limited residential and live/work units and limited commercial uses may be introduced that are compatible with and support industrial uses. The zones applied to the Hybrid Industrial and Light Industrial areas aim to address environmental justice by transitioning Heavy Commercial and Heavy Industrial uses to more compatible light industrial and commercial uses. The Proposed Plans contain Goals and Policies to facilitate local training for industrial and cluster industry jobs, including the following:

Wilmington-Harbor City

LU Goal 10 Land is designated for a variety of industrial uses with maximum employment opportunities.

LU 10.3 Incentivize safe, job-rich industries that provide new employment opportunities for the residents of the community, while discouraging businesses that do not generate significant employment opportunities.

LU 10.4 Promote job training, living wage provisions and local hiring for community residents and develop partnerships between major employers and educational institutions, such as the Los Angeles Harbor College and worksource centers to create career pathways that connect local residents and students with green job opportunities and occupational and professional service jobs.

LU 10.7 Promote efforts that ensure businesses in Wilmington have access to the City's Clean-Up Green-Up implementation programs, such as financial incentives and technical support programs, as well as Opportunity Zone incentives.

LU 11 Light and Hybrid industrial districts that feature development and businesses of all sizes engaged in green, emerging industries that provide services and employment opportunities.

LU 11.2 Encourage a range of light industrial and productive activities that bolster the employment base and provide skilled employment opportunities to local residents.

Harbor Gateway

LU Goal 13 Land is designated for a variety of industrial uses with maximum employment opportunities.

LU 13.1 Retain viable industrially-designated lands for the continuation of existing industry and development of new clean industries, research and development uses, light manufacturing, and similar uses which provide employment opportunities for community residents.

LU 13.3 Incentivize safe, job-rich industries that provide new employment opportunities for the residents of the community, while discouraging businesses that do not generate significant employment opportunities.

LU 13.4 Promote job training, living wage provisions and local hiring for community residents and develop partnerships between major employers and local educational institutions to create career pathways that connect local residents and students with green job opportunities and occupational and professional service jobs.

LU 13.6 Promote efforts that ensure businesses in Harbor Gateway have access to benefits and incentives similar to those in the City's Clean-Up Green-Up and other implementation programs, such as financial incentives and technical support programs, as well as Opportunity Zone incentives. Additional land use goals and policies specific to Environmental Justice are found in Chapter 3.

LU Goal 14 Light and Hybrid industrial districts that feature development and businesses of all sizes engaged in green, emerging industries that provide services and employment opportunities.

LU 14.2 Encourage a range of light industrial and productive activities that bolster the employment base and provide skilled employment opportunities to local residents.

LU 14.3 Prioritize jobs and employment activities in hybrid industrial areas and support limited live/work or residential uses within selected hybrid industrial areas, where deemed appropriate.

The Plans propose to convert approximately 40 net acres in the Harbor Gateway CPA and 209 net acres in Wilmington-Harbor City CPA of existing industrial land to industrial-mixed zoning and Hybrid Industrial land uses. This conversion will not create a fragmented pattern of land uses, as it is along major north-south and east-west corridors and bordered on several sides by public facilities and housing. The conversion meets several other General Plan Framework objectives, such as promoting more housing and mixed-income housing in close proximity to commercial corridors and transit.

With respect to **residential neighborhoods**, the General Plan Framework Element states the following:

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

Objective 3.5: Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

Goal 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.

Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

Consistent with the above-referenced policies, goals and objectives of the Framework Element, the Proposed Plans retain existing land use designations and zoning for residential neighborhoods to protect the scale and character of these areas and limit incompatible uses. The Proposed Plans focus new commercial and mixed-use development away from the single-family and lower density multi-family residential neighborhoods and primarily along select commercial centers and corridors with access to public transportation, as well as jobs. The Proposed Plans include new zoning that adds transitional height regulations for those areas where commercial and industrial land uses directly abut residentially zoned parcels. The new zoning districts also establish design standards to promote the retention and enhancement of the unique character of these residential neighborhoods throughout the Community Plan Areas.

With respect to **Regional Centers**, the Framework Element states the following:

GOAL 3.F: Mixed-use centers that provide jobs, entertainment, culture, and serve the region.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

A Regional Center is a hub of regional commerce and activity that serves a large area and contains a diversity of uses such as retail, commercial, government buildings, major entertainment and cultural facilities, and professional offices. The Framework Element identifies the area that spans between the I-110 Freeway, 190th Street to Del Amo Boulevard, a Regional Center within the Harbor Gateway CPA. The area includes a large percentage of parcels designated for corporate headquarters, hospitality uses, and flagship offices and serves as a major asset for the local community, the South Bay Region, and the entire City of Los Angeles. The Proposed Harbor Gateway Plan includes goals and policies for the Regional Center that seek to create pedestrian-friendly streets and a vibrant and livable district by: promoting mixed-use, transit-oriented development; requiring high quality and well-designed buildings; attracting major retail providers that are currently lacking in the community; providing housing at all levels of affordability; and enhancing the appearance and identity of the area. The intent is to maintain the industrial base in and around the Regional Center and overall Harbor Gateway geography. The Proposed Harbor Gateway Community Plan prioritizes higher density mixed-use and commercial corridors within the Regional Center.

Consistent with the above-referenced goal and objective, the Proposed Harbor Gateway Community Plan includes goals and policies for the Regional Center that seek to create pedestrian-friendly streets and a vibrant and livable district by: promoting mixed-use, transit-oriented development; requiring high quality and well-designed buildings; attracting major retail providers that are currently lacking in the community; providing housing at all levels of affordability; and enhancing the appearance and identity of the area. To further encourage economic vitality of the Regional Center, the Proposed Harbor Gateway Community Plan implements policies and programs by addressing design standards for new development and further tailoring allowed uses.

With respect to **Community Centers**, the Framework Element states the following:

Goal 3E: Pedestrian-oriented, high activity, multi- and mixed-use centers that support and provide identity for Los Angeles' communities.

Objective 3.9: Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.

A Community Center is a focal point for surrounding residential neighborhoods and includes a diversity of uses such as small offices and overnight accommodations, cultural and entertainment facilities, schools, and libraries, in addition to neighborhood-oriented services. The Framework Element identifies Community Centers along segments of Avalon Boulevard and Harry Bridges Boulevard in the Wilmington-Harbor City CPA and Rosecrans Avenue and Gardena Boulevard in the Harbor Gateway CPA. The Framework Element identifies Community Centers as areas that are served by transit. The Proposed Harbor LA Plans introduce land use designations and zoning districts that support a mix of commercial and housing, including

provisions for affordable housing local and state incentives, to promote a diverse mix of uses that contribute to pedestrian-oriented, high activity areas.

With respect to **Mixed-Use Boulevards**, the Framework Element states the following:

> *GOAL 3I: A network of boulevards that balance community needs and economic objectives with transportation functions and complement adjacent residential neighborhoods.*
>
> *Objective 3.13: Provide opportunities for the development of mixed-use boulevards where existing or planned major transit facilities are located and which are characterized by low-intensity or marginally viable commercial uses with commercial development and structures that integrate commercial, housing, and/or public service uses.*

Similar to Community Centers, Mixed-Use Boulevards are intended to accommodate greater densities and scales while promoting pedestrian-oriented developments that serve the surrounding community. The Framework Element identifies Mixed-Use Boulevards along portions of Avalon Boulevard, Pacific Coast Highway and Anaheim Street in the Wilmington-Harbor City CPA and Carson Avenue in the Harbor Gateway CPA. Consistent with the above-referenced goals and objectives, the Proposed Plans designate these areas with land uses and zoning districts that support a mix of commercial and housing, including provisions for affordable housing through local and state incentives, to promote a diverse mix of uses that contribute to pedestrian-oriented, high activity areas.

Other General Plan Elements

The Proposed Plans are in substantial conformance with the purpose, intent, and provisions of the General Plan in that they help to implement policies in a number of other General Plan Elements in addition to the Framework Element discussed above, including the Conservation Element, the Housing Element, the Circulation Element (Mobility Plan 2035), and the Plan for a Healthy Los Angeles.

Conservation Element

With respect to cultural and historic resources, the Conservation Element states the following:

> *Conservation Element Objective (Chapter II, Section 5): protect important cultural and historical sites and resources for historical, cultural, research, and community educational purposes.*
>
> *Conservation Element Policy (Chapter II, Section 5): continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition or property modification activities.*
>
> *Conservation Element Policy (Chapter II, Section 16): continue to support and/or participate in programs to clean bay sediments and/or mitigate potentially harmful effects of contaminants in the sediments and waters of the bays.*
>
> *Conservation Element Policy (Chapter II, Section 12): continue to protect, restore and/or enhance habitat areas, linkages and corridor segments, to the greatest extent practical, within city owned or managed sites.*

The Proposed Plans seek to tailor citywide preservation policies established through the General Plan by creating goals, policies, and programs to further promote neighborhood conservation and historic preservation. In conformance with the Conservation Element, the proposed zoning districts of Article 8 of the new zoning code require additional planning review for certain areas of the CPA that contain clusters of eligible resources identified through the City of Los Angeles Historic Resources Survey (Survey LA). Additionally, the Proposed Plans introduce form districts and development standards for compatible infill development through Character Frontages applied to areas surveyed in the City's Survey LA.

Housing Element (2021-2029)

With respect to housing, the Housing Element states the following:

> *Policy 1.1.1: Collect, report, and analyze existing housing needs (such as overcrowding, cost burden and vacancy rates) and use this information to project and plan for housing needs at a local and citywide level balancing other factors such as job and transit access.*
>
> *Policy 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.*
>
> *Policy 1.1.9: Develop and integrate anti-displacement strategies that further Citywide Housing Priorities into land use and planning strategies.*
>
> *Policy 1.2.6: Create new citywide and local land use incentives and programs that maximize the net gain of affordable housing and produce housing that meets Citywide Housing Priorities. Explore varied affordability ratios, the feasibility of inclusionary zoning requirements, and a greater mix of incomes based on market areas.*
>
> *Policy 1.2.10: Prioritize the development of Affordable Housing on public land.*
>
> *Policy 2.1.1: Incentivize and/or require the preservation and replacement of affordable housing, so demolitions and conversions do not result in the net loss of the City's stock of accessible, safe, healthy and affordable housing.*
>
> *Policy 3.1.5: Develop and implement environmentally sustainable urban design standards and pedestrian-centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.*
>
> *Policy 3.1.7: Promote complete neighborhoods by planning for housing that includes open space, and other amenities.*
>
> *Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.*
>
> *4.1.4: Identify and assist populations that are experiencing systemic housing discrimination, including those outside of designated protected classes.*
>
> *4.1.5: Eliminate housing accessibility barriers that disproportionately affect populations in protected classes and special needs populations.*

Objective 4.3: Affirmatively further fair housing in all housing and land use programs by taking proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing, particularly in Higher Opportunity Areas, increase place-based strategies to encourage community revitalization and protect existing residents from displacement.

Policy 4.3.2: Ensure that all neighborhoods have a range of housing typologies to provide housing options for residents to remain in the same community, when and if their needs change.

Policy 4.3.3: Examine land use practices that perpetuate racial exclusion and inequities including but not limited to: single-family / low density zoning, minimum lot size requirements, location of noxious uses, and subjective design review standards. Introduce context specific reforms that further Citywide Housing Priorities.

The Proposed Plans are in substantial conformance with the policies and objectives of the Housing Element of the General Plan. The Proposed Plans address housing needs through a multi-pronged approach, encouraging and directing new housing development in areas closest to fixed rail transit and bus lines, as well as near jobs. The proposed zoning addresses existing concerns of overcrowding and retention of existing RSO and affordable housing units by reducing the rear yard setback requirement, allowing for infill development and additional housing units to be built on properties with units subject to the RSO. In addition, right-sizing the FAR allowance in the residential neighborhoods of the Harbor LA Plan reduces redevelopment pressure and potential, which could otherwise lead to a loss of the existing RSO stock.

The Proposed Plans and their accompanying zoning increase the development potential of multi-family zoned properties adjacent to major corridors conforming with Housing Element policies to direct new housing close to jobs, and by addressing exclusionary zoning practices thereby Affirmatively Furthering Fair Housing. The Proposed Plans prioritize housing and neighborhoods that promote wellness, longevity, and sustainability, by requiring Lot Amenity Space and Residential Amenity Space as part of projects with residential uses, through zoning requirements for landscaping, and through policies encouraging street trees and improvements to the public realm. The proposed Community Benefits Program encourages affordable housing construction tailored to Harbor LA's needs. It aims to offer incentives within the Harbor LA Community Plans, particularly in transit-accessible and strategic mixed-use areas. Currently, only two Transit Oriented Community (TOC) Affordable Incentive Areas exist, both in Harbor Gateway.

Safety Element

With respect to community health and wellbeing, the Safety Element states the following:

Policy 1.2.1 Environmental Justice: In keeping with the Plan for a Healthy LA, build a fair, just and prosperous city where everyone experiences the benefits of a sustainable future by correcting the long running disproportionate impact of environmental burdens faced by low-income families and communities of color.

Policy 1.2.5 Housing and Development: In keeping with the Housing Element, create housing opportunities that enhance affordability, equity, livability, sustainability and resilience.

Policy 1.2.8 Industrial Emissions and Air Quality Monitoring: In keeping with the Air Quality Element, ensure that every Angeleno can breathe clean, healthy air by

addressing air pollution from all sources, with a particular emphasis on prioritizing the health and wellbeing of overburdened families and delivering environmental justice.

Policy 1.2.10 Food Systems: In keeping with the Plan for a Healthy LA, ensure access to healthy, sustainable food in a changing climate, especially in communities already facing food access disparities.

The Proposed Plans are consistent with the Safety Element. The Plans address long standing issues of environmental injustice in the Harbor LA CPAs by addressing zoning incompatibility, limiting the establishment of new auto-related uses such as auto repair and gas stations away from residential uses, thereby improving housing livability and affordability, and encouraging greater access to healthy neighborhood serving uses. Additionally, the Plans add distancing requirements for potentially dangerous industries, such as chemical manufacturing, away from sensitive uses.

Circulation Element (Mobility Plan 2035)

The City's Circulation Element (Mobility Plan 2035) contains a number of important policies related to the Proposed Plans, including:

Policy 1.2 Complete Streets: Implement a balanced transportation system on all streets, tunnels and bridges using complete streets principles to ensure the safety and mobility of all users.

Policy 2.3 Pedestrian Infrastructure: Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.14 Street Design: Designate a street's functional classification based upon its current dimensions, land use context, and role.

Policy 3.1 Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City's transportation system.

Policy 3.3 Land Use Access and Mix: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 4.13 Parking and Land Use Management: Balance on-street and off-street parking supply with other transportation and land use objectives.

Policy 5.2 Vehicle Miles Traveled (VMT): Support ways to reduce vehicle miles traveled (VMT) per capita.

The Proposed Plans, which include proposed amendments to the Mobility Plan's street designations and networks, are consistent with the Mobility Element. The Proposed Plans improve mobility and access by directing future employment and housing near transit stations and frequent bus transit and promoting the development of mixed-use neighborhoods, thereby helping to reduce vehicle trip generation and improve air quality. The Proposed Plans include policies and implementation programs that would reduce VMT and increase the mode share of transit, walking, and bicycling in the Harbor LA CPAs. The Proposed Plans include policies and implementation programs that support increased investment in bicycle, pedestrian, and transit infrastructure to improve accessibility and connectivity, including infrastructure to improve

connections to existing transit stations. The Proposed Plans would amend the classification of several collector streets to modified collector streets to reflect existing conditions and support a more pedestrian friendly environment by maintaining existing narrower roadways.

Furthermore, the Proposed Plans would amend the Mobility Plan's enhanced networks to identify priority corridors that support the Mobility Plan's vision of a system of complete streets. The proposed modifications to the Mobility Plan's enhanced networks refine application of the Transit Enhanced Network and Neighborhood Enhanced Network to reflect existing and planned land uses, infrastructure projects, and transit service, and prioritizes Neighborhood or Transit Enhanced Networks on corridors where both cannot be implemented within the existing right-of-way. The Proposed Plans support land uses that promote a pedestrian-oriented environment and utilize the public right-of-way for pedestrian-oriented uses as well as projects that expand the public realm. The Proposed Plans introduce new zoning tools that require pedestrian friendly building design, reduce or eliminate minimum parking requirements in specified areas of the CPAs, and incentivize inclusion of publicly accessible open spaces within new development.

Health Element (Plan for a Healthy Los Angeles)

With respect to livable neighborhoods, the Health Element (Plan for a Healthy Los Angeles) states the following:

> *Policy 1.5 Plan for Health: Improve Angelenos' health and well-being by incorporating a health perspective into land use, design, policy, and zoning decisions through existing tools, practices, and programs.*
>
> *Policy 1.6 Poverty and Health: Reduce the debilitating impact that poverty has on individual, familial, and community health and well-being by: promoting cross-cutting efforts and partnerships to increase access to income; safe, healthy, and stable affordable housing options; and attainable opportunities for social mobility.*
>
> *Policy 2.1 Access to Goods and Services: Enhance opportunities for improved health and well-being for all Angelenos by increasing the availability of and access to affordable goods and services that promote health and healthy environments, with a priority on low income neighborhoods.*
>
> *Policy 2.7 Access to Health Services: Encourage the equitable distribution of health service providers: including federally qualified health centers, hospitals, pharmacies, urgent care, and mental health services, to ensure that every Angeleno has access to preventive care and medical treatment.*
>
> *Policy 4.4 Equitable Access to Healthy Food Outlets: Pursue funding, public, private, and nonprofit partnerships, and develop financial, land use and similar incentives and programs to encourage the equitable availability of healthy, affordable food outlets within close proximity of all residences.*
>
> *Policy 5.1 Reduce air pollution from stationary and mobile sources; protect human health and welfare and promote improved respiratory health.*
>
> *Policy 5.2 Reduce negative health impacts for people who live and work in close proximity to industrial uses and freeways through health promoting land uses and design solutions.*

Policy 5.4 Protect communities' health and well-being from exposure to noxious activities (for example, oil and gas extraction) that emit odors, noise, toxic, hazardous, or contaminant substances, materials, vapors, and others.

The Proposed Plans includes policies such as:

Land Use Policy 5.3: Support the establishment of corner stores that provide fresh groceries and basic household goods within comfortable walking and rolling distance for all users of the surrounding neighborhood.

Land Use Policy 5.4: Ensure that small businesses located within residential neighborhoods are providing a positive service to the community by enhancing the health and well-being of residents and operating as good neighbors.

Land Use Policy 5.7: Improve residents' access to basic needs and amenities, such as food, household goods, open space, and health and wellness facilities.

The Proposed Plans' policies and zoning address longstanding impacts of environmental injustice in the Harbor LA Community Plan Areas. A community bisected by three major freeways and bordered by industrial lands and two international harbors, the residents of the Harbor LA Plans experience higher rates of health effects related to emissions and noxious uses, such as asthma. In addition, the communities that comprise the Harbor LA CPAs are greatly impacted by high heat days, with the lack of tree canopy and open space contributing to a greater heat island effect. The Proposed Plans accommodate and direct future growth near transit to promote a better jobs-housing balance as well as support walkability and transit ridership to reduce greenhouse gas emissions and improve overall air quality. The Plans include policies that address improved air quality and reductions to the urban heat island effect by planting, preserving, and protecting trees for optimum canopy cover.

The Proposed Plans incorporate existing regulations from the Clean Up Green Up Ordinance to reduce the impact of heavy industrial uses on nearby residents and schools and implement new planting requirements for industrial uses and properties within 1000 feet of freeways. New land use designations and zoning districts promote the development of complete communities, where residents and workers have access to healthy, fresh food and health services. The Proposed Plans introduce new residential zoning districts that allow for ground floor commercial in Medium Neighborhood Residential neighborhoods, allowing more opportunities for access to affordable household goods, grocery items, and fresh foods. The Plans contain policies encouraging these businesses to include fresh produce and prepared food items.

Further, the Proposed Plans include land use and mobility strategies that encourage a transportation system that provides safe, accessible, and convenient mobility options for users of all ages and abilities and promotes the development of public spaces that provide opportunities for rest and recreation. Recognizing the impact of access to housing on community and individual health, the Proposed Plans introduce incentives that facilitate the production of mixed income and 100 percent affordable housing.

In summary, the Proposed Plans are in substantial conformance with the purpose, intent, and provisions of the General Plan in that they would implement significant goals and policies relating to the concentration of growth in areas near transit stations and along transit corridors. The Proposed Plans support a sustainable land use pattern consistent with the objectives of the General Plan and would expand opportunities for employment and housing. The Proposed Plans are in conformity with public necessity, convenience, general welfare and good zoning practice for all of the reasons previously described. The Proposed Plans include goals and policies that promote sustainability, health, and wellness goals by planning for population growth

around sustainable transportation infrastructure; encouraging accessible open spaces as part of new developments; encouraging affordable housing under a community benefits program; preserving industrial areas for jobs while implementing regulations to reduce negative effects on residents; increasing opportunities for community engagement; and supporting strategies to minimize residential and commercial displacement.

Conformity with Public Necessity, General Welfare and Good Zoning Practice

The Proposed Plans are in conformity with public necessity, convenience, general welfare and good zoning practice. In implementing such, the policies of the Proposed Plans include development restrictions such as height limitations in low-scale neighborhoods and historic districts; restrictions on incompatible uses; and focusing development potential in strategic areas around transit accessible infrastructure, including transit stations and bus-served corridors.

B. Findings for Amendments to the Clean Up Green Up (CUGU) Overlay

The Proposed Project will amend the Clean Up Green Up (CUGU) Overlay District maps to remove the Wilmington area. The CUGU Overlay, which was adopted in 2016, established standards and regulations for heavy, noxious uses close to sensitive or residential uses. This ordinance was adopted as an overlay for the communities of Boyle Heights, Wilmington, and Pacoima/Sun Valley. As part of the Proposed Project, the regulations from CUGU will be incorporated into the new zoning being applied to the Harbor LA CPAs instead of its current status as a Supplemental Use District "pilot program." The Proposed Plans embed CUGU regulations into the proposed Development Standards and Use Districts, including use limitations for noxious uses. In addition to the Harbor LA Plans permanent zoning regulations, it also proposes new policies to address compatibility between industrial and residential neighborhoods as noted below:

Wilmington-Harbor City Policies

LU 9.5 Support efforts that ensure green and sustainable businesses in Wilmington have access to the City's Clean Up Green Up implementation programs, such as financial incentives and technical support programs.

LU 10.7 Promote efforts that ensure businesses in Wilmington have access to the City's Clean-Up Green-Up implementation programs, such as financial incentives and technical support programs, as well as Opportunity Zone incentives.

EJ 5.1 Support the transition of industrial land uses from heavier industrial uses to lighter industrial uses, in close proximity to residential neighborhoods and sensitive uses to minimize the negative environmental and visual impacts to the community.

EJ 5.2 Minimize residential-industrial land use incompatibilities, prevent the introduction of new heavy industrial uses and phase out existing heavy industrial uses adjacent to residential neighborhoods.

Harbor Gateway Policies

LU 13.6 Promote efforts that ensure businesses in Harbor Gateway have access to benefits and incentives similar to those in City's Clean-Up Green-Up and other implementation programs, such as financial incentives and technical support programs, as well as Opportunity Zone incentives. Additional land use goals and policies specific to Environmental Justice are found in Chapter 3.

P6. Clean Up Green Up Implementation: The CUGU ordinance established standards and regulations to reduce cumulative health impacts resulting from incompatible land uses. It also established an ombudsperson position within LASAN to help local businesses access financial and technical support to improve their operations; assist small businesses navigate the permitting processes and comply with regulatory standards, and respond to community complaints about nuisance businesses.

Charter and Code Findings

With respect to creating healthier communities in Los Angeles, the Health, Wellness, and Equity Element of the General Plan (Health Element) states:

Objective: Reduce the disparity in communities that are impacted by a high Pollution Exposure Score (exposure to six exposures indicators, including ozone, and PM2.5 concentrations, diesel, PM concentrations, pesticide use, toxic releases from facilities, and traffic density) so that every zip code has a score less than 1.7.

Policy 5.1 Reduce air pollution from stationary and mobile sources; protect human health and welfare and promote improved respiratory health.

Policy 5.2 Reduce negative health impacts for people who live and work in close proximity to industrial uses and freeways through health promoting land uses and design solutions.

Policy 5.4 Protect communities' health and well-being from exposure to noxious activities (for example, oil and gas extraction) that emit odors, noise, toxic, hazardous, or contaminant substances, materials, vapors, and others.

The Clean Up Green Up Amendment, as described more in full above, is in substantial conformance with the purpose, intent, and provisions of the General Plan. By incorporating CUGU regulations into the Proposed Plans' zoning, the Amendment continues to support the General Plan's objective of reducing health disparities and exposure to pollutants. The Proposed Plans incorporate existing CUGU provisions that aim to improve residents' health, thereby continuing existing policy. Additionally, part of the Health Element's implementation program was to evaluate the Clean Up Green Up pilot program to assess how it could be replicated in other parts of the city and/or develop standards and policies to incorporate into the zoning code and Community Plans, respectively, which is consistent with the Amendment.

The Clean Up Green Amendment is in conformity with public necessity, convenience, general welfare, and good zoning practice because it incorporates existing public health measures intended to address health disparities and address residents' overall health and safety through site planning that addresses setbacks, landscaping, and distancing requirement standards, and buffer zones between new residential and industries with emitting sources.

Summary of CEQA Findings

CEQA Findings
The Proposed Plans are designed to provide guidance and regulations for future development in the Harbor LA Community Plan Area over an approximately 20-year period and their adoption would not constitute a commitment to any specific project or development. Therefore, the EIR considered issues at a broader Community Plan-level. Any future discretionary projects would need to be approved individually in compliance with CEQA. The Draft EIR found that the environmental impacts of most of the issue areas were either less than significant without mitigation measures or less than significant with mitigation. Based on the analysis contained in the Draft EIR, the Proposed Plan would result in unavoidable significant environmental impacts with regard to: Air Quality (Exceedance of Criteria Pollutants—Construction and Operations, and Exposure of Sensitive Receptors to Toxic Air Contaminants–Operations), Cultural Resources (historical resources), Noise – Temporary Noise and Groundborne Vibration, Recreation and Transportation.

Proposed Plan
The Proposed Project was analyzed in the Draft EIR. As discussed above, some changes have been made to the Proposed Project since the Draft EIR was published. However, these changes have been determined to not result in new significant impacts and do not add significant new information to the EIR. As such, the changes do not require recirculation.

Final EIR
Section 15088 of the CEQA Guidelines requires the lead agency, Department of City Planning, to evaluate comments on environmental issues received from public agencies and interested parties who review the Draft EIR and provide written responses. The lead agency received written comments on the Draft EIR from public agencies, groups and individuals. Responses to all comments received during the comment period will be included in the Final EIR. Pursuant to Section 15025(c) of the CEQA Guidelines, the City Planning Commission as a recommending body on the Proposed Project, is required to consider the Draft EIR and make a recommendation to the City Council. The Final EIR and associated CEQA Findings and Statement of Overriding Consideration will be provided to, and considered by, the City Council prior to adoption of the Proposed Plans and certification of the EIR.

The Final EIR and associated CEQA Findings and Statement of Overriding Considerations will be made available at least 10 days prior to the City Council certifying the EIR and approving prior to the adoption of the Proposed Plans, consistent with CEQA Guidelines Section 15088(b).

PUBLIC HEARING AND COMMUNICATIONS

Outreach Leading up to the Public Hearing
As previously described, since the Plan Updates began, Los Angeles City Planning has held, participated in, and attended numerous community events to share information and hear feedback on the Proposed Plans. The extensive, multi-year public engagement has involved many different community stakeholder, advocacy, and constituent groups, resulting in over 1,700 engagements at over 60 events.

Community members and stakeholders who signed up to receive email notifications about the Proposed Plans received e-blasts about the release and availability of the updated drafts, video series, and in-person and virtual meetings, and these updates have been publicized on the department's social media platforms and the department's project website.

Website/ Interactive Storymap
In addition to providing updated drafts of the Policy Document and zoning for public information and review on the project website, City Planning has maintained an interactive GIS Storymap online to provide more information on the proposed zoning regulations. The interactive map allows users to search a specific address and location on the map and find details about existing and proposed zoning regulations. The Storymap has been available since 2020 with regular maintenance as updates became available. The Storymap features an Archive section that shows previous iterations of the draft plans over the years.

Virtual Information Session and Public Hearing
City Planning held a virtual and telephonic Information Session and Public Hearing using Zoom [https://zoom.us/] on November 9, 2023. The Information Session was from 4:00 p.m. to 5:00 p.m. and included an overview presentation to help explain the Harbor LA Plans Update, including the proposed land use, zoning, and the Community Benefits Program. The Public Hearing was held from 5:00 p.m. to 7:00 pm. and offered participants a formal opportunity to provide public comment on the Proposed Plans. Simultaneous interpretation was provided in Spanish for both the Information Session and Public Hearing.

City Planning mailed Public Hearing notices to approximately 62,816 addresses within the Community Plan Areas and a 500-foot radius surrounding the CPAs boundary. A public notice was also included on the department's Harbor LA Community Plan project website. The public notice that was mailed and posted on the website was in both English and Spanish and was also emailed to the Plans' interested parties list. The Public Hearing Officer kept the public comment period open through November 20, 2023. Below is a summary of the public testimony received and the total written correspondence received by City Planning by the end of the public comment period.

Summary of Public Hearing Testimony and Written Communications
Throughout the community engagement process, numerous comments were received via mail, email, and verbally during outreach events. At the virtual Public Hearing on November 9, 2023, 17 testimony (verbal comment) comments were received on a range of topics addressed by the Proposed Plans. After the Public Hearing, additional comments, including 9 written comments were received via email.

Many of the comments received during the Public Hearing testimony and written public comment are consistent with the comments received throughout the phases of the Community Plans' update process. Public hearing comments and written comments were very similar in that they expressed concerns related to affordable housing, industrial uses, environmental justice,

residential-industrial land use conflicts and lack of mobility options. There were also a few general comments. The comments on the Proposed Plans include topics of:

Residential/ Housing
- Support for more residential than industrial in the plan areas; there is a need for hybrid industrial to encourage more residential to serve the South Bay area at large.
- The Community Plans should consider the dire need for affordable housing and incorporate it through the plan update process.

Local Affordable Housing Program
- Concerns that new zoning regulations will increase development cost, which may impact affordable housing projects.
- Concerns that new housing covenant terms are unfair and inconsistent with 55 year terms.
- Maintain densities and bonuses that maximize the number of affordable housing units produced.
- Protect and preserve existing naturally occurring affordable housing and single-family homes.

Commercial
- Encourage mixed-use development opportunities.
- Supportive of mixed-use and residential, it's a wonderful asset to the community.
- Supportive of Harbor Gateway's Regional Center and proposed zoning.
- Encourage economic development and job creation.
- Support of mixed-use development opportunities in some of the vacant buildings and corridors.

Industrial
- Supports the transition of existing industrial to Hybrid Industrial.
- Supports the modernization of current industrial sites.
- Transition remaining heavy industrial uses near sensitive uses to Hybrid Industrial, Residential or Open Space.
- Encourage transition from Heavy Industrial to Light Industrial or Hybrid Industrial.
- Transition industrial land uses abutting residential to Hybrid Industrial providing a buffer.
- Keep heavy industrial East of Alameda Street and away from sensitive uses.
- Provide distinct separation between industrial and residential.
- Concerns that the new zoning will limit existing warehouse buildings on Anaheim Street.
- Does not support limiting industrial uses.
- Existing industrial uses should be kept as-is with screening to minimize impacts, do not prohibit existing uses.
- Prevent displacement of existing industrial uses and warehouses.
- Avoid job loss and revenue for the local community.
- Concerned new zoning will heavily regulate site design and impact industrial uses and development.
- Protect transportation, trucking, logistic uses and not discourage or displace uses.
- Plans will destroy property values and existing businesses.
- Do not allow residential or sensitive receptor uses in/ close to industrial areas.

Environmental Justice
- Phase out oil drilling sites in plan areas, specifically near residential.
- Concerns about pollution due to industrial trucks passing through residential neighborhoods.
- Support cleaner and safer communities.

- Air quality and health concerns over existing uses such as oil well sites and noxious industrial businesses next to residential.
- Residential uses will be a challenge for developers to remediate sites as well as put the health of future residents at risk.

Mobility and Circulation

- Provide bus service enhancements on Western Avenue and in the vicinity of Narbonne High School.
- Provide a comprehensive bicycle lane network and multi-modal infrastructure.
- Encourage pedestrian safety and traffic calming measures near Narbonne High School.

Clean Up Green Up (CUGU)

- Existing CUGU regulations need to be implemented.
- Impose better CUGU regulations in the Proposed Plan.

General Comments/Other

- Engage owners of change area sites to see if they are feasible, and consider crafting performance standards instead of forcing processes and hearings.
- A need for better code enforcement.
- Address trucks idling, passing through and parking in residential areas and near schools.
- Trucking-related uses operations are in violation of current Trucking-Related Uses ICO.
- Wilmington-Harbor City CPA boundary change.
- Better enforcement of zoning, and maintaining the separation between industrial and residential.

Summary of Cultural Heritage Commission Comments

An informational presentation was given to the Cultural Heritage Commission on January 4, 2024, at the request of the Cultural Heritage Commission. The presentation highlighted the primary overarching goals of the Proposed Plans, with a particular focus on the Proposed Plans' approach to preserving cultural and historically significant resources in the Harbor LA Plan Areas. Staff highlighted the Character Commercial Frontage Zoning District and the application of its objective zoning standards to Avalon Boulevard in the Wilmington-Harbor City CPA. Staff also highlighted the newly drafted Conservation District and Individual Historic Resources Review Supplemental Districts in Article 8 of the new code and discussed their application and additional review procedures for selected eligible resources in both plan areas.

Following the presentation, staff answered questions from the Commissioners, who also provided their comments on the Proposed Plans. Staff received no public comments on the Proposed Plans.

The comments from Commissioners were generally supportive of the proposed preservation planning tools. Two commissioners shared some concern regarding Avalon Boulevard as a proposed opportunity area. Their concerns primarily focused on maintaining the corridor's existing scale and setbacks in light of the Proposed Plans' base and bonus system that would allow greater development potential for affordable housing projects. The proposed bonus Floor Area Ratio (FAR) maintains the corridor's existing 3:1 FAR and proposes a bonus height of 5 stories, which can be achieved through other local and statewide affordable housing initiatives already in place today. In an effort to ensure appropriate and well designed development along the corridor, the Plans propose the Conservation District and a Character Commercial Frontage District to protect its historical and cultural significance and reinforce the district's character-defining features and maintain the district's integrity in an appropriate and thoughtful manner. Additionally, the new zoning will require street facing step-backs in the massing of buildings, requiring that the stories above a certain height be pushed back farther from the

street. The intent is to reduce the perceived bulk and mass of a building along the facade facing public ways, ensuring a streetwall height that is appropriate to its neighboring context, while allowing for additional building height. Commissioners shared support of the Conservation District and Character Frontage application along Avalon Boulevard in the Wilmington-Harbor City CPA as an effort to protect the historic integrity of the corridor while allowing for infill development.

The Commission also showed support of the new Individual Historic Resources Review (IHR) process and its application in the Harbor LA CPAs. The Commission recommended that additional individual historic resources should be brought forward and considered for inclusion into the IHR Supplemental District.

EXHIBIT A:

Draft Resolutions Certifying EIR and Adopting General Plan Amendments

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Harbor Los Angeles Community Plans
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)

For consideration by the City Planning Commission

February 8, 2024

EXHIBIT A

RESOLUTION

A RESOLUTION OF THE COUNCIL OF THE CITY OF LOS ANGELES, CERTIFYING ENVIRONMENTAL IMPACT REPORT STATE CLEARINGHOUSE (SCH) No. 2019080248 (ENV-2019-3379-EIR) AS RELATED TO THE UPDATE TO THE HARBOR GATEWAY COMMUNITY PLAN; ADOPTING FINDINGS OF FACT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081(a), APPROVING A MITIGATION MONITORING PLAN, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS; AND ADOPTING THE UPDATE TO THE HARBOR GATEWAY COMMUNITY PLAN, AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN, TO THE FRAMEWORK ELEMENT, AND TO THE MOBILITY PLAN 2035.

WHEREAS, the Harbor Gateway Community Plan was adopted by the City Council in 1970 and amended in 1991 through the General Plan/ Zoning Consistency Program, and then updated in 1995;

WHEREAS, the Department of City Planning has prepared an update to the Harbor Gateway Community Plan, which consists of all of the following:

(1) Amendments to the General Plan Land Use Map, referred to as the Harbor Gateway Community Plan General Plan Land Use Map;
(2) A new Harbor Gateway Community Plan policy document;
(3) Amendments to the Appendix A to the Framework Element and Mobility Plan 2035 for consistency with the new Harbor Gateway Community Plan;
(4) Zoning ordinances to implement the Harbor Gateway Community Plan:
    a. Proposed amendments to LAMC Chapter 1 and Chapter 1A;
    b. Proposed Zone Changes to the City of Los Angeles Zoning Map;
    d. Proposed Community Benefits - Local Affordable Housing Program Map
    e. Proposed Protected Historic Resources: Individual Historic Resources Review Map
    f. Proposed Hazardous Sites Map

WHEREAS, a notice of public hearing on the Proposed Project was published in the “Daily Journal” on October 16, 2023, and notice was mailed to property owners and occupants on October 16, 2023 in accordance with LAMC Sections 11.5.6 and 12.32 C.4; and

WHEREAS, hearing officers of the Planning Department, as representatives of the City Planning Commission, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6 C.1 and 12.32 C.2, held a public hearing regarding the Proposed Project on November 9, 2023 and made a report and recommendation; and

WHEREAS, a notice of a public hearing for the City Planning Commission was published in the “Daily Journal” on October 16, 2023, and notice was mailed to property owners and occupants on October 16, 2023 in accordance with LAMC Sections 11.5.6 and 12.32 C.4; and

WHEREAS, the City Planning Commission conducted a public hearing on February 8, 2024, and considered all evidence, both oral and written, made at the February 8, 2024 hearing,

and the previous November 9, 2023 hearing, including but not limited to the Staff Report of the City Planning Department, including exhibits and appendices, which included the recommendations of the hearing officers, and testimony, documents, and exhibits or attachments, submitted by interested parties, including other state and local agencies; and

WHEREAS, at the completion of the February 8, 2024 public hearing, the City Planning Commission recommended the City Council approve the Proposed Project [OPTIONAL "with the following modifications"]

WHEREAS, the City Council finds the Proposed Project reflects changes in land use policies that have occurred in the community since the current Harbor Gateway Community Plan, and its implementing ordinances, were adopted; and

WHEREAS, the City Council has reviewed and considered the Final Environmental Impact Report (FEIR) No. ENV-2019-3379-EIR, inclusive of the Draft EIR and its appendices, in its determination of adopting the Proposed Project; and

WHEREAS, pursuant to the City Charter Section 555 and LAMC Section 11.5.6, the Mayor and the City Planning Commission have transmitted their recommendations to the City Council.

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

2. Findings. The City Council has reviewed the City Charter, General Plan, Municipal Code, and State law findings recommended by the Los Angeles City Planning Commission located in _____ and adopts these findings as the findings of the City Council.

3. CEQA Certification, Findings, and Statement of Overriding Considerations.

   (a) Contents of FEIR. Pursuant to CEQA Guidelines Section 15132, the Final Environmental Impact Report (FEIR), which is attached hereto and incorporated herein by this reference, includes the Draft EIR SCH No. 2019080248 (ENV-2019-3379-EIR), dated September 21, 2023, the Draft EIR appendices, and the document titled "Final EIR" dated_____, including all its related appendices and attachments.

   (b) EIR Certification. The City Council certifies:

      (1) the FEIR has been completed in compliance with CEQA

      (2) the FEIR was presented to the City Council and that the City Council has reviewed and considered the information contained in the FEIR prior to approval of the Proposed Plan, and all of the information contained therein has substantially influenced all aspects of the decision by the City Council; and

      (3) the FEIR reflects the City Council's independent judgment and analysis.

(c) Mitigation Monitoring. The Mitigation Monitoring Program (MMP) set forth in Exhibit 1 to this resolution, which is attached hereto and incorporated herein by this reference, is adopted to ensure that all mitigation measures described in the MMP are fully implemented. The City Council finds all of the mitigation measures in the MMP are feasible.

(d) CEQA Findings. The Council also adopts the findings in the EIR Findings set forth in Exhibit 2 to this Resolution, which are attached hereto and incorporated herein by this reference. In adopting the EIR Findings, the Council ratifies, adopts, and incorporates the analysis and explanation in the FEIR, and ratifies, adopts, and incorporates in these findings, the determinations and conclusions in the FEIR relating to environmental impacts, mitigation measures, and alternatives.

(e) Statement of Overriding Considerations. The City Council adopts the Statement of Overriding Considerations attached at Exhibit 2 to this Resolution, which is attached hereto and incorporated herein by reference. The City Council finds that each listed Proposed Project benefit identified in the Statement of Overriding Considerations provides a separate and independent ground for its approval of the Proposed Project and overrides all of the identified significant and unavoidable impacts of the Proposed Project.

(f) Location and Custodian of Documents. The record of approval of the Proposed Project shall be kept in the office of the City Clerk, City of Los Angeles, City Hall, 200 North Spring Street, Los Angeles, California 90012 which shall be held by the City Clerk as the custodian of the documents; all other record of proceedings shall be kept with the Department of City Planning and the Director of the Department of City Planning shall be the custodian of the documents.

(g) Notice of Determination. The Director of the Department of City Planning is directed to file a Notice of Determination as required by the Public Resources Code and CEQA Guidelines.

4. General Plan Amendments. The City Council approves the proposed General Plan text and map amendments found in Council File No._____, as recommended by the City Planning Commission on _____, and adopted by the City Council on _____, to: (a) the Harbor Gateway Community Plan (Land Use Element); (b) the Framework Element; and (c) the Mobility Plan 2035 (Circulation Element).

5. Reversion to Prior Community Plan. Unless otherwise provided by action of the City Council, to the extent the Harbor Gateway Community Plan Update is enjoined (in whole or in part, permanently or temporarily), or set aside by court order, the Harbor Gateway Community Plan (as adopted in 1995 shall, by operation of law, be revived and continue in full force and effect, until such time as the injunction is dissolved, the court order is set aside, and/or until further action of the City Council.

6. Operative Date. To ensure the City's zoning ordinances are in conformity with the general plan, Section 4 of this resolution shall be operative upon the adoption by the City Council of the following implementing ordinances found in Council File No. _____ for the Harbor

CPC-2018-6404-CPU
City Planning Commission Draft

Gateway Community Plan Update: Amendments to Chapter 1A, and zone changes to the City Zoning Map.

Attachments:

1 – Exhibit __ MMP
2 – Exhibit __ CEQA Findings of Fact and Statement of Overriding Considerations

EXHIBIT A

RESOLUTION

A RESOLUTION OF THE COUNCIL OF THE CITY OF LOS ANGELES, CERTIFYING ENVIRONMENTAL IMPACT REPORT STATE CLEARINGHOUSE (SCH) No. 2019080248 (ENV-2019-3379-EIR) AS RELATED TO THE UPDATE TO THE WILMINGTON-HARBOR CITY COMMUNITY PLAN; ADOPTING FINDINGS OF FACT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081(a), APPROVING A MITIGATION MONITORING PLAN, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS; AND ADOPTING THE UPDATE TO THE WILMINGTON-HARBOR CITY COMMUNITY PLAN, AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN, TO THE FRAMEWORK ELEMENT, AND TO THE MOBILITY PLAN 2035.

WHEREAS, the Wilmington-Harbor City Community Plan was adopted by the City Council in 1970 and amended in 1991 through the General Plan/ Zoning Consistency Program, and then updated in 1999;

WHEREAS, the Department of City Planning has prepared an update to the Wilmington-Harbor City Community Plan, which consists of all of the following:

(1) Amendments to the General Plan Land Use Map, referred to as the Wilmington-Harbor City Community Plan General Plan Land Use Map;
(2) A new Wilmington-Harbor City Community Plan policy document;
(3) Amendments to Appendix A to the Framework Element and Mobility Plan 2035 for consistency with the new Wilmington-Harbor City Community Plan;
(4) Zoning ordinances to implement the Wilmington-Harbor City Community Plan:
    a. Proposed amendments to LAMC Chapter 1 and Chapter 1A;
    b. Proposed Zone Changes to the City of Los Angeles Zoning Map;
    c. Proposed Community Benefits - Local Affordable Housing Program Map
    d. Proposed Protected Historic Resources: Conservation District and Individual Historic Resources Review Map
    e. Proposed Hazardous Sites Map
    f. Proposed amendment to the Clean Up Green Up (CUGU) Overlay;

WHEREAS, a notice of public hearing on the Proposed Project was published in the “Daily Journal” on October 16, 2023, and notice was mailed to property owners and occupants on October 16, 2023 in accordance with LAMC Sections 11.5.6 and 12.32 C.4; and

WHEREAS, hearing officers of the Planning Department, as representatives of the City Planning Commission, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6 C.1 and 12.32 C.2, held a public hearing regarding the Proposed Project on November 9, 2023 and made a report and recommendation; and

WHEREAS, a notice of a public hearing for the City Planning Commission was published in the “Daily Journal” on October 16, 2023, and notice was mailed to property owners and occupants on October 16, 2023 in accordance with LAMC Sections 11.5.6 and 12.32 C.4; and

WHEREAS, the City Planning Commission conducted a public hearing on February 8, 2024, and considered all evidence, both oral and written, made at the February 8, 2024 hearing, and the previous November 9, 2023 hearing, including but not limited to the Staff Report of the

City Planning Department, including exhibits and appendices, which included the recommendations of the hearing officers, and testimony, documents, and exhibits or attachments, submitted by interested parties, including other state and local agencies; and

WHEREAS, at the completion of the February 8, 2024 public hearing, the City Planning Commission recommended the City Council approve the Proposed Project [OPTIONAL "with the following modifications"]; and

WHEREAS, the City Council finds the Proposed Project reflects changes in land use policies that have occurred in the community since the current Wilmington-Harbor City Community Plan, and its implementing ordinances, were adopted; and

WHEREAS, the City Council has reviewed and considered the Final Environmental Impact Report (FEIR) No. ENV-2019-3379-EIR, inclusive of the Draft EIR and its appendices, in its determination of adopting the Proposed Project; and

WHEREAS, pursuant to the City Charter Section 555 and LAMC Section 11.5.6, the Mayor and the City Planning Commission have transmitted their recommendations to the City Council.

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

2. Findings. The City Council has reviewed the City Charter, General Plan, Municipal Code, and State law findings recommended by the Los Angeles City Planning Commission located in _____ and adopts these findings as the findings of the City Council.

3. CEQA Certification, Findings, and Statement of Overriding Considerations.

   (a) Contents of FEIR. Pursuant to CEQA Guidelines Section 15132, the Final Environmental Impact Report (FEIR), which is attached hereto and incorporated herein by this reference, includes the Draft EIR SCH No. 2019080248 (ENV-2019-3379-EIR), dated September 21, 2023, the Draft EIR appendices, and the document titled "Final EIR" dated_____, including all its related appendices and attachments.

   (b) EIR Certification. The City Council certifies:

      (1) the FEIR has been completed in compliance with CEQA

      (2) the FEIR was presented to the City Council and that the City Council has reviewed and considered the information contained in the FEIR prior to approval of the Proposed Plan, and all of the information contained therein has substantially influenced all aspects of the decision by the City Council; and

      (3) the FEIR reflects the City Council's independent judgment and analysis.

   (c) Mitigation Monitoring. The Mitigation Monitoring Program (MMP) set forth in Exhibit 1 to this resolution, which is attached hereto and incorporated herein by this reference,

is adopted to ensure that all mitigation measures described in the MMP are fully implemented. The City Council finds all of the mitigation measures in the MMP are feasible.

(d) CEQA Findings. The Council also adopts the findings in the EIR Findings set forth in Exhibit 2 to this Resolution, which are attached hereto and incorporated herein by this reference. In adopting the EIR Findings, the Council ratifies, adopts, and incorporates the analysis and explanation in the FEIR, and ratifies, adopts, and incorporates in these findings, the determinations and conclusions in the FEIR relating to environmental impacts, mitigation measures, and alternatives.

(e) Statement of Overriding Considerations. The City Council adopts the Statement of Overriding Considerations attached at Exhibit 2 to this Resolution, which is attached hereto and incorporated herein by reference. The City Council finds that each listed Proposed Project benefit identified in the Statement of Overriding Considerations provides a separate and independent ground for its approval of the Proposed Project and overrides all of the identified significant and unavoidable impacts of the Proposed Project.

(f) Location and Custodian of Documents. The record of approval of the Proposed Project shall be kept in the office of the City Clerk, City of Los Angeles, City Hall, 200 North Spring Street, Los Angeles, California 90012 which shall be held by the City Clerk as the custodian of the documents; all other record of proceedings shall be kept with the Department of City Planning and the Director of the Department of City Planning shall be the custodian of the documents.

(g) Notice of Determination. The Director of the Department of City Planning is directed to file a Notice of Determination as required by the Public Resources Code and CEQA Guidelines.

4. General Plan Amendments. The City Council approves the proposed General Plan text and map amendments found in Council File No._____, as recommended by the City Planning Commission on _____, and adopted by the City Council on _____, to: (a) the Wilmington Harbor-City Community Plan (Land Use Element); (b) the Framework Element; and (c) the Mobility Plan 2035 (Circulation Element).

5. Reversion to Prior Community Plan. Unless otherwise provided by action of the City Council, to the extent the Wilmington-Harbor City Community Plan Update is enjoined (in whole or in part, permanently or temporarily), or set aside by court order, the Wilmington-Harbor City Community Plan (as adopted in 1999) shall, by operation of law, be revived and continue in full force and effect, until such time as the injunction is dissolved, the court order is set aside, and/or until further action of the City Council.

6. Operative Date. To ensure the City's zoning ordinances are in conformity with the general plan, Section 4 of this resolution shall be operative upon the adoption by the City Council of the following implementing ordinances found in Council File No. _____ for the Wilmington-Harbor City Community Plan Update: Amendments to Chapter 1A, and zone changes to the City Zoning Map.

Attachments:

1 – Exhibit __ MMP
2 – Exhibit __ CEQA Findings of Fact and Statement of Overriding Considerations

EXHIBIT A1:

Community Plan Policy Documents

Harbor Los Angeles Community Plans
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)

For consideration by the City Planning Commission

February 8, 2024

EXHIBIT A1

Los Angeles City Planning

HARBOR GATEWAY
Community Plan

Proposed Plan - Adoption Pending

Proposed Plan - Winter 2024

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CITIZENS BUSINESS BANK

Chapter 1

INTRODUCTION & COMMUNITY PROFILE

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READERS' GUIDE

The Community Plan is a document that represents the land use vision and values for a distinct geography. A main function of the Community Plan is to guide decision-making with respect to land uses. This includes guidance for legislative decisions, such as adoption of overlay zones or supplemental development regulations, as well as amendments to the land use or zoning maps. The goals and policies, together with the General Plan Land Use Map are intended to guide decision-making. Community Plan goals and policies are intended to be supportive of one another. However, it is important to recognize that goals and policies are sometimes in competition and may entail trade-offs. The singular pursuit of one goal or policy may, in some cases, inhibit the achievement of other goals or policies. For example, the Community Plan includes policies that recognize the need to minimize water consumption in light of limited water resources. However, to eliminate the watering of sites being graded for permitted development or to eliminate landscape irrigation may conflict with objectives relating to maintenance of air quality or community design and beautification. Thus, when implementing the Community Plan, decision-makers must strike a balance between competing goals and policies, recognizing that all objectives cannot be fully implemented all the time. In relation to any decision, some goals and policies may be more compelling than others. It is up to the decision-makers to balance and weigh the applicability and merits of the goals and policies on any given project, program, or action. Ultimately, the Community Plan's goals, policies, and programs are intended to provide guidance, and shall be interpreted as directory, unless expressly indicated as mandatory by an asterisk (*). Compliance with the land use General Plan Land Use Map is mandatory.

Goals

A goal is a statement that describes a desired future condition or "end" state. Goals are change and outcome oriented, achievable over time, though not driven by funding. Each goal in the Community Plan begins with an abbreviated chapter title followed by the number of the goal (e.g., LU1).

Policies

A policy is a clear statement that guides a specific course of action for decision makers to achieve a desired goal. Policies may refer to existing programs or call for the establishment of new ones. Each policy in the Plan is labeled with the abbreviated chapter title, the goal they refer to, and a unique number (e.g., LU1.1).

Programs

An implementation program is an action, procedure, program or technique that carries out goals and policies. Implementation programs are comprehensive in nature, encompassing amendments of existing and preparation of new plans, ordinances, and development and design standards; modification of City procedures and development review and approval processes; and interagency coordination. Completion of a recommended implementation program will depend on a number of factors such as citizen priorities, finances, and staff availability. These recommendations are suggestions to future City decision makers as ways to implement the goals and policies contained in this Community Plan. The listing of recommended implementation programs in the Community Plan does not obligate the City to accomplish them. Chapter 6 contains a list of all the Community Plan's implementation programs. They are grouped by general topic and individually numbered (e.g., P1).

PLAN VISION

The community of Harbor Gateway plays an important role in the history of Los Angeles and contributes significantly to the City's economy and transportation networks as it physically "connects" the Los Angeles Harbor region with the rest of the greater Los Angeles Basin. Efficient and effective connectivity within Harbor Gateway continues as important access and mobility points to community members. The community envisions a Harbor Gateway with improved transit connections, regional center, pedestrian-oriented developments, park facilities and open spaces, and clean industrial uses that will contribute to a healthy and active environment. Thriving commercial corridors with community centers, and gathering spaces will bolster a sense of identity, provide new economic activity and create walkable neighborhoods. Additionally, the plan aims to preserve existing low-scale neighborhoods and accommodate a variety of housing opportunities at densities that complement existing neighborhoods that also meet future needs.

STORM PLAZA

FIGUEROA

BACKGROUND AND RELATIONSHIP TO THE OTHER PLANS

The Harbor Gateway Community Plan constitutes one of thirty-five plans that comprise the City's General Plan Land Use Element. Including a number of elements, such as Framework, Mobility, Housing, Open Space, Health, and Safety, the General Plan is the City's fundamental policy document and defines how physical and economic resources are to be managed and utilized over time. Decisions by the City with regard to the use of land, the design and character of buildings and open spaces, the conservation of existing housing and contextual infill of new housing, and the provision of supporting infrastructure are guided by the General Plan Land Use Element.

In addition to the Land Use Element, the City has adopted a Framework Element of the General Plan that establishes how Los Angeles will grow in the future, providing a citywide context for updates to Community Plans and the citywide elements.

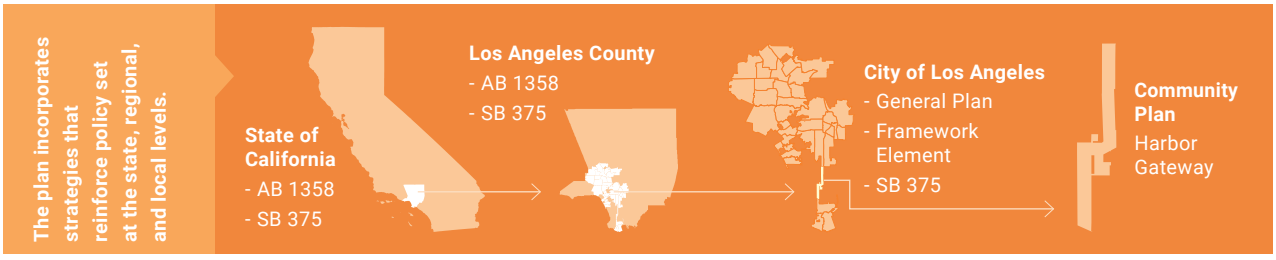
The Framework is focused around six guiding principles: Economic Opportunity, Equity, Environmental Quality, Strategic Investment, Clear and Consistent Rules, and Effective Implementation. Applying the intent of these Framework's guiding principles to this plan update will help guide the community to: grow strategically; conserve and stabilize existing residential neighborhoods; balance the distribution of land uses; enhance neighborhood character through better development standards; create more small parks, pedestrian districts, and public plazas; improve mobility and access; and identify a hierarchy of commercial districts and centers.

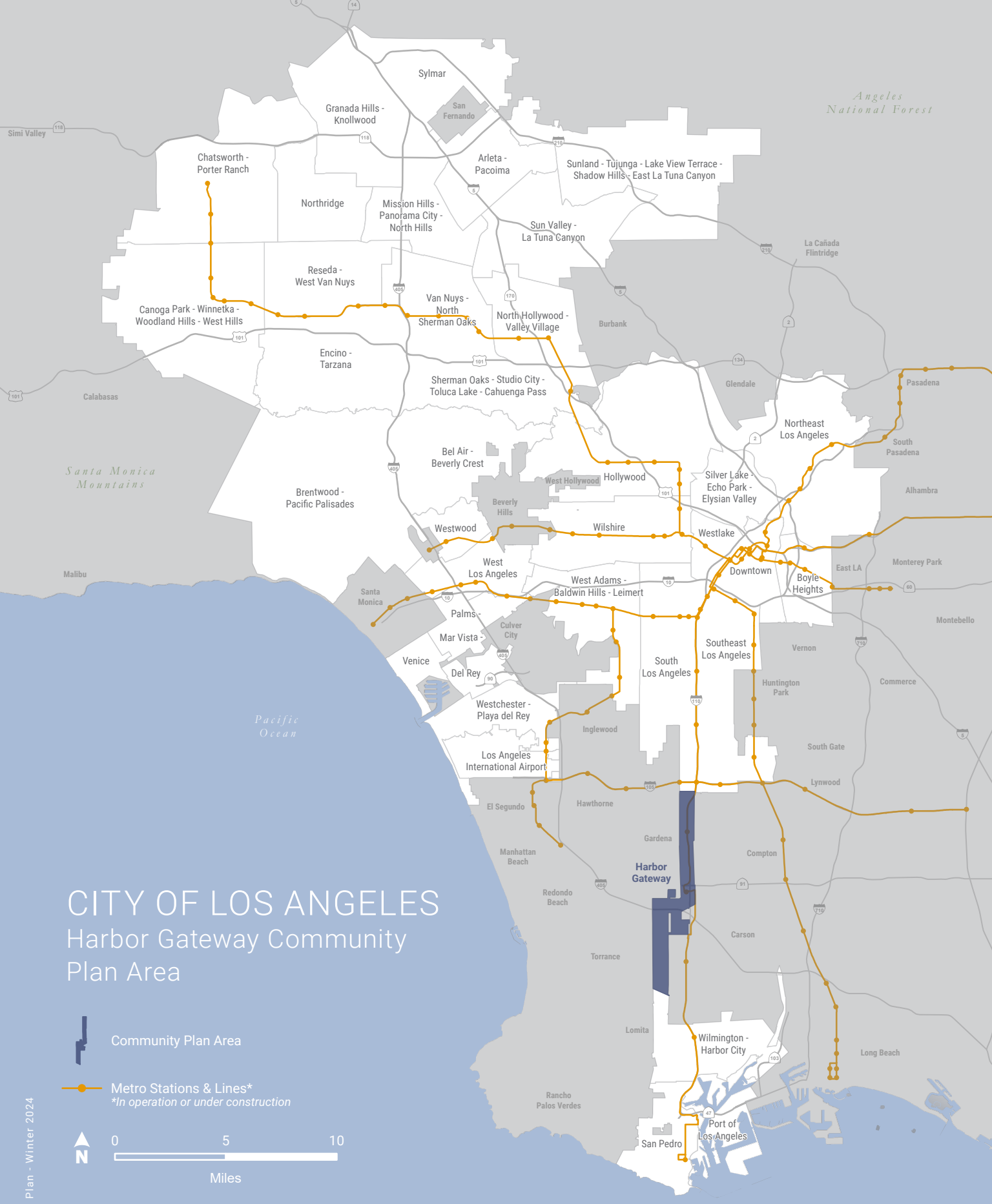
The development pattern described in the Framework Element provides direction and guidance for the city as a whole, as well as for neighborhoods such as Harbor Gateway industrial land will be transitioned to other land uses to ensure compatibility with adjacent neighborhoods.

Appendix A is intended to include further discussion regarding the relationship between the Harbor Gateway Community Plan and the City's General Plan. California State Legislation such as the Complete Streets Act of 2007 (Assembly Bill 1358) and Landmark Land Use and Greenhouse Gas State Law of 2008 (Senate Bill 375) established greenhouse gas reduction and better integration of multimodal transportation and land use planning as statewide priorities. This Community Plan provides strategies to promote targeted development for jobs, housing, and amenities in close proximity to transportation resources and each other.

The Community Plan's importance lies in its ability to shape positive community change, provide guidance and foster sustainable land use patterns while balancing the character and social urban fabric of the community with citywide policies and regional initiatives. The process of developing the Harbor Gateway Community Plan was a multi-year collaborative effort in which broad public participation was obtained through a series of meetings and workshops where stakeholders provided input and recommendations.

California State Law - Environmental Justice California has enacted several state laws that are specific to environmental justice. These include Senate Bill 535 and Assembly Bill 1550 which direct funding to environmental justice communities; Assembly Bill 617 which created a community air quality protection program; and Senate Bill 1000 which requires environmental justice to be addressed in local government planning. The Harbor





CITY OF LOS ANGELES

Harbor Gateway Community Plan Area

Community Plan Area

Metro Stations & Lines*
**In operation or under construction*

N

0 5 10

Miles

Proposed Plan - Winter 2024

Gateway Community Plan supports these important state laws and environmental justice goals which seek to correct the inequitable and disproportionate burden of pollution and associated health risks by reducing the pollution experienced by frontline communities and ensuring their input is considered in decisions that affect them.

Senate Bill 1000 (SB 1000) requires cities to identify environmental justice communities (called "disadvantaged communities") and address environmental justice in their general plans. The Harbor Gateway Community Plan includes an Environmental Justice Chapter (Chapter 3). Environmental justice is especially relevant in this Community Plan Area which has experienced a disproportionate burden of pollution from exposure to multiple sources including numerous oil drilling sites, two superfund sites, industrial and port-related activities, container stacking, and a high volume of truck traffic, among others. This Community Plan seeks to advance environmental justice goals and address the environmental and equity issues that are important to this community, while also preserving the area's established industrial districts which are vital to the City's economy. In addition, Chapter Four includes mobility-related policies related to environmental justice. (For more information on SB1000 – https://oag.ca.gov/environment/sb1000)

Overall, the Harbor Gateway Community Plan guides future growth in a thoughtful manner toward the most transit-served areas, and addresses incompatible land use patterns which will be crucial to achieve and maintain equitable economic prosperity to help uplift businesses and generate jobs, and promote environmental justice to help address climate change, support environmental resiliency and improve community health.

COMMUNITY PROFILE

Harbor Gateway is unlike any other community plan area in Los Angeles with its unique columnar geographic orientation, which shares major corridors with other cities and jurisdictions such as Gardena, Torrance, and Los Angeles County. Harbor Gateway provides a vital link to the core of the City to neighboring Wilmington-Harbor City, San Pedro, and the Port of Los Angeles. Harbor Gateway and the general Harbor Area have functioned as a part of the City's main economic hub for industrial uses such as: recycling, clothing, goods, and food production and distribution headquarters, metal plating and goods movement. The northern portion of the Plan Area is divided by the 110 Freeway, and two EPA Superfund sites exist within the plan area boundaries. While Harbor Gateway has a significant amount of industrial land, it is also a major commercial business center for corporate offices. Aside from the industrial and corporate uses, Harbor Gateway has moderately sized single family and multi-family residential neighborhoods, with 39% of land uses being dedicated to residential land uses

The Harbor Gateway Community Plan Area today is arranged by similarly proportioned amounts of residential land and industrial land. It is supported by neighborhood-serving commercial corridors, regional commercial districts, and large industrial districts.

HARBOR GATEWAY TODAY:

IS RICH IN HISTORY

Harbor Gateway was originally part of Rancho San Pedro. The land was annexed into the City of Los Angeles in 1908 so that Los Angeles could be connected to its harbor in San Pedro. At the time, the area was known as the "shoestring strip" or the city strip. The annexation of the "shoestring strip" was set into motion by the necessity of Los Angeles having its own harbor.

The area was not given the name Harbor Gateway until 1985; prior to that it was still colloquially referred to as the shoestring strip. The area's councilwoman at the time felt that it would give the area more cohesion and its residents a sense of place and pride.

Harbor Gateway has 25 Survey LA identified individual Historic Resources. Additionally, the Chacksfield Tract Residential Historic District is identified as a Planning District. The tract comprises 204 contributing and 30 non-contributing properties that are distinguished by the Traditional Ranch House style and Japanese-style gardens. The gardens are known for their manicured Japanese black pine trees, Sago palms, "Nana" juniper plants, pruned dwarf eugenias, junipers, mondo grass, Japanese stone or cast concrete lanterns, large stones, and other distinct hardscapes.

IS HOME TO UNIQUE RESIDENTIAL NEIGHBORHOODS

The land upon which the Harbor Gateway community was developed was occupied by several ranchos in the earliest period after European settlement. Prior to that, it was home to the Gabrieleno Kizh Nation and Gabrieleno Tongva tribes which had numerous settlements in the Dominguez Watershed area. Early residential development is scattered throughout the Plan Area, but primarily occurred in the northern portion around the Athens on the Hill neighborhood. Single-family residences dating from the 1910s and 1920s are the most numerous immediately surrounding Gardena Boulevard. During the post- World War II era (1940s and 1950) infill development and whole neighborhoods were developed throughout the remainder of the plan area.

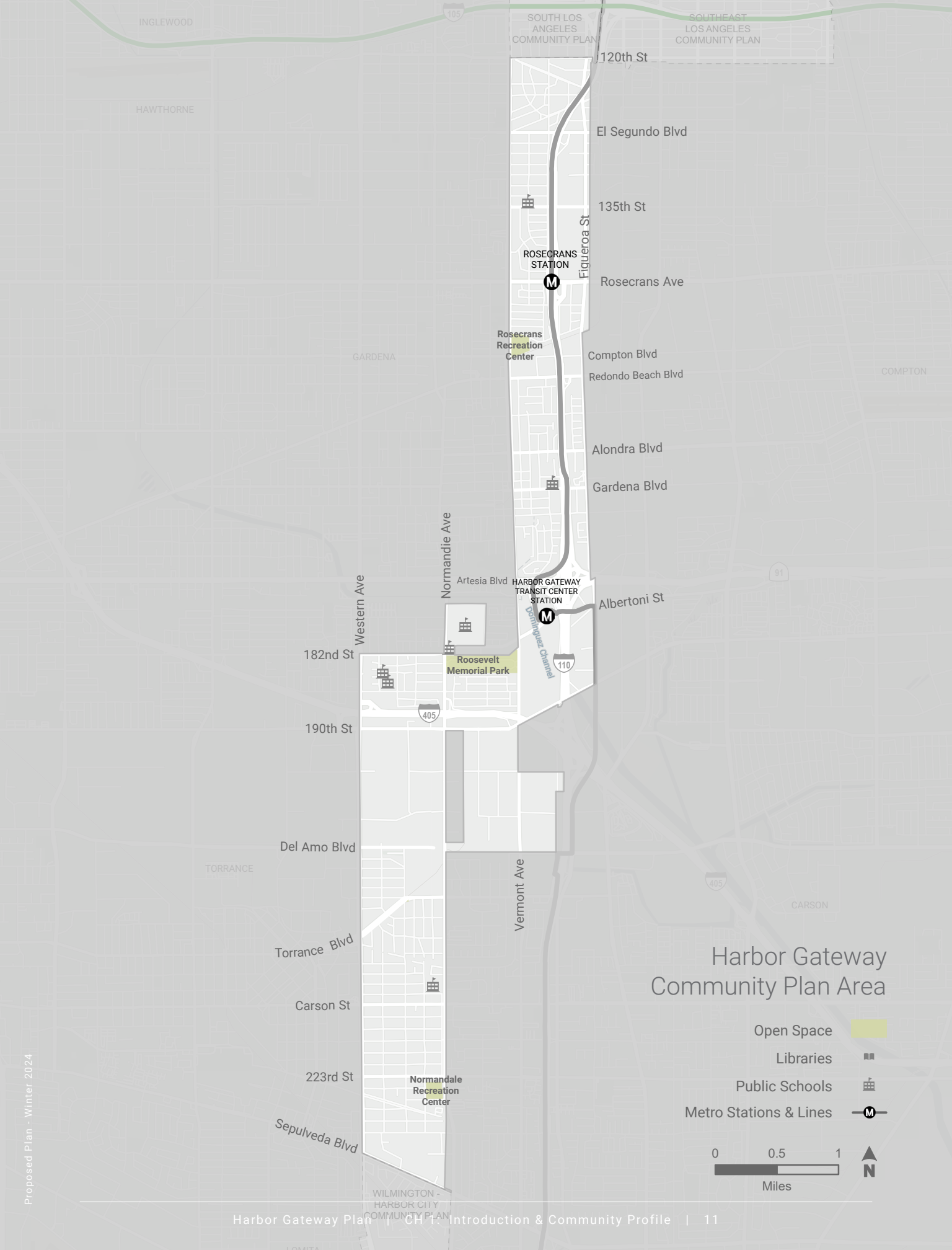
HAS HISTORIC AND THRIVING COMMUNITY CENTERS

The 190th Street corridor is Harbor Gateway's main commercial center with a variety of local and regional businesses. The large regional center is home to corporate headquarters for international companies, financial institutions, logistic centers, and a major retail shopping center.

Gardena Boulevard has historically played a significant role in providing commercial opportunities for residents. It is home to many small businesses that line it's sidewalks and provide neighborhoods serving businesses to local residents.

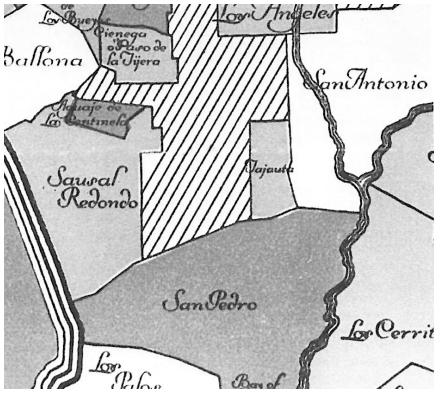
HOME CORPORATE HEADQUARTERS

Harbor Gateway has a growing number of corporate headquarters. Some companies with headquarters and flagship offices include: King's Hawaiian Bakery, Bank of the West, Frito-Lay, and Herbalife, among others. Additionally, evolving and emerging industries, during the time of the plan update, with research and design divisions are recently locating to Harbor Gateway such as the electronic car designer and manufacturer, Faraday Future, and 3D printing company, Divergent 3D


INGLEWOOD
HAWTHORNE
GARDENA
TORRANCE
COMPTON
CARSON
SOUTH LOS ANGELES COMMUNITY PLAN
SOUTHEAST LOS ANGELES COMMUNITY PLAN
WILMINGTON - HARBOR CITY COMMUNITY PLAN
120th St
El Segundo Blvd
135th St
Figueroa St
ROSECRANS STATION
Rosecrans Ave
Rosecrans Recreation Center
Compton Blvd
Redondo Beach Blvd
Alondra Blvd
Gardena Blvd
Normandie Ave
Artesia Blvd
HARBOR GATEWAY TRANSIT CENTER STATION
Albertoni St
Western Ave
182nd St
Roosevelt Memorial Park
Dominguez Channel
190th St
Del Amo Blvd
Vermont Ave
Torrance Blvd
Carson St
223rd St
Normandale Recreation Center
Sepulveda Blvd
105
110
405
91
Harbor Gateway Community Plan Area
Open Space
Libraries
Public Schools
Metro Stations & Lines
0
0.5
1
Miles
N

HISTORIC DEVELOPMENT PATTERNS

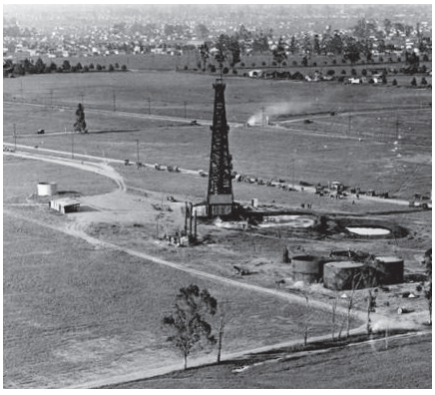
EARLY DEVELOPMENT
Pre-Mission Era–Early 1890s



Boundaries of the ranchos south of Los Angeles shown on undated map. (Credit: Title Insurance and Trust Co.)

- Los Angeles County was home to native groups that predate the establishment of the California mission system and other European Settlements. While these groups are not recognized by the federal government, they are recognized by the State of California, and have maintained their tribal sovereignty, protected their cultural resources, and continue to practice many pre-colonial traditions.
- The Spanish in 1799 gave 820 acres of wetlands to Juan Jose Dominguez and he passed it to his heirs in 1822.
- San Pedro becomes established as a harbor in the 1890s and annexed what is now Harbor Gateway for goods movement.

RAILROAD EXPANSION
Late 1890s–Early 1900s



Figueroa Street near 134th. Source: Los Angeles Public Library, Security Pacific National Bank Collection

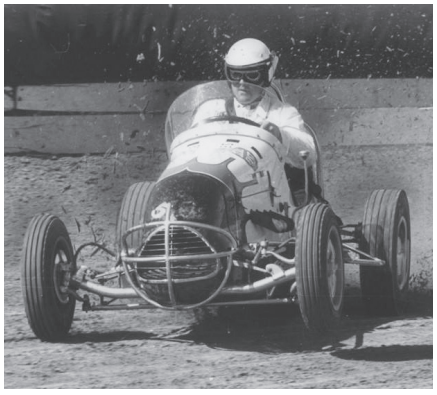
- Harbor Gateway was originally part of Rancho San Pedro.
- The Southern Pacific Railroad began purchasing large amounts of land and constructed their own wharf into the bay in 1892, which was named the Port Los Angeles.
- At the time, the area was known as the "shoestring strip" or the city strip.
- The land was annexed into the City of Los Angeles in 1908 so that Los Angeles could be connected to its harbor in San Pedro.
- After annexation, the area remained undeveloped as farmland.

ECONOMIC DEVELOPMENT
1920s–1930s

Athens on the Hill Spanish Colonial Revival Home

- Residential subdivisions and low density home construction begin to be developed. Prominent styles include Craftsman and Spanish Colonial Revival.
- Single-family residences dating from the 1920s are the most numerous in the vicinity of Gardena Boulevard.
- Gardena Boulevard begins to be developed. Some notable buildings, still in existence, include the Tepper Tire Service Station and 848 W Gardena Blvd (Survey LA, 2012).
- The Dominguez Channel was fully channelized for flood safety; the Channel captures runoff from over 43,000 acres and drains into the Port of Los Angeles.
- The majority of Harbor Gateway and Gardena Boulevard remain devoted to farmland.

MID CENTURY/POSTWAR
1940s–1960s



A.J. Foyt, steering his midget car at Ascot Park. Dated December 4, 1961. Los Angeles Herald Examiner Collection

- In the 1940s, the area was still mostly rural. The population of the area increased and the pace of development began to speed up.
- Factories and heavy industries began moving into the area.
- Ascot Speedway opens.
- Montrose Chemical Company opened. Rubber companies began use for the Del Amo Site.
- Extensive development of commercial-strips and shopping centers along major thoroughfares dedicated to the service and accommodation of automobiles.
- Residential suburbanization rapidly occurs throughout the plan area.
- The post-war era saw the growth of a Japanese American community, African Americans, and Latino populations.

MULTI-FAMILY DEVELOPMENT / PLANT CLOSURES
1970s–1980s

Harbor Gateway Regional Center Tower

- A In 1972 the Del Amo site was dismantled as a synthetic rubber plant.
- In 1985, then councilperson, Joan Milke Flores, promoted the name Harbor Gateway, prior to this it was known as simply the shoestring strip.
- Multi-family residences began to be constructed on thoroughfares
- The majority date from the 1980s, when the area experienced a rapid population increase.They are generally larger, low-scale buildings.
- Montrose Chemical Company closed in 1983.
- Industrial land begins to transition to office spaces in the regional center. 5 million square feet of office space was constructed from 1980 to 1988.

ENVIRONMENTAL JUSTICE
1980s–2020s

Harbor Gateway Transit Center

- In October 1989, the former Montrose Chemical site was added to the Superfund National Priorities List.
- The Del Amo site be added to the National Priorities List as a Superfund site in 1991.
- Montrose Superfund remediation efforts began in 1994 and are ongoing.
- The community formed the Del Amo Action Committee in 1994 to inform the neighborhood about their contaminated environment.
- Del Amo Superfund remediation efforts began in 1995 and are ongoing.
- The Harbor Gateway Transit Center opens in 1996.
- Large portion of Harbor Gateway identified as an Environmental Justice Community via AB617.

GUIDING PRINCIPLES

The following core principles represent the long-term priorities for the Harbor Gateway Community Plan

IMPROVE COMMUNITY HEALTH AND FOSTER CLIMATE RESILIENCE AND REGIONAL EFFICIENCY

Address the history of contamination and advance environmental justice goals

Foster a harmonious and beneficial relationship between the community and industrial uses and public facilities

Support a clean Dominguez Channel, improved air and water quality and remediation of superfund and brownfield sites

Support a climate-resilient built environment that reduces energy and water usage, carbon footprint, and greenhouse gas emissions and promote renewable energy and low/zero emission vehicles

PROMOTE EQUITABLE, SUSTAINABLE AND HEALTHY NEIGHBORHOODS

Reduce negative health impacts by restricting new uses detrimental to the health and welfare of the community

Encourage residential infill that contributes to the mixed-income and affordable housing supply

Promote strategies to increase home ownership opportunities

Improve land use compatibility between heavy uses and residential areas

Reduce the footprint of the oil and gas industry within residential neighborhoods

FOSTER COMPLETE NEIGHBORHOODS AND VIBRANT COMMERCIAL DISTRICTS

Promote a diversity of uses that support healthy living and community needs

Concentrate growth near transportation corridors and commercial centers

Create opportunities for a mix of housing, jobs and services

Support the development of public realm and streetscape improvements including improvements that will have a cooling effect

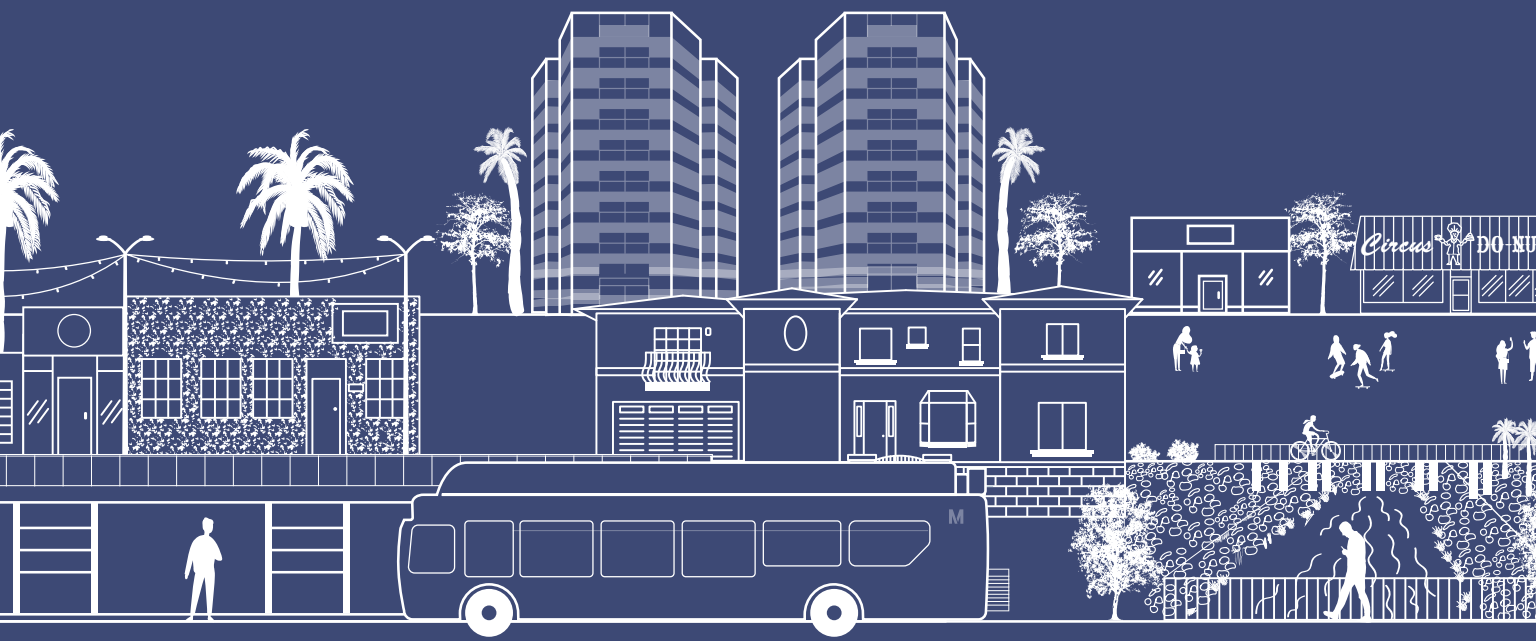
SUPPORT JOB GROWTH AND INCREASED LOCAL EMPLOYMENT OPPORTUNITIES

Allow for more commercial opportunities along corridors and imbedded within select neighborhoods

Support an increase in employment opportunities within the community

Encourage innovative and green industries that provide a greater number of jobs for local youth and residents

Develop partnerships between local unions, employers, chambers of commerce, workforce development programs, and job recruiters to create career pathways for local youth



PROMOTE INDUSTRY AS A GOOD NEIGHBOR AND COMMUNITY ASSET

Foster the transition of industrial edges into clean, flexible, productive areas that provide a range of job opportunities

Ensure new industrial development is environmentally sustainable and well designed

Encourage improvements to existing businesses to upgrade the visual quality of industrial areas

Ensure that goods movement respects residential neighborhoods and follows appropriate routes

STRENGTHEN NEIGHBORHOOD CHARACTER

Preserve unique urban development patterns

Protect and restore historic cultural resources, neighborhoods, and landmarks

Develop design standards that strengthen the character and identity of the community's diverse neighborhoods

ENHANCE CONNECTIONS BETWEEN NEIGHBORHOODS, RECREATIONAL FACILITIES & OPEN SPACE AMENITIES

Improve access to, and connectivity between, parks, recreation centers, open spaces, neighborhoods and waterways such as the Dominguez Channel

Encourage the creation of public spaces & nontraditional open spaces for people to gather and interact

Connect neighborhoods to amenities like the Dominguez Channel and adjacent bike path

PROMOTE A TRANSIT, BICYCLE, AND PEDESTRIAN-FRIENDLY ENVIRONMENT

Encourage expansions to transit service along major corridors

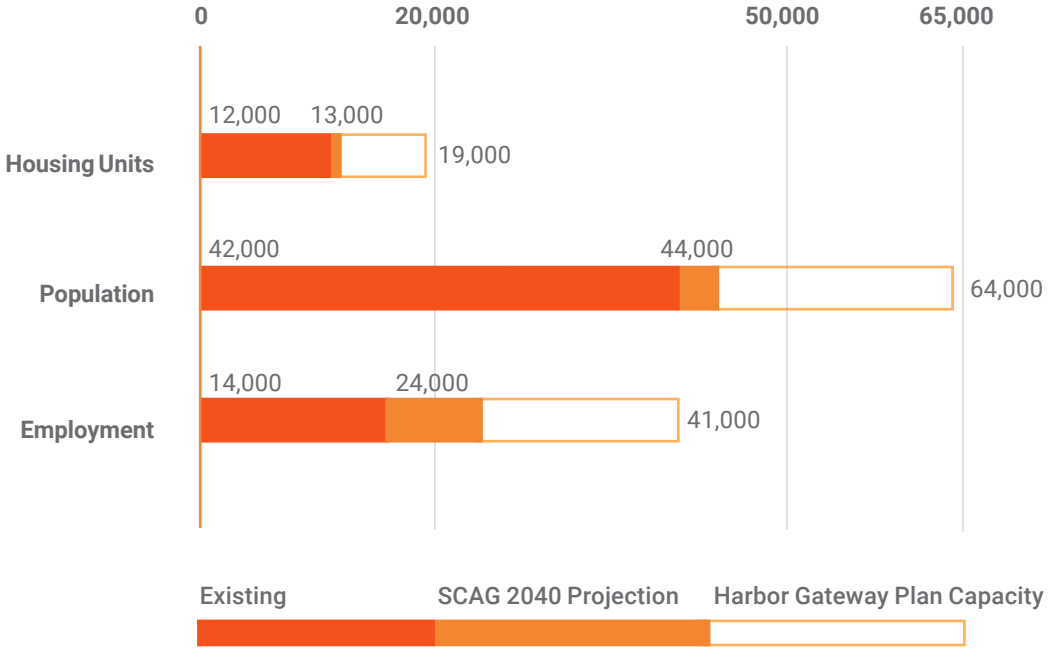
Prioritize pedestrian safety and comfort to encourage walking

Increase bicycle infrastructure including bicycle parking & storage facilities, where needed

TRENDS AND PROJECTIONS

The State of California requires that regions plan for changes in population, housing, and employment. If growth is projected, each City must accommodate a share of the region's anticipated growth. These projections are developed by the Southern California Association of Governments (SCAG), which forecasts population and job growth for the cities and counties in the six-county Southern California region. The City must then accommodate, or create the "capacity" for these projected levels of population, housing, and employment through its Community Plans. SCAG's 2040 population and housing forecasts for Los Angeles' Community Plan Areas are based on a number of factors, including historic and recent growth trends. The Department of City Planning allocates the citywide population and housing forecasts, consistent with the Framework Element and other City policies.

TABLE 1.1: PROJECTIONS & PLAN CAPACITY*



*Plan capacity is the reasonable expected development anticipated to occur as a result of the proposed Plan by the Plan's horizon year.

GENERAL PLAN LAND USE DESIGNATIONS CREATING HARBOR GATEWAY PLACES

General Plan Land Use Designations express a variety of goals, policies, and zoning tools to support each condition. The General Plan Land Use Designations reflect the relationship between land use, physical built form, and functional aspects that differentiate one area from another. Each designation includes a description of the range of intensity, height, and typical uses that characterize an area, contributing to its identity and sense of place.

Description

125
Net Acres

5%
of Plan Area

Regional Center

Regional Center areas function as hubs of regional commerce and activity, and are usually located near major transportation hubs or along major transportation corridors. The building form ranges from Mid Rise to High Rise, active shopfronts along active streets. Regional Centers typically provide a significant number of jobs, in addition to residential, retail, government, entertainment and cultural facilities, and health facilities on a regional scale. The residential density generally ranges from 1 unit per 400 square feet of lot area to 1 unit per 200 square feet of lot area; residential density may also be limited by floor area.

39
Net Acres

2%
of Plan Area

Village

Villages are characterized by walkable and fine-grained block patterns that serve as historic and cultural regional niche market destinations. The building form ranges from Low-Rise to Mid-Rise. Commercial uses, such as restaurants, retail, services, and small offices may be interspersed with a range of housing types; commercial uses on the ground floor help promote a pedestrian atmosphere. Adaptive reuse of historic buildings and infill development is responsive to the historic and cultural legacy of these areas. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to being limited by floor area.

73
Net Acres

3%
of Plan Area

Neighborhood Center

Neighborhood Center areas are focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees. The building form ranges from Low Rise to Mid Rise and is characterized by pedestrian-scale commercial development. Uses generally include a mix of residential and commercial uses, such as local businesses and services. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to 1 unit per 400 square feet of lot area.

Description

29
Net Acres

1%
of Plan Area

Medium Neighborhood Residential

Medium Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from Very-Low Rise to Low Rise and buildings are typically oriented toward the street. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to being limited by floor area..

60
Net Acres

2%
of Plan Area

Medium Residential

Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers. The building form ranges from Very Low Rise to Low Rise. Supportive institutional uses may also be provided in certain Residential Use Districts. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 800 square feet of lot area.

3
Net Acres

<1%
of Plan Area

Low Neighborhood Residential

Low Neighborhood Residential areas are primarily residential and may integrate limited localserving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form is Very Low Rise and buildings are typically oriented toward the street. The residential density generally ranges from 2 units per lot to 1 unit per 1,000 square feet of lot area.

241
Net Acres

9%
of Plan Area

Low Medium Residential

Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form ranges from House Scale to Low Rise. The residential density generally ranges from 2 units per lot to 1 unit per 1,000 square feet of lot area.

695
Net Acres

26%
of Plan Area

Low Residential

Low Residential areas provide single unit housing, typically set away from centers of activity. The building form ranges from House Scale to Low Rise. The minimum size of each lot is 4,000 square feet and residential density is limited to 1 unit per lot.

Description

4
Net Acres

>1%
of Plan Area

Very Low Residential

Very Low Residential areas provide predominantly residential use, most typically in hillside areas or in flat less dense areas where parcels are larger and street grids are less compact. The building form is Residential Agriculture or Estate Scale. The minimum size of each lot typically ranges from 7,500 square feet to 20,000 square feet. The residential density is generally 1 unit per lot or 2 units per lot.

69
Net Acres

3%
of Plan Area

Hybrid Industrial

Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Low-Rise to Mid-Rise. Uses include light industrial, commercial, and office, with selective live/work uses. The residential density generally ranges from 1 unit per 1,500 square feet of lot area to limited by floor area.

312
Net Acres

12%
of Plan Area

Light Industrial

Light Industrial areas preserve and sustain industrial activity while serving as a jobs base. The building form ranges from Very-Low Rise to Low Rise and the site layout typically varies to accommodate a range of industries. Uses include manufacturing, warehouse and distribution, research and development, office, and limited commercial. Housing is generally not permitted in Light Industrial areas, but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

324
Net Acres

12%
of Plan Area

Production

Production areas preserve and sustain industrial activity while serving as a regional jobs base. The building form ranges from Very Low-Rise to Mid-Rise. Site layout and development in these areas are flexible to accommodate goods movement, loading, and distribution needs. Uses include heavy industrial and evolving and innovative industries, such as light assembly and manufacturing, clean technology, incubators, and research and development facilities. Housing is generally not permitted in Production areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

Description

207
Net Acres

8%
of Plan Area

Market

Markets are bustling centers of commercial activity, each with its own mini-economy of specialized commercial uses, including wholesale. The building form generally ranges from Low-Rise to Moderate-Rise. Adaptive-reuse and rehabilitation of structures and warehouses maintain the built environment and support sustainable development. Uses also include retail, limited housing, and goods movement activities. The residential density is limited by floor area.

81
Net Acres

3%
of Plan Area

Open Space

Open Space areas primarily serve as public recreational sites or parks but can include reservoirs and nature reserves. These largely open areas are intended for passive and active outdoor recreation, public gathering, and education. The building form, if there are accessory structures or buildings on site, typically facilitates recreational and/or communal activities, such as playground equipment, restrooms, and community centers. The Open Space designation does not allow residential uses.

143
Net Acres

5%
of Plan Area

Public Facility

Public Facilities areas serve as centers of civic life, promoting governmental, institutional, and cultural functions. These areas provide for the use and development of land typically owned by government agencies. The building form generally ranges from House Scale to Mid Rise, with a variety of site layouts and flexible building designs that support civic activity and an active public realm. Uses include government offices, libraries, schools, and service systems. Housing is not typically associated with Public Facilities but may be permitted on a limited basis.

232
Net Acres

9%
of Plan Area

Public Facility - Freeways

Public Facilities- Freeways comprises land dedicated to freeways that exist within the Plan Area, including storage and parking uses, that is owned by the California Department of Transportation (Caltrans).

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Chapter 2

LAND USE & URBAN FORM

The Harbor Gateway Community Plan is home to a wide array of land uses ranging from distinctive residential neighborhoods bordered by commercial corridors which are comprised of multifamily, small-scale neighborhood-serving commercial uses, and to a proportionally high amount of industrial land, public facilities and corporate office parks. Community life thrives amidst this complex tapestry of land uses. The Community Plan Area boasts several assets, including an emerging regional center with corporate headquarters and facilities near to the Dominguez Channel and Metro's Harbor Gateway Transit Center. However, the Harbor Gateway Community is among the most challenged areas of the City due to a host of land use and quality of life issues affecting the area including the presence of two Federal EPA Superfund sites and numerous other brownfield sites throughout the Community Plan Area. In addition, the Plan Area's unique geography that shares borders with other jurisdictions presents its own challenges for oversight and management.

Harbor Gateway has a rich history and plays a significant role in the formation and unique configuration of the City of Los Angeles. The Plan Area's land uses consist primarily of low to medium density residential uses, with the majority of commercial uses concentrated in the Regional Center and along commercial corridors: Gardena Boulevard, Rosecrans Street, El Segundo Boulevard, Redondo Beach Boulevard, Vermont Avenue, Western Avenue, and Carson Street and with industrial uses concentrated along Figueroa Street, near 190th Street, and near Sepulveda Boulevard. Harbor Gateway has a very large concentration of industrial land that historically was as high as 40% of the plan area. The unique geography and location of the plan area creates an opportunity to expand the housing and commercial development options for Harbor

Gateway residents and the region, at large. This chapter specifies land use goals and policies that support community-wide objectives while addressing land use and urban form issues unique to the Harbor Gateway Plan. The policies promote complete neighborhoods that expand opportunities for housing and commercial uses in areas served by transit and in the regional center, and preserves land for industry and jobs in thriving industrial hubs. The Plan also advances urban form policies that uniquely address environmental challenges by improving compatibility with environmental challenges and reinforces the neighborhood qualities that contribute to a strong sense of community in Harbor Gateway. Additional land use goals and policies specific to Environmental Justice are found in Chapter 3.

GOALS AND POLICIES

The primary purpose of a Community Plan document is to provide a long range vision for land use in each community of Los Angeles. Land use planning can address an expansive range of interrelated topics that shape the quality of life within a community, including housing, jobs, urban form, cultural resources, and environmental and economic sustainability.

The policies in the following chapter articulate strategies for land use planning that will accommodate projected growth while embracing Harbor Gateway's unique role in the City. The policies seek to provide an equitable and viable future for generations to come by encouraging a high-quality built environment with opportunities for mixed-income, "family-sized" and affordable housing. Additionally, the policies seek to encourage vibrant commercial areas and thriving employment centers where green industries are promoted and connections to open space amenities , including the Dominguez Channel are envisioned.

HOUSING AND COMPLETE NEIGHBORHOODS

The Harbor Gateway Community Plan Area consists of socially diverse neighborhoods that are rich in cultural and historic character. This Community Plan envisions residential neighborhoods that can continue to accommodate existing residents and future generations, while retaining a strong sense of community, family and place. In support of this goal, Plan policies encourage the preservation of existing housing units at affordable levels while accommodating infill housing to expand opportunities to new residents and growing households and families.

Plan policies emphasize the importance of housing that is safe, livable, and affordable to a full spectrum of income levels and suitable for various multigenerational household sizes. The Plan aims to direct growth away from low-scale residential neighborhoods and towards the regional center and commercial corridors served by transit. The Plan's policies also seek to preserve and enhance the distinct character, scale and integrity of the existing residential neighborhoods. In addition, they aim to support the evolution of homeownership types and access to building generational wealth that many in this community have rightfully sought to earn as an upward social and economic mobility tool.

LU GOAL 1

SAFE, HEALTHY AND HIGH QUALITY RESIDENTIAL ENVIRONMENTS THAT PROVIDE HOUSING FOR ALL SEGMENTS OF THE COMMUNITY.

LU 1.1
Promote the provision and preservation of adequate housing for people of all income levels, races, ages, abilities and suitable for their various needs.

LU 1.2
Retain existing housing and provide for the development of new housing in the regional center and along commercial corridors to meet the diverse economic and physical needs of current residents and the projected population of the Community Plan Area.

LU 1.3
Promote mixed-income neighborhoods with a range of housing affordability with higher numbers of low, very low, extremely low, and moderate income units.

LU 1.4
Promote development that provides greater individual choice in the type, size, price, and location of housing.

LU 1.5
Increase home ownership opportunities by encouraging the development of townhouses and other similar types of housing units and innovative homeownership opportunities that support community wealth building models and foster growth of community land trusts.

LU 1.6
Support the homeowner's choice to implement reasonable accommodation of ADUs in a single-family zoned neighborhood that are thoughtfully designed and located in a manner consistent with the established development patterns of the street block or neighborhood. (Also see Urban Form policies that address ADUs).

LU 1.7
Encourage new multi-family developments to provide amenities for residents such as on-site recreational facilities, community gathering spaces, as well as "family-sized" units that are suitable for larger families and households with children.

LU 1.8
Promote multigenerational family-friendly neighborhoods with convenient and safe access to schools, parks and community facilities, childcare services, libraries, grocery stores and other neighborhood-serving retail.

LU 1.9
Develop senior housing in neighborhoods that are accessible to public transit, commercial services, recreational and health and community facilities, especially within or adjacent to designated Community Centers, Neighborhood Centers, Hybrid Industrial, Villages, and the Regional Center.

LU 1.10
Promote development that features universal design elements within various housing types and outdoor amenity spaces that provide adequate housing units for senior citizens and persons of all abilities in neighborhoods that are accessible to public transit, commercial services and health facilities.

LU 1.11
Promote improvements to the physical design, condition, resource efficiency, comfort, resilience and overall safety of all public housing units and mobile home parks and conformity with all applicable health and safety codes to ensure stronger climate resilience and quality of life for residents.

LU 1.12
Implement the City's continued efforts that address individuals and families experiencing homelessness and housing insecurity equitably across the City, in a manner that is balanced across all communities.

LU 1.13
Consider the amount, size, scale, and location of existing permanent and supportive housing sites within a community plan area, and evaluate strategic renovations or modifications at existing sites before adding new ground up permanent facilities.

LU 1.14
Support partnerships and continuous coordination with Los Angeles Homeless Services Authority (LAHSA), LA County Public Health and other social services programs to assess and evaluate how the city and county are tracking progress to alleviate homelessness.

LU 1.15
Foster greater stewardship and deeper affordability of housing by promoting public, non-profit, or community-focused housing through acquisition, rehabilitation, and construction of new social housing.

LU GOAL 2

NEW HOUSING THAT IS LOCATED IN A MANNER WHICH REDUCES VEHICULAR TRIPS AND MAKES IT ACCESSIBLE TO SERVICES AND FACILITIES.

LU 2.1
Locate higher residential densities near commercial centers and transit hubs where public service facilities,

utilities, and topography will accommodate this development.

LU 2.2
Provide for livable family-sized housing at higher densities in appropriate locations not in low density neighborhoods..

LU 2.3
Promote new housing in mixed-use projects along major corridors supported by existing transportation infrastructure and in pedestrian- oriented areas.

LU 2.4
Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and vehicle miles traveled (VMT) to analyze the transportation impacts when changes in residential densities are proposed.

LU GOAL 3
RESIDENTIAL NEIGHBORHOODS THAT ARE PROTECTED FROM INCOMPATIBLE AND NON-CONFORMING USES.

LU 3.1
Preserve the residential character and scale of neighborhoods and protect residents from adverse impacts caused by incompatible and non-conforming uses.

LU 3.2
Ensure that existing oil well sites located in residential areas have well-maintained and landscaped front yard setbacks, be enclosed by perimeter fencing (except for the front yard portions), and have well-maintained oil equipment at all times. (also see Chapter 3 Environmental Justice Land Use and Urban Form policies).

LU 3.3
Ensure projects developed on the superfund sites that are located adjacent to residential properties observe attractively landscaped and well maintained front yard setbacks, be enclosed by fencing along the lot lines (except for the landscaped front yard portions) (also see Chapter 3 Environmental Justice Land Use and Urban Form policies).

LU 3.4
Support the creation of master plans for large comprehensive residential developments in Harbor Gateway to facilitate the development of a variety of mixed-income housing types.

LU 3.5
Support the retention of compatible, legal non-conforming uses that are a recognized part of a neighborhood (e.g., “Mom and Pop” neighborhood stores).

LU GOAL 4
NEW DEVELOPMENT THAT MINIMIZES THE DISPLACEMENT OF CURRENT RESIDENTS.

LU 4.1
Discourage the displacement of existing residents and provide housing relocation assistance and services for persons displaced as a result of public or private actions.

LU 4.2Encourage the replacement of demolished affordable housing stock with new, quality affordable housing opportunities and strive for a no net loss of affordable housing units in the plan area.

LU 4.3Support development projects that offer former low-income tenants of demolished units with the first right of refusal on leases for the new housing units.

CULTURAL AND HISTORIC RESOURCES

The Harbor Gateway Community Plan Area has an important history as a result of its unique role in connecting the historic core of the City of Los Angeles to the Harbor region. The conservation of historic resources protects this built legacy, ensuring continuity of neighborhood identity and pride within the community.

Early residential development from the 1910s and 1920s can be found throughout Harbor Gateway, but primarily located in the northern portion of the plan area and immediately surrounding Gardena Boulevard. Single-family neighborhoods date back from the 1910s through the 1950s. Unique neighborhoods such as Athens on the Hill and the Merit Tract and Orchard Avenue are prime examples of pre and post-war residential development in the Harbor Gateway Community Plan Area.

(See Appendix B: Historical Development Patterns for more information on the development of the Community Plan Area.)

Harbor Gateway residents place great value in their community and embrace its historic foundation and notable past residents. The Plan seeks to protect and reinforce the character of many of Harbor Gateway's significant historic places by encouraging the conservation and restoration of identified historic resources and planning districts, while providing design guidance for new development to ensure that buildings are compatible with the visual character and architectural features of the Community Plan Area's distinct places.

LU GOAL 5

HARBOR GATEWAY'S CULTURAL HERITAGE ENDURES THROUGH CONSERVATION OF HISTORIC RESOURCES AND PLANNING DISTRICTS THAT PRESERVE THE CULTURAL CHARACTER OF THE COMMUNITY.

LU 5.1
Encourage and promote the utilization of incentive programs, such as the City Mills Act, Historical Property Contract Program, the Federal Historic Rehabilitation Tax Credit, and California Historical Building Code for owners of historic properties to conserve the integrity of historic-cultural resources.

LU 5.2
Protect and enhance community-identified places and features within the community as cultural resources for the City of Los Angeles.

LU 5.3
Support the conservation of cultural and social resources as an enduring source of cultural and civic pride.

LU 5.4
Support efforts to preserve the potential historic resources in Harbor Gateway identified through SurveyLA and future comprehensive historic survey efforts.

LU 5.5
Encourage the restoration and adaptive reuse of distinctive residential architecture dating from the first half of the 20th century.

LU 5.6
Protect residential districts with a buffer or separation from commercial uses, such as locating parking areas and landscaping between commercial and residential areas, and where appropriate, providing a buffer by means of a solid wall and/or landscaped setback.

LU GOAL 6

RESIDENTIAL AND COMMERCIAL DISTRICTS THAT PRESERVE THE LEGACY BUSINESSES, AND VARIED COMMERCIAL AND CULTURAL CHARACTER OF THE COMMUNITY.

LU 6.1
Explore the application of character districts to support efforts to conserve architecturally distinctive residential neighborhoods such as Athens on the Hill, and the Chacksfield-Merit Tract.

LU 6.2
Retain, support, and reinforce the various historic and architectural elements of Athens on the Hill, including the development patterns, tree canopies, and the landscaped medians along Athens Boulevard and Laconia Boulevard.

LU 6.3
Support and strengthen the historic and cultural legacy of African-American residents of Athens on the Hill.

LU 6.4
Maintain and strengthen the integrity of post-war architectural styles such as Traditional Ranch and distinguished Japanese-style landscaping in areas such as the Chacksfield Tract Survey LA Planning District.

LU 6.5
Support the restoration of the historic homes on Orchard Avenue in a manner that preserves the craftsman and cottage architectural elements and integrity of existing structures.

LU 6.6
Retain, support, and reinforce the Japanese influenced cultural elements and design features along Western Boulevard between 182nd Street and the 405 Freeway, including architectural influences, artwork, legacy businesses, and institutions.

LU 6.7
Support the rehabilitation and reuse of buildings and materials with architectural character, such as existing early 20th Century brick commercial buildings, especially along Gardena Boulevard.

LU 6.8
Support residential districts with buffers or separation from commercial uses, such examples include, but not limited to, locating parking areas and landscaping between commercial and residential areas, and where feasible apply buffers such as solid walls and/or landscaped setback.

COMMUNITY CENTERS, VILLAGES AND CORRIDORS

Harbor Gateway's unique shape provides several commercial areas that serve both the Plan Area residents and the surrounding region. Most corridors are shared with neighboring cities and adjoining plan areas. A guiding principle for the community is to foster vibrant commercial districts and corridors, which include regional centers, that are currently underutilized and are not providing adequate goods and services to community residents and stakeholders. In addition to encouraging well-designed, environmentally sustainable commercial development, the Community Plan aims to balance good urban design with the growth of small and medium-sized businesses that provide local employment opportunities, generate economic activity and enhance the sense of community.

Primarily, commercial centers and corridors include Sepulveda Boulevard, Gardena Boulevard, Rosecrans Street, El Segundo, 190th Street, Normandie Avenue, Vermont Avenue, Redondo Beach Boulevard, Western Avenue, and Carson Street. They currently serve as focal points for shopping, civic, social and recreation activities and provide space for professional offices, small department stores, restaurants, neighborhood services, and entertainment facilities.

The Plan encourages robust mixed-use development along commercial corridors and at targeted locations and within the Regional Center. Mixed-use development combines multi-family residential dwelling units with commercial ground floor spaces designed to accommodate small and mid-sized tenants and enhance the pedestrian experience along the street. By encouraging mixed-use development, the Plan reinforces the importance of additional housing and a variety of housing types. The Plan also emphasizes the importance of a diverse and equitable distribution of goods and services which contribute to a community's well-being. Plan policies also support appropriate transitions between new development along corridors and abutting lower-scale residential areas. Policies in this section identify the priorities for mixed-use and commercial development along commercial corridors

to create a place where residents and businesses come together and community life develops and prospers. The following goals and policies are applicable to all commercial land uses, including the regional center.

LU GOAL 7

STRONG AND COMPETITIVE COMMERCIAL DISTRICTS THAT BEST SERVE THE NEEDS OF THE COMMUNITY.

LU 7.1
Encourage investment and new commercial uses in established commercial areas, existing shopping centers, and the regional center.

LU 7.2
Attract a variety of uses that strengthen the economic base; expand market opportunities for existing and new businesses; and provide an equitable distribution of desirable uses and amenities throughout the community, including full-service grocery stores, sit-down restaurants and entertainment venues.

LU 7.3
Encourage the use of private and public resources designed to stimulate commercial rehabilitation and new development.

LU 7.4
Encourage lot consolidation in commercial areas, as appropriate, to provide adequate sites for quality commercial and mixed-use development and facilitate optimal programmatic function, design and amenities that promote access to healthy open spaces.

LU 7.5
Encourage neighborhood-oriented shopping and services to be developed within walking distance to residential areas.

LU 7.6
Encourage the commercial expansion along Gardena Boulevard, Vermont Avenue, 190th Street, and Carson Boulevard to increase the variety of goods and services, improve shopping convenience, and stimulate business and investment.

LU 7.7
Promote a broad range of uses and streetscape improvements, including an urban tree canopy, that support and enhance El Segundo Boulevard, Rosecrans Boulevard, Redondo Beach Boulevard, Gardena Boulevard, 182nd Street, Vermont Avenue, Normandie Avenue, Western Avenue, 190th Street, Carson Boulevard, and Sepulveda Boulevard.

LU 7.8
Support commercial development in and around the Harbor Gateway Transit Center, Dominguez Channel, and the entire Regional Center providing access to transit shopping, civic, social and recreational activities.

LU 7.9
Support increases to the residential unit density of future development located at strategic points along commercial corridors such as Gardena Boulevard and Carson Boulevard, activity centers, and the Regional Center.

LU 7.10
Support the retention of compatible, legal non-conforming uses that are a recognized and helpful contributors to the well-being of a neighborhood (e.g., small-scale and independently-owned neighborhood stores, corner grocery stores).

LU GOAL 8

AN ADEQUATE LEVEL OF COMMERCIAL AREAS THAT PROVIDE EQUITABLE ACCESS TO HOUSING, OPEN SPACE, GOODS AND SERVICES.

LU 8.1
Support efforts to protect commercially planned and zoned areas from excessive encroachment by very low intensity residential-only development.

LU 8.2
Support an adequate level of neighborhood commercial services (e.g., grocery stores, sit-down restaurants, and fitness facilities) by prioritizing and increasing ground floor commercial uses over residential-only development in Community Center, Neighborhood Center, Villages and the Regional Center designations. (Also See LU 7.4)

LU 8.3
Encourage the retention of existing and the development of new commercial uses that serve the needs of the residents of adjacent neighborhoods and promote community services (e.g., healthcare, childcare and community meeting rooms) in neighborhood commercial centers.

LU 8.4
Encourage a range of uses to support healthy living, provide vital goods and services, facilitate convenient shopping, and foster a variety of job opportunities and career pathway training.

LU GOAL 9

MEDIUM AND HIGHER DENSITY MIXED-USE DEVELOPMENT THAT IS LOCATED APPROPRIATELY WITHIN THE COMMUNITY.

LU 9.1
Encourage mixed-use districts near transit and at other key nodes that combine a variety of uses to achieve a community where people can shop, live, and work, and enjoy access to healthy open spaces with reduced reliance on the automobile.

LU 9.2
Ensure that mixed-use projects and development in pedestrian-oriented areas are well-designed and developed to achieve the highest level of quality and compatibility with existing uses and maintain the character of the surrounding residential neighborhoods.

LU 9.3
Promote mixed-use projects in proximity to transit corridors and in commercial centers.

LU 9.4
Develop incentives for higher density, mixed-use projects that incorporate desired ground floor uses, such as sit-down restaurants, full-service grocery stores, community facilities or pharmacies.

LU 9.5
Encourage mixed-income neighborhoods that provide a variety of housing types and a range of housing affordability.

LU GOAL 10

COMMERCIAL AREAS WITH CONVENIENT ACCESS VIA ALL MODES OF TRAVEL AND PARKING SOLUTIONS THAT MEET BUSINESS, CUSTOMER AND RESIDENT NEEDS.

LU 10.1
Preserve, enhance and expand existing pedestrian orientation along commercial streets through design standards, such as maintaining a uniform street frontage and locating parking at the rear of lots.

LU 10.2
Accommodate the needs of employee and public parking for all commercial facilities and ensure that they are well-designed and screened from public view by landscaping, berms and/or walls, in order to discourage parking from commercial areas from spilling over onto residential streets.

LU 10.3
Provide public parking near commercial centers to help protect residential neighborhoods from parking encroachment.

LU 10.4
Improve safety and aesthetics of parking lots in commercial areas using features such as additional lighting, landscaping, pedestrian pathways and improved visibility.

REGIONAL CENTER

Regional Centers are designed to allow a wide range of uses, which co-exist to form a self-sustaining and livable community. The Harbor Gateway Regional Center is a focal point for employment, housing, community-serving, and entertainment uses served by various transit options. In particular, the Plan seeks to strengthen the viability of the Regional Center through the Commercial, Hybrid Industrial, and Light Industrial provisions of this chapter with the intent to maintain the industrial base in and around the Regional Center and overall Harbor Gateway geography. Policies in this section identify the priorities for higher density mixed-use and

commercial development along commercial corridors within the Regional Center. In addition to the policies in the section above the following are regional center specific policies.

LU GOAL 11

A REGIONAL CENTER VITAL TO THE ECONOMY OF THE REGION AND THAT SERVES AS THE HEART OF THE HARBOR GATEWAY COMMUNITY PLAN AREA.

LU 11.1
Provide opportunities for mid-scale to high-rise commercial and residential development within the Regional Center.

LU 11.2
Encourage complete neighborhoods that produce new employment and housing opportunities in the Regional Center by producing a variety of uses to create complete, pedestrian-oriented, bicycle-friendly districts.

LU 11.3
Consider commercial and hybrid industrial zones in the Regional Center to support a variety of uses, including civic and government-related services and regional-serving uses for community stakeholders.

LU 11.4
Support hotel tourist-serving land uses in the Regional Center which address the needs of visitors arriving to the Harbor Gateway area for business, tourism, conventions, entertainment and trade shows.

LU 11.5
Encourage the redevelopment of underutilized buildings and properties to accommodate the demand for housing and jobs that contribute to a vibrant Regional Center.

LU 11.6
Foster improved cohesiveness between the entire Regional Center, the Dominguez Channel, and the Gardena Willows Wetlands through opportunities for well-designed development on parcels between Artesia Boulevard and 190th Street that provides desired commercial-residential mix of uses with public viewing of the Dominguez Channel (e.g. restaurants, promenades, observation decks, etc) and easy access to the Gardena Willows Wetlands.

LU 11.7
Pursue a comprehensive way finding system in the Regional Center that facilitates legible and consistent guidance for pedestrians to connect to commercial destinations and transit portals, such as the Harbor Gateway Transit Center and the Dominguez Channel bike path.

LU 11.8
Support the development of major projects within the Regional Center that create livable communities with access to open space, hubs for employment, housing, community-serving facilities, and entertainment uses served by various transit options.

LU 11.9
Support the implementation of new mid-block crossings that provide access to a safe pedestrian network in locations with large blocks and high foot traffic.

JOBS AND ECONOMIC DEVELOPMENT

The Community Plan recognizes the wide array of jobs and industries located in Harbor Gateway as a major economic asset to the local community and region. The Community Plan Area's commercial, institutional and industrial businesses provide an abundance of employment opportunities. Existing industrial land has the potential to become a hub for new and emerging businesses, as well as attract green technology industries. The area's commercial corridors present an opportunity for the creation of attractive, mixed-use streets that foster diverse retail and service providers. The regional center will continue to serve as a job center for companies that operate on the local to international levels.

COMMERCIAL AREAS

The Community Plan recognizes the potential to revitalize, strengthen and restore the area's key commercial corridors. The Community Plan seeks to increase job opportunities along commercial corridors and to serve as a major asset for the local community and the City of Los Angeles.

LU GOAL 12

A COMPLETE NEIGHBORHOOD THAT PROVIDES COMMERCIAL SERVICES AND EMPLOYMENT NEEDS FOR ALL RESIDENTS.

LU 12.1
Support existing neighborhood stores (i.e. mom-and-pop shops) that support the needs of local residents, are compatible with the neighborhood and create a stable economic environment.

LU 12.2
Encourage mixed-use and commercial developments to provide retail spaces conducive to community-serving small businesses and business incubation.

LU 12.3
Maintain and increase the commercial employment base for community residents, including those facing barriers to employment, through local hiring, living wage provisions, job resource centers and training.

LU 12.4
Support public-private partnerships and utilization of incentive programs (such as Opportunity Zones) that help revitalize commercial businesses and attract new businesses in the Plan's commercial centers.

REGIONAL CENTER

The Community Plan recognizes the potential to strengthen and enhance the area's regional center. The Plan seeks to increase employment, government and civic services, and business opportunities proximate to regional public transit and three freeways. The regional center includes a large percentage of parcels designated for corporate headquarters, hospitality uses, and flagship offices and serves as a major asset for the local community, the South Bay region, and the entire City of Los Angeles. The following policies are applicable to the Regional Center only.

LU 12.5
Promote a "pluralistic economy" by supporting dynamic partnerships among local academic institutions, government, businesses, and nonprofit organizations.

LU 12.6
Cultivate a prosperous and complete Regional Center that provides an opportunity for local employees in all sectors to live and work in close proximity.

LU 12.7
Encourage mixed-use and commercial development to provide retail spaces conducive to community-serving small businesses and business incubation.

INDUSTRIAL AREAS

The Community Plan seeks to preserve a strong industrial base to provide jobs for residents and promote economic vitality. The Plan's goals and policies are aimed at protecting the viability of industrial land, revitalizing and repurposing established industrial districts into more environmentally sensitive employment centers. The Plan encourages new land use policies to improve the development of its established industrial districts and to attract new employment-generating industries. The industrial sector in Harbor Gateway represents an important resource in terms of City tax revenues, facilities for production, distribution of goods, major employment centers for skilled and semi-skilled workers throughout the region.

Plan policies will support the preservation of established industrial districts to promote equitable jobs/housing balance and help ensure appropriately located land accommodates existing, new and relocating industrial firms, including small-scale or niche manufacturing and emerging industries. Additionally, Plan policies address the compatibility of industrial uses and design of projects in order to minimize potential impacts, ensure adequate screening and landscaping and promote high-quality architectural character. Light industrial and hybrid industrial areas will typically serve as improved transition zones between heavy industrial land and residential or commercial areas. These areas will allow for flexibility in accommodating a variety of uses such as commercial or light manufacturing while limiting and prohibiting noxious uses. Strategically designated hybrid industrial areas are intended to include limited live-work uses while providing job-generating light industrial uses that are more compatible with sensitive uses. Chapter 3 provides additional goals and policies related to environmental justice that are applicable to industrial areas.

LU GOAL 13

LAND IS DESIGNATED FOR A VARIETY OF INDUSTRIAL USES WITH MAXIMUM EMPLOYMENT OPPORTUNITIES.

LU 13.1
Retain viable industrially-designated lands for the continuation of existing industry and development of new clean industries, research and development uses, light manufacturing, and similar uses which provide employment opportunities for community residents.

LU 13.2
Protect established industrial districts from encroachment by unrelated commercial and other non-industrial uses, which do not support the industrial base of the City and community.

LU 13.3
Incentivize safe, job-rich industries that provide new employment opportunities for the residents of the community, while discouraging businesses that do not generate significant employment opportunities.

LU 13.4
Promote job training, living wage provisions and local hiring for community residents and develop partnerships between major employers and local educational institutions to create career pathways that connect local residents and students with green job opportunities and occupational and professional service jobs.

LU 13.5
Encourage efforts to upgrade the appearance, infrastructure and built environment of the industrial areas to improve economic activity and viability of those areas.

LU 13.6
Promote efforts that ensure businesses in Harbor Gateway have access to benefits and incentives similar to those in City's Clean-Up Green-Up and other implementation programs, such as financial incentives and technical support programs, as well as Opportunity Zone incentives. Additional land use goals and policies specific to Environmental Justice are found in Chapter 3.

LU GOAL 14

LIGHT AND HYBRID INDUSTRIAL DISTRICTS THAT FEATURE DEVELOPMENT AND BUSINESSES OF ALL SIZES ENGAGED IN GREEN, EMERGING INDUSTRIES THAT PROVIDE SERVICES AND EMPLOYMENT OPPORTUNITIES.

LU 14.1
Create light industrial and hybrid industrial areas that foster clean and emerging industries that are compatible with adjacent residential areas.

LU 14.2
Encourage a range of light industrial and productive activities that bolster the employment base and provide skilled employment opportunities to local residents.

LU 14.3
Prioritize jobs and employment activities in hybrid industrial areas and support limited live/work or residential uses within selected hybrid industrial areas, where deemed appropriate.

LU GOAL 15

EXISTING AND FUTURE INDUSTRIAL DEVELOPMENT AND EMPLOYMENT ARE LOCATED CONVENIENT TO TRANSPORTATION FACILITIES AND SUPPORTIVE OF THE SURROUNDING LAND USES.

LU 15.1
Ensure an efficient goods movement system that accommodates the needs of local industry and businesses without impacting quality of life.

LU 15.2
Ensure that industrial uses, including cargo container storage facilities, have direct access from major thoroughfares or through industrial areas, not through residential areas.

LU 15.3
Encourage better containment of new and/or expanded industrial uses from other uses by siting them along flood control channels, arterial streets and other physical barriers to the extent feasible.

LU 15.4
Encourage efforts to restore environmental integrity, upgrade the appearance, infrastructure and the built environment of the industrial areas to improve economic activity and viability of those areas.

URBAN FORM

Urban form plays an integral role in shaping how people experience and relate to the built environment. The design of the built environment guides the way that pedestrians and users experience and interact with their communities and each other. Additionally, urban form and design strategies can positively support well-being and improve health outcomes for a community. The placement, form, and orientation of buildings throughout the neighborhoods and streets of Harbor Gateway help shape the daily experiences and social lives of all members of the community.

Harbor Gateway is made up of unique neighborhoods and commercial centers with historic and distinctive characteristics. Commercial corridors, such as Rosecrans Street, El Segundo Boulevard, Carson Boulevard, and Redondo Beach Boulevard, consist of wide thoroughfares with retail businesses and community services that serve the local community. The Plan recognizes these distinct characteristics and encourages all architectural and site design projects to contribute to the local context by providing features that enable both active interior spaces and street frontages to engage with neighborhood and community life.

RESIDENTIAL AREAS

LU GOAL 16

RESIDENTIAL NEIGHBORHOODS WITH VARIED AND DISTINCT CHARACTER AND INTEGRITY.

LU 16.1
Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

LU 16.2
Protect existing lower density residential neighborhoods from new construction that is out-of-scale by introducing frontage standards and building envelope requirements that achieve compatibility with the existing built form.

LU 16.3
Protect existing characteristics of the residential neighborhoods through attention to the building orientation, site design, and outdoor amenity space.

LU 16.4
Support the contextual rear infill of new additions and accessory structures in established neighborhoods that contribute to the overall existing development patterns and property values, and do not disrupt the integrity of the historic or building era they represent.

LU 16.5
Encourage the retention of established plantings, including edible landscaping, in residential neighborhoods

by supporting front yard landscapes and by limiting paving to that required for driveways.

LU 16.6
Provide a separation between commercial and residential uses, where appropriate, by means of a buffer, such as locating parking areas between commercial and residential areas or a landscaped setback and/or a solid wall.

COMMERCIAL AREAS

LU GOAL 17
ENHANCED AND ATTRACTIVE COMMERCIAL CORRIDORS THROUGH PUBLIC IMPROVEMENTS AND PRIVATE DEVELOPMENT PROJECTS THAT REFLECT THE COMMUNITY IDENTITY OF HARBOR GATEWAY.

LU 17.1
Support new development along commercial corridors and ensure development is of high quality building materials, with well-designed signature architecture that invites and welcomes people to Harbor Gateway.

LU 17.2
Support improvements to existing buildings along commercial and mixed-use corridors through targeted programs, such as façade improvement programs.

LU 17.3
Encourage new development to have prominent pedestrian-oriented design at the ground floor with a variety of commercial uses, and, where permitted, individual entrances for limited ground floor residential with abundant landscaping.

LU 17.4
Encourage new infill multi-family residential development that is consistent with the existing neighborhood character.

LU 17.5
Encourage appropriate and contextual building articulation in order to break down the scale of large buildings and to allow for natural light infiltration while incorporating design that allows for optional natural ventilation and cooling features.

LU 17.6
Promote varied and engaging building façades by providing design features, such as layering that adds texture and visual interest and an architectural accent signifying the main entry.

LU GOAL 18
COMMERCIAL DEVELOPMENTS WITH ENHANCED AESTHETIC QUALITY AND PEDESTRIAN ORIENTATION.

LU 18.1
Encourage the design of commercial development, including infill development, redevelopment, rehabilitation, and reuse efforts, to produce a high-quality built environment that is compatible with adjacent development, and reflects the community's unique historic, cultural and architectural context and overall enhances community identity.

LU 18.2
Ensure that commercial infill projects achieve harmony in design consistent with the exemplary development and draws upon community identity.

LU 18.3
Support efforts to enhance community identity, scale and architectural variety, by promoting quality site and landscape design for new commercial uses.

LU 18.4
Enhance the public realm in commercial areas by promoting quality and functional site orientation, architectural and landscape design, as well as vibrant streetscapes and public outdoor plazas.

LU 18.5
Foster development with new buildings that are oriented to and actively engage the public realm through such features as 360 Degree Design, Climate-Adapted Design, build-to and setback lines, façade articulation, ground-floor transparency, and the location of parking and drop-off/pick-up areas.

LU 18.6
Encourage an active street environment along commercial corridors by incorporating commercial or other active public uses along the street frontages.

LU 18.7
Encourage the integration of pedestrian amenities that support the concepts of place-making people streets and connectivity such as lighting, shade trees, rest areas, and universally accessible wayfinding signs that guide pedestrians to other destinations.

LU 18.8
Support the connection of outdoor integrated spaces for area residents to shopping and gathering spaces such as outdoor dining, public plazas and other outdoor amenities that are universally accessible.

LU 18.9
Promote new development with ground floor transparency and entries along the sidewalk to sustain street level interest and enhance pedestrian activity and safety.

LU 18.10
Encourage architectural features that reinforce the pedestrian character of the ground floor street wall and help define the pedestrian environment along the sidewalk, such as canopies, awnings, and overhangs, as integral to the architecture of the building.

LU 18.11
Ensure primary building entrances are highly visible, easily accessible, well lit, and include cohesive architectural accent elements.

LU 18.12
Promote pedestrian activity in commercial areas and in particular retail districts through streetscape improvements, such as traffic-calming features, and the maintenance and planting of street trees.

LU 18.13
Prioritize the installation and maintenance of street furniture (such as ADA designed bus shelters, benches, trash receptacles, and drinking fountains), including signage, public art, and other amenities that support both pedestrians and users with varying physical abilities.

LU 18.14
Encourage the installation of local community art murals that cultivate artistic expression and foster a sense of community pride and neighborhood identity.

LU 18.15
Support architectural innovation, building creativity, and roof forms while maintaining safety and engineering integrity.

LU 18.16
Strategically locate, orient, and design tall buildings to provide access to sunlight, sky view, waterways, and open spaces.

LU 18.17
Focus building massing and orientation along major streets, sidewalks, open spaces and public spaces in order to establish a well-defined setting for pedestrian activity and public life.

LU 18.18
Encourage building design and orientation that eliminates negative space between buildings in favor of establishing a strong, seamless, and active streetwall.

LU 18.19
Encourage building edges that add visual interest by creating depth and shelter in the form of building features such as recessed entrances, open shop front bays, arcades, columns, niches, seating, canopies, and awnings.

LU 18.20
Configure buildings around interior courtyards, outdoor passages (paseos), and arcades that can be seamlessly integrated with the public realm and open spaces.

LU GOAL 19
STRONG COMMERCIAL DISTRICTS WITH IMPROVED DESIGN THAT ARE COMPATIBLE WITH SURROUNDING LAND USES.

LU 19.1
Ensure that projects are designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

LU 19.2
Encourage urban design techniques, such as appropriate building orientation and scale, transitional building heights, landscaping, buffering and increased setbacks in the development of commercial properties to improve land use compatibility with adjacent uses and to enhance the physical environment.

LU 19.3
Ensure primary building entrances are highly visible, easily accessible, well lit, and include cohesive architectural accent elements.

LU 19.4
Encourage overall site improvements as part of expansions and modifications of existing auto-related facilities, including improved landscaping, buffering and architectural character in order to minimize environmental impacts.

LU 19.5
Support the screening of open storage, recycling centers and auto uses, and limit visibility of automobile parts storage and other related products from public view.

INDUSTRIAL AREAS

LU GOAL 20

INDUSTRIAL AREAS WITH SUSTAINABLE INDUSTRIAL DEVELOPMENT, IMPROVED DESIGN AND AESTHETIC QUALITY.

LU 20.1
Create and maintain a clean and viable industrial park environment that reflects a high level of regard for contemporary architectural and urban design principles, which help guide decision-makers' review of projects that enhance the built environment.

LU 20.2
Upgrade industrial areas by promoting high quality industrial development that is compatible with adjacent land uses and incorporates sustainable design and practical landscaping features that support drought tolerant, native planting, and low maintenance landscaping.

LU 20.3
Encourage building facade treatments that provide visual interest, articulation such as climbing plants, vegetation and green walls. All of which discourage vandalism and promote a healthy and visual aesthetic that enhances the built environment.

LU 20.4
Encourage upgrades to parcels in industrial areas to include features that help capture, infiltrate and treat contaminated runoff through the application of Best Management Practices for stormwater treatment.

LU 20.5
Encourage paved areas such as driveways, walkways, and outdoor spaces to be designed with permeable surfaces in order to increase infiltration and reduce runoff.

PUBLIC REALM AND OPEN SPACE

LU GOAL 21

A HEALTHY COMMUNITY WITH ACCESS TO A DIVERSITY OF PUBLIC AND OPEN SPACES THAT INCLUDES GREEN OPEN SPACES, RECREATIONAL AND PARK FACILITIES FOR THE COMMUNITY TO GATHER, SOCIALIZE, AND CELEBRATE.*

LU 21.1
Encourage innovative design strategies that help to improve physical connections to parks and promote the use of open spaces.

LU 21.2
Carefully review the design and implementation of unique buffering such as natural landscape setbacks that provide enough distance to protect Significant Ecological Areas (SEAs) including trails, waterways, and wildlife habitats for the overall protection of plant and animal species.

*Also see more goals and policies in Chapter 5 Public Realm and Open Space.

Chapter 3

ENVIRONMENTAL JUSTICE

Environmental justice is of prime importance in the Harbor Gateway Community Plan Area and is especially crucial because its residents have historically experienced the disproportionate and long-term effects of pollution and exposure. Environmental Justice Communities are those communities that have historically experienced health and environmental disparities and have socioeconomic factors that make them more vulnerable to pollution. The Harbor Gateway community continues to confront various environmental and air quality challenges stemming from a number of industries including auto-related uses, former chemical manufacturing facilities, open container storage, as well as from mobile sources such as freeway traffic and freight truck traffic along city streets. Additionally, the plan area is home to two U.S. EPA Superfund sites that have long-term negative impacts on the soil and local groundwater below the sites. The community has endured long-standing industrial-residential land use conflicts which have caused adverse environmental and visual impacts and contributed to negative effects on general health and wellness.

The Del Amo and Montrose Superfund sites have contributed to soil and groundwater contamination onsite and within surrounding neighborhoods and jurisdictions. The community has actively worked with local and federal regulators to reduce the risks to human health in the environment through a combination of remedial cleanup, engineered controls such as slurry walls and ventilation systems, and site restrictions such as groundwater use restrictions. The US. EPA oversees a soil cleanup plan and a groundwater treatment system to remove contaminants from the groundwater. The EPA has created a Community Involvement Plan (CIP) to address community involvement

and outreach at both sites. The Community Plan seeks to support the EPA efforts and to prevent any additional public health and environmental issues caused by the superfund sites through the following environmental justice goals and policies.

ENVIRONMENTAL JUSTICE:

"The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation and enforcement of environmental laws, regulations, and policies."

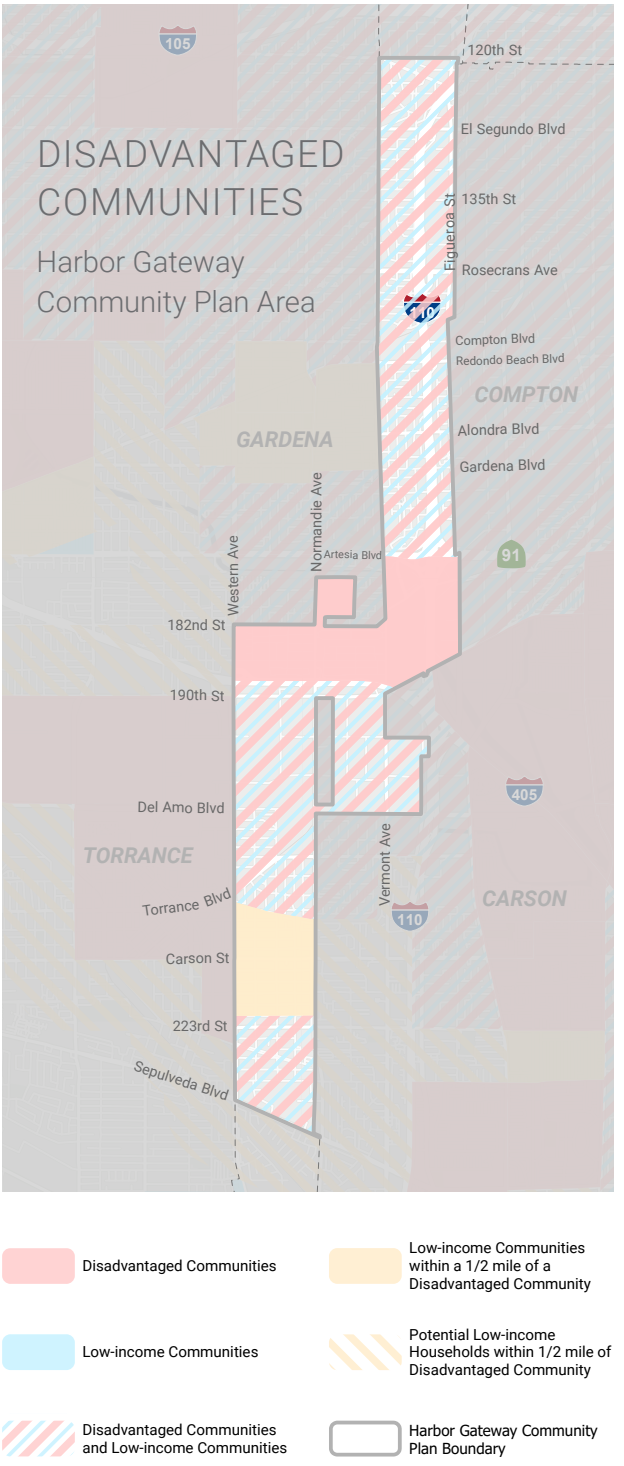
Government Code Section 65040.12

Despite the challenges presented by the interface of residential and industrial land uses there have been various planning efforts citywide that help ameliorate the impacts from industrial uses by improving physical siting and reducing environmental impacts. Prime examples are programs such as the 2017 Clean-Up Green-Up Ordinance and the adoption of regulations that prohibit some open storage uses, reduce run-off and limit cargo container stacking near residential neighborhoods. These efforts are the result of collaboration between city agencies, engaged community members and organizations that work tirelessly to bring about improvements to their community.

Building upon the City's Health Element - the Plan for a Healthy LA, the purpose of this chapter is to further contextualize policy guidance that addresses the intersection between land use, public health, and the environment from an equity lens. The goals and policies of this chapter consider both existing land use conflicts and evolving land use planning priorities for the Harbor Gateway community.

The Community Plan envisions a safer and cleaner environment for the Harbor Gateway community where industrial uses and residential neighborhoods are improved and mutually co-exist. While many of the existing industrial businesses may have environmental challenges, they also contribute to the local economy and job base. The Community Plan reinforces ongoing efforts to address past land use planning that enabled heavy/polluting industrial uses to operate in close proximity to residential areas through sensitive zoning, the creation of buffer zones, transitions of heavier industrial land uses and more robust industrial development standards. The intent is to enable industrial businesses to continue to thrive, but also operate in a way that minimizes adverse impacts to the community and the environment. In addition, the Plan seeks to transition underutilized heavy industrial land to hybrid industrial and commercial land use designations to encourage clean-tech job creation and to expand the commercial and residential development opportunities in the Plan Area. The Community Plan also seeks to protect communities from noxious uses, encourage cleaner industrial uses, support community revitalization and beautification, promote access to public and recreational facilities, and improve the overall quality of life. Additionally, the Community Plan fosters a community where equitable public and community investments and services are provided that improve the health and welfare of the local community.

As discussed in Chapter One, Senate Bill 1000 (SB 1000) requires cities to identify environmental justice communities, referred to as "disadvantaged communities," and address them in their general plans. This chapter discusses the environmental conditions in Harbor Gateway and provides goals and policies that guide land use decision making



and programming priorities that can potentially reduce the exposure to pollution experienced by these communities.

The California Environmental Protection Agency (CalEPA) and the Office of Environmental Health Hazard Assessment (OEHHA) identify communities that are most affected by pollution through an online screening tool called CalEnviroScreen. This tool ranks census tracts based on environmental, health, and socioeconomic data from state and federal government sources. Areas referred to as disadvantaged communities represent the 25% most impacted census tracts with multiple sources of pollution and with population characteristics that make them more sensitive to pollution. Identifying these areas is important for purposes of SB 1000 and also due to recently enacted laws that direct funding to these disadvantaged communities (SB 535 and AB 1550).

In April 2021, according to CalEnviroScreen 4.0, 9 out of 9 of the census tracts in the Harbor Gateway Community Plan Area met the criteria as disadvantaged communities. According to the Office of Environmental Health Hazard Assessment's CalEnviroScreen, data indicated that Harbor Gateway has worse public health factors and more social and economic disadvantages compared to California as a whole. The CalEnviroScreen 4.0 rankings for Harbor Gateway ranged from 86% to 100%. Figure 3.1 below shows the areas identified as disadvantaged communities in Harbor Gateway.

WILMINGTON-CARSON-WEST LONG BEACH (WCWLB) AB617 COMMUNITY

In response to Assembly Bill (AB) 617, the California Air Resources Board (CARB) established the Community Air Protection Program (CAPP) and selects high priority communities to participate

in the program. The CAPP deploys community air monitoring and/or emissions reduction programs intended to improve air quality in the selected communities. Designated in 2018, Wilmington, is part of the Wilmington-Carson-West Long Beach (WCWLB) AB617 Community. A Community Air Monitoring Plan (CAMP) and Community Emissions Reduction Plan (CERP) have been developed for the WCWLB Community and are in the implementation phase.

https://ww2.arb.ca.gov/our-work/programs/community-air-protection-program/communities/wilmington-carson-west-long-beach

GOALS AND POLICIES

COMMUNITY PARTNERSHIP AND ENGAGEMENT

EJ GOAL 1

A COMMUNITY WHERE ALL PERSONS HAVE THE OPPORTUNITY TO PARTICIPATE IN THE DECISION-MAKING PROCESS THAT AFFECTS THEIR ENVIRONMENT.

EJ 1.1
Ensure appropriate opportunities are in place for all persons to participate in the land use decision-making process.

EJ 1.2
Proactively and meaningfully engage the community in planning decisions that affect their health and wellbeing.

EJ 1.3
Promote capacity-building and educational efforts to train planning staff to "meet people where they are" and empower traditionally underrepresented populations to participate in the land use decision-making process.

EJ 1.4
Assist in connecting and supporting tribal relationships among other partner agencies, non-profits and community groups to increase coordination and collaboration with tribes. Pursuant to Assembly Bil 52, ensure consultation with tribes occurs early in project development and throughout project implementation to help support a respectful process. Promote capacity-building and educational efforts to train planning staff to "meet people where they are" by collaborating with community-based organizations, community centers and traditionally underrepresented populations to ensure authentic and meaningful participation in the land us decision-making process.

EJ 1.5
Coordinate pragmatic outreach efforts between City departments and agencies to capitalize on existing communication methods, such as utility bill mailers and public schools' parent notification systems in order to reach as many community members as possible.

EJ 1.6
Partner with local community-based organizations and other local groups, such as block clubs, parent centers, interfaith groups or recreation centers to help increase public awareness and engagement in the planning process, particularly in communities with low public participation. Prioritize the health, safety and needs of residents over special interests.

EJ GOAL 2

CITY PROVIDED IMPROVEMENTS AND PROGRAMS ARE PRIORITIZED FOR LOW-INCOME AND ENVIRONMENTAL JUSTICE COMMUNITIES.

EJ 2.1
The City's departments, including City Planning, should prioritize the needs of those in environmental justice communities when developing their work plans wherein they allocate staff time and sustainable financial resources.

EJ 2.2
Encourage the development of initiatives that incentivize and promote greater access to essential goods and services, such as healthy food, mental health, self-care,

and wellness programs (also see Health, Wellness and Sustainability subsection within this chapter).

EJ 2.3
Foster effective collaboration and coordination between City departments to more effectively respond to the needs of environmental justice communities with adequate resources and combined/focused efforts and strategies.

HEALTH, WELLNESS AND SUSTAINABILITY

Wellness and sustainability are interrelated with land use planning and the built environment. Crafting a health-friendly, climate resilient and sustainable Community Plan is critical to the overall health of a community. Land use, urban form, and building design should be considered from the perspective of the environment to conserve our air, water and energy resources and of the health of residents.

The Community Plan establishes a careful direction and guidance for sustainable urban development to minimize impacts to the environment, improve the resilience of our built environment and enhance the health and well-being of residents. By directing new housing and commercial development around transit and commercial centers, the Community Plan will enable more residents to access businesses, fresh food, jobs, and schools as pedestrians, transit riders, bicyclists, users of all physical abilities and users of other modes of transportation such as: electric and portable wheelchairs, electric scooters, skateboarding and ridesharing. In addition, the Community Plan promotes a wide variety of uses that are distributed in an equitable manner that contributes to the overall well-being of the community. The Community Plan also includes policies based on the local environment, sustainable and accessible design elements and green building technologies.

EJ GOAL 3

NEW DEVELOPMENT IS ENVIRONMENTALLY SUSTAINABLE AND EMBODIES SOCIAL AND EQUITABLE RESPONSIVENESS, RESOURCE EFFICIENCY AND COMMUNITY SENSITIVITY.

EJ 3.1
Promote public health and environmental sustainability outcomes that reduce greenhouse gas emissions, expand access to green and healthy spaces, improve air quality and encourage physical activity, and provide all residents with the opportunity to access good jobs. Promote new development that integrates sustainable design, green building practices, technologies, green roofs, tree planting, low Volatile Organic Compound (VOC) materials and other features that minimize impacts on the environment, including the reduction of heat island effect and greenhouse gases.

EJ 3.2
Encourage the creation of landscaped corridors and enhancements through the planting of street trees along commercial corridor segments and through median plantings.

EJ 3.3
Encourage the sensible use of native and drought-tolerant plants and permeable surfaces in all new development.

EJ 3.4
Promote the integration of sustainable design features in new development, such as photovoltaic panels and renewable materials, where possible.

EJ 3.5
Based on specific site yard drainage, and street block storm drainage conditions, facilitate on-site stormwater capture, retention and infiltration to minimize runoff through natural, landscaped detention areas and/or raised planters.

EJ 3.6
Situate new buildings so they are oriented to maximize daylight opportunities and to harvest natural light within interior working spaces, utilizing design features, such as skylights, operable clerestory windows and integrated shading systems where possible.

EJ 3.7
Incorporate amenities that facilitate outdoor activities such as sitting, strolling, conversing, window-shopping and dining, including seating for comfort and landscaping for shade and aesthetics.

EJ 3.8
Foster a walkable community that is universally accessible, safe and convenient, and that contains an integrated pedestrian system to promote active living, reduce vehicular conflicts and provide links within the community and to surrounding communities.

EJ GOAL 4

NEW DEVELOPMENT IN INDUSTRIAL AREAS IS ENVIRONMENTALLY SUSTAINABLE, INCLUSIVE AND HARNESSES EMERGING GREEN INDUSTRIES.

EJ 4.1
Encourage green, sustainable industries that bolster the economic base and provide high-skill and high-wage job opportunities for local residents.

EJ 4.2
Incentivize development opportunities for environmentally sustainable businesses that employ green building practices and processes and involve clean technologies.

EJ 4.3
Encourage the use of xeriscape and low maintenance landscaping, such as native and drought-tolerant plants, as well as trees and plants that are known to effectively remove air pollutants.

EJ 4.4
Limit the development, use, and construction of sensitives uses in super fund parcels and adjacent industrial areas.

CLEAN-UP AND REMEDIATION

EJ GOAL 5

A COMMUNITY WHERE LAND USE PATTERNS SUPPORT HEALTHY AND THRIVING NEIGHBORHOODS WHILE PROVIDING SPACES FOR INDUSTRY AND ECONOMIC DEVELOPMENT IN APPROPRIATE LOCATIONS.

EJ 5.1
Support the transition of industrial land uses from heavier industrial uses to lighter industrial uses, in close proximity to residential neighborhoods to minimize the negative environmental and visual impacts to the community.

EJ 5.2
Minimize residential-industrial land use incompatibilities and discourage the introduction of heavy industrial uses adjacent to residential neighborhoods.

EJ 5.3
Restrict uses that are over-concentrated and have a negative impact on the built environment, reduce walkability and contain incompatible operations that spill over into residential neighborhoods.

EJ 5.4
Prevent the enlargement of nonconforming, incompatible commercial and industrial uses within residential uses and support their removal on a scheduled basis.

EJ 5.5
Develop a program that provides relocation assistance and/or a phasing out strategy for incompatible, nonconforming commercial and industrial businesses located on residentially-zoned land.

EJ 5.6
Support the relocation of residential households within stable industrial districts to more appropriate locations and the relocation of intense industrial uses away from residential uses.

EJ 5.7
Improve land use compatibility through compliance with environmental protection standards and health and safety requirements in the design and operation of industrial facilities, including the Wilmington Clean-Up Green-Up requirements.

EJ 5.8
Support the creation of green buffers next to freeways to help reduce the amount of particulate matter (PM2.5) spillover into residential areas.

EJ 5.9
Avoid siting new residential and other sensitive land uses in close proximity to existing industrial areas, including Production and Industrial Land Uses.

EJ GOAL 6
BROWNFIELDS AND CONTAMINATED INDUSTRIAL SITES ARE REMEDIATED AND TRANSFORMED INTO NEW JOB CENTERS OR OTHER PRODUCTIVE USES.

EJ 6.1
Support the removal and management of environmental toxins in accordance with existing local, regional and federal policies and avoid future environmental contamination.

EJ 6.2
Promote the clean-up and reuse of contaminated sites and prioritize remediation of brownfields adjacent to residential and commercial areas.

EJ 6.3
Coordinate with property owners, public sector and non-profit organizations that work in land recycling to help secure grants and other funding available for brownfield remediation.

EJ 6.4
Encourage appropriate site assessment of industrial properties located near residential and commercial areas prior to grading and redevelopment activities to prevent the unintended release of contaminants.

EJ 6.5
Collaborate with residents and public, private, and nonprofit partners to explore opportunities for continued remediation and redevelopment of brownfield sites in order to spur economic development and expand natural open spaces and parks, community gardens, and other similar health-promoting community revitalization activities.

LAND USE AND URBAN FORM

EJ GOAL 7
INDUSTRIAL USES WHICH ARE SAFE FOR THE ENVIRONMENT AND THE WORKFORCE, AND WHICH HAVE MINIMAL ADVERSE IMPACT ON ADJACENT RESIDENTIAL USES.

EJ 7.1
Encourage existing industrial businesses to improve the physical appearance of their properties with adequate screening and landscaping when adjacent to residential or other sensitive uses and require such improvements for the establishment of new businesses in order to reduce environmental impacts.

EJ 7.2
Support the implementation of prevention measures and design features that proactively safeguard the community from exposure to noxious activities (e.g., oil and gas extraction) that emit odors, noise, toxic, hazardous, or contaminant substances, materials, vapors, and other hazardous nuisances.

EJ 7.3
Provide reasonable and cost effective measures that assist the industrial business community improve outdoor air quality through efficient operations and sustainable best practices.

EJ 7.4
Expand the enforcement of existing regulations that prohibit cargo container storage yards and warehousing near residential zones.

EJ 7.5
Prevent the expansion of existing or new cargo container storage yards in close proximity to sensitive uses, including residential areas.

EJ 7.6
Ensure that new warehouses and distribution centers incorporate Best Practices (e.g. on-site queuing and check-in to prevent truck idling outside the facility), including City Environmental Protection Measures (EPMs), if applicable, to prevent land use conflicts and protect residents and other sensitive receptors from environmental hazards, consistent with the State Bureau of Environmental Justice.

EJ 7.7
Encourage warehouse and distribution center operators to appoint a community relations liaison with regard to on-site construction activity and operations, and provide their contact information to the surrounding community.

EJ 7.8
Promote the installation of on-site electric vehicle charging stations to eliminate idling of main and auxiliary engines during loading and unloading of cargo and when trucks are not in use, as well as parking stalls with electric outlets where transport refrigeration units (TRUs) are proposed to be used.

EJ 7.9
Ensure that warehouse and distribution centers inform drivers about appropriate truck routes to/from the facility, locate site ingress/egress at the furthest point away from residential uses or other sensitive receptors, adhere to limited hours of operation (daytime hours, preferably on weekdays) when located near residential areas, and provide adequate on-site queuing and daytime/overnight parking to prevent trucks and other vehicles from parking or idling on public streets.

EJ 7.10
Discourage the intensification of existing industrial and auto-related businesses/uses through the co-location or addition of supplementary uses, particularly near sensitive uses.

EJ GOAL 8

INDUSTRIAL AREAS WITH QUALITY INDUSTRIAL AND COMMERCIAL DEVELOPMENT THAT DOES NOT CREATE DETRIMENTAL VISUAL IMPACTS ON ADJACENT RESIDENTIAL AND COMMERCIAL AREAS.

EJ 8.1
Support urban design techniques, such as appropriate building orientation and scale, landscaping, screening, buffering and adequate setbacks in the development of new and expanding industrial businesses to improve land use compatibility with adjacent uses that enhance the physical environment.

EJ 8.2
Encourage the use of xeriscape and low maintenance landscaping, such as native and drought-tolerant plants, as well as trees and plants that are known to effectively remove air pollutants.

EJ 8.3
Ensure that cargo container storage yards and other open storage facilities provide landscaped buffering, height limitations, noise and view mitigation measures designed to protect nearby residential areas.

EJ 8.4
Collaborate with City Departments to ensure that all zoning, building, health and safety codes are strictly enforced within Harbor Gateway industrial areas, including site maintenance and removal of junk, trash, abandoned vehicles, overgrown weeds and debris, to maintain a safe and clean environment for the benefit of all industrial businesses, property owners, employees, and the overall community

EJ GOAL 9

HYBRID INDUSTRIAL AREAS WITH CREATIVE, OFFICE, AND LIGHT INDUSTRIAL USES AND COMMERCIAL BUSINESSES THAT SERVE AS A BUFFER BETWEEN INDUSTRIAL AREAS AND RESIDENTIAL NEIGHBORHOODS.

EJ 9.1

Create Hybrid Industrial areas with landscaped buffers, trails, pedestrian walkways, and bikeways that facilitate transitions from traditional industrial districts to residential neighborhoods and commercial areas and phase out existing non-compatible uses.

PETROLEUM RELATED ACTIVITIES

The Harbor Gateway Community Plan Area contains two of the City of Los Angeles' active oil fields, as well as many active and vacant oil wells within its boundaries. Many of the oil industries established in the 1920s remain in the area to this day. The majority of oil sites are dispersed along Figueroa Street, north of Redondo Beach Boulevard and south of 190th Street. However, many vacant oil sites are located within residential neighborhoods in the northern and southern portions of the plan area. The Community Plan seeks a balance between the provision of this resource and the health of the community.

EJ GOAL 10

OIL AND GAS EXTRACTION AND REFINERY ACTIVITIES THAT ARE PERFORMED WITH THE GREATEST REGARD FOR PUBLIC AND ENVIRONMENTAL HEALTH, SAFETY AND WELFARE, WHILE PROVIDING FOR REASONABLE UTILIZATION OF THE AREA'S OIL AND GAS RESOURCES.

EJ 10.1

Ensure that existing oil well sites within residential areas provide appropriate screening, fencing and landscaping and have well-maintained equipment until such time as they are phased out.

EJ 10.2

Consistent with existing zoning review practices, seek a high level but practical discretionary review for any changes to, or expansion of, existing oil extraction sites, surface production facilities and related activities so that the public may be properly notified and consulted, and so that appropriate environmental review may take place pursuant to the California Environmental Quality Act.

EJ 10.3

Ensure that all existing uses that employ extraction technology, including fracking, acidizing, drilling or other technologies that involve potentially hazardous materials, create no negative impacts on public health or the environment.

EJ 10.4

Support the requirement of detailed plans, which strive to stop the release of chemicals into the groundwater or surrounding environment.

EJ 10.5

Support periodic review and reassessment of conditions and improvements to operations at existing oil-related sites, such as the installation of leak detection technology, installation of enclosures or other technologies that trap fugitive emissions and restricting hours of operation to reduce noise impacts, particularly near sensitive uses sites located within or near residential uses.

EJ 10.6
Recommend that emergency responders, including LAPD and LAFD, review any plans involving the storage, transportation, or use of hazardous materials, and that comprehensive abatement, fire prevention protocol and emergency response plans exist prior to the issuance of any decision to approve any change to oil or gas extraction activities.

EJ 10.7
In coordination with the City's Petroleum Administrator, Climate Emergency Mobilization Office, and other city departments, collaborate to oversee the administration and assessment of existing oil extraction activities and facilities in such a manner to enhance their compatibility with the surrounding community.

EJ 10.8
Evaluate best practices and data analysis that help determine the consolidation of surface oil extraction operations, the landscaping or improvement of existing oil well sites, and elimination of inactive and/or unneeded wells, to free land for other uses, increase compatibility between oil operations and other land uses, and improve the aesthetics and environment within the community.

EJ GOAL 11

A HEALTHY AND LIVABLE COMMUNITY WHERE COLLABORATIVE EFFORTS TO REDUCE THE FOOTPRINT OF THE PETROLEUM INDUSTRY WITHIN RESIDENTIAL NEIGHBORHOODS ARE ADVANCED.

EJ 11.1
Support the expedited preparation of plans and programs for the abandonment, proper plugging and remediation of all oil-related sites, prioritizing sites in residential areas, consistent with State, County and City efforts to phase-out oil drilling and ensure that all existing oil well sites adhere to adopted amortization programs and prohibitions.

EJ 11.2
Encourage efforts for the reduction of existing oil and gas wells within and adjacent to residential neighborhoods and the relocation of other oil-related facilities to non-residential areas.

EJ 11.3
Collaborate with local oil operators, the California Geological Energy Management Division (CalGEM), and other relevant agencies to identify priority well sites for amortization, well abandonment and site remediation.

EJ 11.4
Support meaningful community engagement to identify and encourage the clean-up and reuse of abandoned oil well sites as neighborhood uses, such as community gardens or other neighborhood serving uses.

EJ 11.5
Provide a program for the abandonment of drilling sites that are low-producing or idle, especially sites located within or near residential uses.

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Chapter 4

MOBILITY & CONNECTIVITY

The Harbor Gateway is envisioned as a thriving community with complete streets and an enhanced transit network providing safe and convenient multimodal options that are easily accessible to all. The Plan supports a community that is well connected to residential neighborhoods, commercial centers, jobs, open space, and recreational facilities.

Harbor Gateway has a unique and slender geography and shares many of its major thoroughfares with other cities and jurisdictions. Laid out along a regular grid pattern, the majority of the east-west streets are approximately less than one mile in length as a result of the Plan Area's unique north-south orientation. The Plan Area is encompassed and shaped by human-made features, including freeways, flood control channels, utility easements, and wide regional serving boulevards that traverse much of the Community Plan Area and neighboring jurisdictions. Most residential areas have convenient access to the major corridors of the Community Plan Area and to several major arterials such as Figueroa Street that connect to the central region of Los Angeles, the Pacific Ocean, nearby commercial and industrial areas, and the Port of Los Angeles. Vermont Avenue, the longest north-south corridor in the Plan Area, is designated a Scenic Highway between 120th Street and the Southern Pacific right-of-way located just north of Redondo Beach Boulevard.

Although the Community Plan Area does not have an extensive public transit network, several local bus lines operated by neighboring cities provide transit services, primarily along segments of Western Avenue, Normandie Avenue, Vermont Avenue, and Gardena Boulevard. In addition, Metro offers local bus service along Vermont Avenue,

the neighboring Metro C Line (Green) light rail transit, and the Metro J Line (Silver) bus rapid transit which travels along the 110 Freeway with stations at Rosecrans Boulevard and the Harbor Gateway Transit Center.

This chapter provides goals and policies aimed at enhancing mobility and connectivity and improving the pedestrian and cyclist's experiences near the transit center, along the Dominguez Channel, and in commercial centers. The goals and policies are intended to enhance multimodal transit systems, maximizing public transit ridership, and reducing noise and pollution from vehicular traffic.

The Plan includes important policies that address goods movement as a result of the placement of three freeways intersecting the Plan Area, vehicular travel between jurisdictions, proximity to Port of Los Angeles related industries, and large industrial districts. All of which contribute to the unfavorable environmental impacts on the residents of the Plan Area. A key goal is ensuring that goods movement and automobile parking safely and efficiently serves the needs of residents and businesses without compromising mobility for pedestrians, bicyclists and transit users. Furthermore, the Plan encourages investment in transit, bicycle and pedestrian infrastructure to improve air quality, public health and quality of life.

GOALS AND POLICIES

MC GOAL 1

AN EFFICIENT CIRCULATION SYSTEM WITH SAFE, CLEAN, AND WELL-MAINTAINED STREETS THAT PROVIDE ENHANCED ACCESS AND CONNECTIVITY AND BALANCE THE NEEDS OF MULTIPLE INTERESTS AND FUNCTIONS.

MC 1.1
Ensure the community is served by a complete street system that is safe, attractive, and that balances the needs of all users including pedestrians, bicyclists, transit users, mobility-challenged persons and vehicles.

MC 1.2
Support additional resources to ensure clean neighborhoods through increased trash pick-up and cleaning of the streets, sidewalks and alleys, as well as the creation of a program to address illegal dumping in the Community Plan Area.

MC 1.3
Encourage the installation and enhancement of existing sidewalks and roadways in areas where the streets are unimproved, are too narrow, or experience frequent seasonal and stormwater flooding.

MC 1.4
Efficiently use curb space to facilitate ridesharing and connections to other modes of transportation in new development projects.

MC GOAL 2

AN EXPANDED AND EFFICIENT TRANSIT NETWORK THAT IMPROVES MOBILITY WITH CONVENIENT ALTERNATIVES TO AUTOMOBILE TRAVEL.

MC 2.1
Encourage improved local and express bus service in Harbor Gateway through coordination with regional and local transit agencies (e.g., the Metropolitan Transit Authority (Metro), LADOT, Long Beach Transit, Torrance Transit and Gardena Transit), and with community input.

MC 2.2
Enhance the development of park-and-ride facilities that are strategically designed to integrate with freeways, high occupancy vehicle (HOV) facilities and transit routes.

MC 2.3
Encourage the provision of safe, attractive and clearly identifiable transit stops with user-friendly design amenities that include universal infographics understandable to all, including persons with varying hearing or visual abilities.

MC 2.4
Support the expansion, wherever feasible, of transportation programs and services aimed at enhancing the mobility of senior citizens, disabled persons, young people and other transit-dependent populations.

MC 2.5
Improve the travel experience for bus riders by ensuring bus stops are appropriately designed to provide sufficient shaded shelter, seating, and public trash receptacles, and are equipped with bus arrival time display systems (e.g. real-time passenger information display systems).

MC 2.6
Support the efforts to coordinate bus routes to connect to local schools and support safe routes to schools programs.

MC GOAL 3

A SYSTEM WITH ALTERNATIVE MODES OF TRANSPORTATION THAT REDUCES VEHICULAR TRIPS AND SINGLE OCCUPANT VEHICLES (SOV) IN ORDER TO IMPROVE AIR QUALITY AND THE HEALTH OF RESIDENTS.

MC 3.1
Encourage mixed-use residential developments that include units at low, very low and deeply low affordability levels in transit-served areas in order to maximize transit ridership, reduce vehicle trips and minimize Vehicle Miles Traveled (VMT).

MC 3.2
Encourage employers and institutions to provide employee incentives, such as subsidized transit passes, for utilizing alternatives to the automobile (e.g., carpools, vanpools, buses, flex time, bicycles and walking, etc).

MC 3.3
Reduce automobile dependency by providing a safe and convenient transit system accessible to all, pedestrian linkages and a network of safe and accessible bikeways and by encouraging alternatives, including reduced emissions vehicles, such as electric and neighborhood electric vehicles (NEVs).

MC 3.4
Pursue transportation management strategies that can maximize vehicle occupancy, minimize average trip length, and reduce the number of vehicle trips.

MC 3.5
Encourage improvements to transit and public facilities that promote alternate power sources such as electricity, solar, alternative fuels or that meet the Super Ultra Low Emissions Vehicle (SULEVs) emission standards.

MC GOAL 4

A SAFE, COMPREHENSIVE, AND INTEGRATED BIKEWAY NETWORK THAT IS ACCESSIBLE TO ALL, AND ENCOURAGES BICYCLING FOR RECREATION AND TRANSPORTATION AND PROVIDES ACCESS TO TRANSIT AND KEY DESTINATIONS.

MC 4.1
Provide bicycle access for open space areas, commercial and mixed-use boulevards, community centers and neighborhood districts in order to allow easy connections between residential neighborhoods, schools and employment centers, as well as important non-work designations.

MC 4.2
Incorporate bicycle amenities (e.g. bicycle parking stations, lockers, changing rooms and showers) accessible to the public at low or no cost in public facilities, parks, commercial and multi-family residential developments, employment and transit centers, as well as park- and-ride facilities.

MC 4.3
Encourage funding and construction of bicycle facilities connecting residential neighborhoods to schools, the transit center, the Dominguez Channel, other open space areas, recreational facilities, and employment centers.

MC 4.4
Support the creation of a bike share program as a means to connect areas that are less served by transit.

MC 4.5
Promote the implementation of dedicated bicycle signals at key intersections as a component of a comprehensive bicycle path and lane network.

MC GOAL 5

PEDESTRIAN-ORIENTED ACCESS AND ROUTES THAT ARE SAFE, EFFICIENT AND ATTRACTIVE FOR A VARIETY OF USES INCLUDING COMMUTER, SCHOOL, RECREATION AND ECONOMIC ACTIVITY.

MC 5.1
Encourage the safe utilization of easements and/ or rights-of-way along flood control channels, public utilities, railroad rights-of-way and streets wherever feasible for the use of bicycles and/or pedestrians.

MC 5.2
Support the installation of sidewalks, where needed, with new roadway construction and significant reconstruction of existing roadways, particularly in areas with recurrent flooding.

MC 5.3
Encourage walking by orienting building entrances to face the streets and sidewalks when designing access to new developments.

MC 5.4
Maintain sidewalks, streets and rights-of-way in good condition, free of obstructions, and with adequate lighting, trees and parkways. Streets should accommodate pedestrians and be ADA accessible through adequate sidewalks, curb cuts, parkway landscaping that provides shade, and street lighting that provides safety during the night.

MC 5.5
Minimize conflicts between cars, buses, big rig trucks, cyclists and pedestrians by designing and constructing sidewalks and crosswalks that make pedestrians feel safe, enhancing and extending non-vehicular crossing signals at key intersections, as well as by creating well-marked crossings at intersections and select mid-block locations, preferably within Commercial Centers and Neighborhood Districts.

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MC 5.6
Encourage the development and improvement of safe routes to schools throughout the community via walking, bicycles or transit.

MC 5.7
Reduce cut-through traffic and "street racing" with traffic calming measures such as roundabouts.

MC 5.8
Encourage the improvement of unimproved "paper streets" to pedestrian streets where practical.

MC 5.9
Support efforts to provide a pedestrian bridge at 184th Street over the Dominguez Channel and the extension of 184th Street west of the Dominguez Channel.

MC 5.10
Encourage street improvements to serve as opportunities for capturing, filtering and infiltrating stormwater, creating visual , and physical connections to the Dominguez Channel.

MC 5.11
Promote pedestrian-oriented ground floors on Gardena Boulevard for remodels, tenant improvements, and re-use efforts that remain consistent with existing shopfront features such as horizontal and vertical articulation around windows and shop front entrances that reflect this historic pattern.

MC 5.12
Discourage new driveways along pedestrian-oriented streets when access to a site can be reasonably accommodated from an alley or cross-access easement.

MC 5.13
Pursue opportunities to integrate underutilized alleys into the pedestrian network of Harbor Gateway by orienting active frontages and courtyards along alleyways, where practical, and providing passageways that establish safe pedestrian connections to parallel streets.

MC GOAL 6

A COMMUNITY WHERE GOODS AND SERVICES CAN BE DELIVERED TO ITS RESIDENTS AND BUSINESSES SAFELY AND EFFICIENTLY, WHILE MAINTAINING THE COMMUNITY'S CHARACTER AND QUALITY OF LIFE.

MC 6.1
Site regional distribution centers and other industrial uses proximate to the freeway system and regional truck routes, maintaining an adequate buffer between such uses and residential neighborhoods.

MC 6.2
Provide appropriately designed and maintained roadways along designated truck routes to safely accommodate truck travel.

MC 6.3
Ensure that all commercial and industrial development has adequate off-street accommodations for temporary or prolonged loading and unloading of commercial vehicles, while maintaining and enforcing idling restrictions in both industrial and residential areas.

MC 6.4
Prevent the intrusion of freight trucks into residential neighborhoods by employing design measures (e.g., diverters) at heavily impacted locations, as well as proactive enforcement. (see also MC 7.7)

MC 6.5
Support mitigation measures environmental protection measures that can be implemented to reduce air quality impacts from adjacent freeways, and truck routes.

MC GOAL 7

ENCOURAGE NEW CONSTRUCTION AND INSTALLATION OF ZERO EMISSION VEHICLE (ZEVS) INFRASTRUCTURE FOR FREIGHT TRUCKS WITHIN INDUSTRIAL AREAS TO SUPPORT THE REDUCTION OF GREENHOUSE GAS EMISSIONS AND IMPROVE AIR QUALITY.

MC 7.1
A parking supply that is efficient, serves economic development and facilitates all modes of transportation.

MC 7.2
Reduce or consolidate parking, where appropriate to eliminate the number of ingress and egress points onto arterials.

MC 7.3
Support parking management through Transportation Demand Management (TDM) strategies in areas of high demand to facilitate within a group of shared facilities.

MC 7.4
Support the development of City-owned or other parking structures with sustainable design (i.e. solar panels and LID features), where appropriate, that are accessible to all and discourage surface parking lots.

MC 7.5
Encourage alternative parking proximate to transit centers, such as underutilized commercial parking lots (e.g., church parking lots).

MC 7.6
Auto-related uses should accommodate all vehicle parking on-site to prevent spill-over impacts on adjacent residential areas.

MC 7.7
Support the enforcement of parking restrictions on large commercial vehicles along commercial and neighborhood streets.

MC 7.8
Encourage new construction projects to include charging stations to accommodate zero emissions vehicles (ZEVs) and/or plug-in electric hybrids in all new public and private development.

MC 7.9
Encourage new commercial and retail developments to provide prioritized parking for shared vehicles, electric vehicles and vehicles using alternative fuels.

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Chapter 5

PUBLIC REALM & OPEN SPACE

The public realm is a vital part of a livable, sustainable community. It provides opportunities for passive and active recreation, social and cultural events, important gathering places for the community, health benefits and a higher quality of life. Although new opportunities for traditional parkland and open space are rare, there are ample opportunities for the provision of shared public spaces, such as plazas, greenways, community gardens, joint-uses and enhanced pedestrian paths. One of the most important components of the public realm is the street, which not only facilitates the movement of vehicles, cyclists, and pedestrians, but also supports residents' daily social lives. Streets can be used to host special community events, such as the Japanese festival that takes place annually on a segment of 186th Street.

Through the community outreach process the need for additional open space was identified in the Harbor Gateway Community Plan Area. The Plan Area is home to two recreation centers, Rosecrans Recreation Center and Normandale Recreation Center. Both parks feature playgrounds, picnic areas, fitness areas, senior facilities and indoor recreation spaces. There is a skatepark located at the Normandale Recreation Center. The most recent addition of open space in the Plan Area is the Denker and Torrance Pocket Park. Additionally, the Plan Area is home to a small remnant of the Dominguez Wetlands located near the east side of the intersection of Vermont Avenue and Artesia Boulevard. The historic Dominguez Wetlands serves as an important ecological area that provides essential habitat for flora and fauna such as Arroyo Willows, Pacific tree frogs, and a multitude of bird species. Another prominent open space amenity in Harbor Gateway is the Dominguez Channel with its adjacent bike path. The 1.4 mile Class-1 bike path allows cyclists and pedestrians

to travel unobstructed between Gardena (near Main Street) and Harbor Gateway (near Artesia Boulevard). In addition, the Roosevelt Memorial Park Cemetery is a designated open space area that is privately owned.

The Community Plan provides policies that seek to improve and expand the public realm in order to support an accessible, pedestrian friendly, high quality and distinctive built environment contributing to the vibrancy and resiliency of Harbor Gateway. The Plan promotes a system of safe, well maintained and connected parks, open space, and recreational facilities and identifies opportunities through design and landscaping to expand the amount of high-quality public spaces. It also supports efforts to identify areas for potential open space that have not traditionally been considered as resources, such as vacated railroad lines, drainage channels, vacant lots, pedestrian-oriented streets and alleyways. By broadening the application of public realm and open space strategies to include major streets, privately-owned property in the Regional Center, and the Dominguez Channel; the Plan envisions a diverse and integrated network of pedestrian pathways, bike paths, paseos, viewing decks, public plazas, green spaces, and landscaped streets that foster social life and support community identity.

GOALS AND POLICIES

PO GOAL 1

A COMMUNITY WITH ADEQUATE OPEN SPACE, RECREATIONAL AND PARK FACILITIES THAT SERVE EVERY NEIGHBORHOOD IN HARBOR GATEWAY

PO 1.1
Develop new community, neighborhood and pocket parks to increase parks and open space that are equitably distributed throughout Harbor Gateway, engaging the community and surrounding residents.

PO 1.2
Prioritize the provisions of new parks, including skateparks and recreation facilities in areas with the greatest needs.

PO 1.3
Pursue opportunities to establish new public parks, cooling centers, and resilience hubs through partnerships involving state and local agencies, and community-based organizations.

PO 1.4
Pursue opportunities to establish open space accessible to the public within new private development projects adjacent to the Dominguez Channel through design and landscaping and in other areas of the Regional Center.

PO 1.5
Advance opportunities to repurpose vacant or underutilized lots, including decommissioned railroad rights-of-way and properly plugged oil well sites for parks and open space and ensure that each site is properly cleaned up.

PO 1.6
Identify opportunities to increase recreational areas through the use of existing public lands, such as flood control channels, utility easements, Department of Water and Power properties, decommissioned

railroad rights-of-way, discontinued streets, and select alleyways to accommodate greenways, pedestrian paths and bicycle trails.

PO 1.7
Encourage the retention of passive and visual open space which provides a balance to the urban development of the Community Plan Area.

PO 1.8
Foster a high-quality recreational experience at all parks and recreation facilities through quality design, landscaping, and maintenance and the provision of public amenities such as shade structures, drinking fountains, and restrooms that are maintained in good condition.

PO 1.9
Encourage parks to incorporate active and passive recreational features, including landscaped circuit paths for walking and exercise, play areas for children, open fields for sports, dedicated skateboarding areas, shaded tree groves for relaxation, picnic areas for gathering and cultural programming, such as festivities and events.

PO 1.10
Support funding for recreational programming and ensure the accessibility, security, and safety of parks by their users, particularly families with children and senior citizens.

PO 1.11
Ensure that parks, bike paths, and pedestrian trials are adequately illuminated and secured for safe use in the evenings.

PO 1.12
Ensure that small neighborhood parks are designed to prevent potential negative impacts on adjacent residents and provide high visibility to prevent nuisance activities and support healthy recreation, community gatherings and festivities.

PO 1.13
Pursue joint-use agreements to share facilities with schools, especially in neighborhoods that suffer a disproportionate lack of park space and recreational facilities.

PO 1.14
Promote an integrated system of bicycle trails in Harbor Gateway that connects park and open space facilities with the local and regional system.

PO 1.15
Support improved access and connectivity to the Roosevelt Memorial Park Cemetery as part of the community's open space network where the public can visit and appreciate a peaceful park-like setting and support the enhancement of the cemetery with walking paths.

PO 1.16
Support the expansion of existing recreational facilities and the acquisition of new sites that are planned and designed to minimize the displacement of housing and the relocation of residents.

PO 1.17
Encourage the design of cul-de-sacs, street ends, vacated streets and remnant street widths to provide pocket parks which can serve as gateways to the Dominguez Channel to reinforce efforts to establish open space accessible to the public.

PO 1.18
Strengthen the physical connections between the transit center and the heart of the Regional Center along 190th Street between Vermont Avenue and Normandie Avenue by incorporating design features such as, street trees, landscaping, lighting, paving, wayfinding signage and gateway signage.

PO GOAL 2

DIVERSE PUBLIC SPACES AND IMPROVED STREETSCAPES PROVIDE SAFE AND PLEASANT PLACES FOR THE COMMUNITY TO GATHER AND SOCIALIZE.

PO 2.1
Enhance the pedestrian experience along corridors by installing sidewalks, expanding sidewalk space and incorporating seating, lighting, greenstreets program

improvements, landscaping, wayfinding, and other desirable features that create walkable, pleasant environments.

PO 2.2
Provide more opportunities for accessible public spaces along streets in the form of plazas and paseos that are designed to encourage social activity, especially along Rosecrans, Boulevard, Gardena Boulevard, Carson Boulevard, and Sepulveda Boulevard.

PO 2.3
Encourage new large-scale development to provide public, open space that includes community input to inform the design of amenities, including shaded areas, and a seamless transition into the public realm.

PO 2.4
Design plazas and other open spaces as communal gathering places that provide opportunities for markets, music, art and community events as well as a range of active and passive activities for users of all ages.

PO 2.5
Facilitate the integration of public art projects and cultural programming into public spaces to reinforce community history and cultural identity.

PO 2.6
Enhance tree planting and sustainable landscaping in parkways, medians, and neighborhood gateways as a placemaking strategy.

PO GOAL 3

UNIQUE WILDLIFE HABITATS AND ECOLOGICALLY IMPORTANT AREAS WITHIN PARKS AND RECREATION AREAS THAT ARE PRESERVE

PO 3.1
Identify and preserve wildlife habitats and ecologically improved areas in a natural state, consistent with the public need, health and safety.

PO 3.2
Promote urban trails and paths that maximize water recapture and include watershed-friendly landscaping to encourage biodiversity through design features, such as pervious paving and the use of California native, drought-tolerant plants.

PO 3.3
Protect and preserve the habitat of threatened and/or endangered species of animals and plants that reside in the Dominguez Channel and in the marshland that is near the Gardena Willows Wetland Preserve.

PO 3.4
Promote open spaces to maximize water recapture, promote biodiversity, reuse and recycling, as well as to facilitate natural collection, filtration and treatment of stormwater to reduce stormwater runoff, recharge aquifers, remove pollutants and reinforce the Dominguez Channel district as a resilient riparian corridor.

PO GOAL 4

A COMMUNITY WITH AN AMPLE URBAN FOREST THAT IMPROVES THE ENVIRONMENT, ENHANCES AESTHETICS AND CREATES A SUSTAINABLE MICROCLIMATE.

PO 4.1
Facilitate the planting and maintenance of appropriate street trees, which provide shade and scale to residential and commercial streets in all neighborhoods.

PO 4.2
Support policies of the Bureau of Street Services to reduce conflicts with existing infrastructure through proper tree selection and through the recognition of street trees as a vital component of the City's infrastructure and green urban forestry goals.

PO 4.3
Identify protecting and developing tree cover that improves air quality and groundwater filtration as a priority, and encourage setting a target for street tree canopy cover in new developments and/or in areas identified as tree-deficient.

PO 4.4
Increase planting of thick canopy trees and dense vegetation near and along freeways and other sources of air pollution using species proven to filter particulate matter pollution.

PO 4.5
Preserve and frequently maintain open space in the spaces provided by the Vermont Avenue median between 120th Street and Redondo Beach Boulevard, the Athens Boulevard median, and the Laconia Boulevard median.

PO 4.6
Ensure new open spaces and amenities provide publicly-accessible shade in a manner that persons of all abilities can be comfortable resting and relaxing.

PO GOAL 5

AMPLE OPPORTUNITIES EXIST FOR URBAN FARMING AND COMMUNITY GARDENS THAT PROVIDE FRESH FOOD.

PO 5.1
Identify and inventory potential garden/urban farm sites within existing parks, vacant lots, public easements, rights-of-way and schoolyards in appropriate locations.

PO 5.2
Encourage new building construction to incorporate green roofs, when practical, and promote conversions of existing roof space to green roofs in order to maximize opportunities for gardening and reduce heat island effect.

PO 5.3
Encourage and allow the use of residential parkways, or other appropriate underutilized public rights-of-way in residential neighborhoods, to be used for the cultivation of community gardens.

PO 5.4
Encourage the use of residential front yards as well-maintained gardens for growing fruits and vegetables.

DOMINGUEZ WATERSHED INCLUDING THE CHANNEL AND BIKE PATH

Harbor Gateway is home to a portion of the Dominguez Watershed. The portion of the watershed in the Plan Area includes a small remnant of the Dominguez Wetlands located near the east side of the intersection of Vermont Avenue and Artesia Boulevard and the Dominguez Channel and Bike Path.

The Dominguez Channel was fully channelized to provide flood protection for much of the South Bay Area. The area of the watershed in Harbor Gateway was channelized in the 1900s. The Channel captures runoff from over 43,000 acres and drains into the Port of Los Angeles.

The Dominguez Channel along with the adjacent bike path are valuable open space amenities for the Plan Area. The 1.4 mile Class-1 bike path allows cyclists and pedestrians to travel unobstructed between Gardena (near Main Street) and Harbor Gateway (near Artesia Boulevard).

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Chapter 6

IMPLEMENTATION

The Community Plan establishes a comprehensive and long-range vision for the future of the communities of Harbor Gateway. The goals and policies presented by the Plan express this vision and guide its implementation, which occurs through both private developments and public investments. The Community Plan generally identifies policies that are limited to the authorities that can be implemented under the jurisdiction of the City of Los Angeles (all departments) and does not prescribe the actions of other agencies such as the City's school districts.

The Community Plan is implemented through a variety of tools and methods, which include: zoning and other City ordinances; and Community Plan programs. The zoning ordinances adopted along with the Community Plan represent implementation tools that go into effect upon adoption of the Plan and can be implemented directly by the City. Community Plan Programs are programs that identify strategic actions that the City and other public agencies can take to implement the Plan. Implementation of programs tends to rely on coordination among City Departments and between the City and external agencies, often requires approval and allocation of funding by the City Council and other decision-makers, and are expected to occur over the life of the Plan. This chapter discusses how the Community Plan policies and programs are implemented in land use decision-making. In particular, this chapter details existing and aspirational future programs, shown in a series of tables, which implement the goals and policies found throughout the Community Plan.

THE IMPLEMENTATION PROCESS

The goals and policies in the Harbor Gateway Community Plan are implemented through a variety of actions, including regulation and development review; financing and budgeting; and interdepartmental and interagency coordination.

Many Community Plan policies are implemented through regulations, such as zoning, adopted by the City based on the City's authority to protect the public health, safety, and welfare of its citizens. Some zoning ordinances may also create a development review process that provides for City review of individual project proposals and authorizes the City to approve, deny, or condition projects based on their consistency with the Community Plan. Other programs are implemented at the time of Community Plan adoption, such as zone changes to regulations, community plan implementation overlay districts, supplemental use districts, specific plans, and design overlays. Coordination among City departments is critical to the successful implementation of many Community Plan policies, such as park planning and streetscape improvements. While the Community Plan policies and implementation programs are limited to authorities that can be implemented under the jurisdiction of the City of Los Angeles, implementation of some Plan policies may also require coordination and joint actions with numerous local, regional, state, and federal agencies. These agencies provide services, facilities, or funding and administer regulations that directly or indirectly affect many issues addressed in the Community Plan. These external governmental agencies, such as the California Department of Transportation (CALTRANS), the Los Angeles Unified School District, water service providers, the Los Angeles County Metropolitan Transit Authority (METRO), among others, also look to the Community Plans for their planning and guidance in decision-making.

Among others, the Plan is implemented in the following ways: goals and policies used are used as guidance for discretionary decisions requiring land use consistency findings; zoning of land to apply the desired land use regulations to property throughout Harbor Gateway; and adoption of development incentives that are intended to generate affordable housing and other public benefits in exchange for greater development rights. The following section provides a description of each of the Community Plan's implementation features, followed by a brief explanation of the process for amending the Community Plan.

GOALS AND POLICIES

The Community Plan's goals and policies play an important role in shaping decisions around land use and public infrastructure.

The Community Plan can be used by the public, staff, and ultimately decision makers to guide and inform the land use decision-making process. City actions on discretionary projects involving land use may require a finding that the action is consistent or in conformance with the General Plan. Department of City Planning staff and City Planning Department decision-makers, such as the Director of Planning, Area and City Planning Commissions, and zoning administrators, among others, refer to and cite policies from the Community Plan text and the Land Use Map of the Community Plan when making findings of consistency on land use decisions. The goals and policies of the Community Plan are particularly important when development projects are proposed that are beyond the scope of the underlying zoning regulations, requiring variances or zone changes.

GENERAL PLAN LAND USE DESIGNATIONS

Regulating the use and development of land is an important means by which the City exercises its authority to protect the public health, safety, and welfare of its citizens, and implements the Community Plan. Land

Use Designations are designated on the General Plan Land Use Map and establish the permitted range of intensities, uses, and densities, where applicable in the Community Plan Area. Each General Plan Land Use Designation corresponds to a set of form and use districts in the City's Zoning Ordinances. The Land Use Designations are implemented through these form and use districts applied at the parcel level.

ZONING REGULATIONS

The Community Plan's primary implementation tool is the comprehensive package of zoning regulations that govern how land can be used and developed throughout Harbor Gateway. The zone assigned to each property prescribes the physical parameters new structures must adhere to, the types of uses that can occur, and the intensity at which each use can occur. The zones and supporting development standards adopted as part of the Community Plan are effectuated as ordinances in Los Angeles Municipal Code, or as specific plans, overlay districts adopted under LAMC procedures. The parameters of each zone assigned in Harbor Gateway have been strategically devised to ensure that they shape development in a manner that is compatible with the vision established by the Community Plan. The Plan's zoning regulations are implemented incrementally as each proposed building project and land use change within Harbor Gateway is evaluated by the City for approval. The City applies zoning regulations as one of the primary metrics for evaluating whether a project or proposal is appropriate for a particular location. Projects that do not require discretionary review under any zoning ordinance are ministerial if they comply with all zoning regulations. In most cases non-discretionary or "by-right" projects are reviewed solely by the Los Angeles Department of Building and Safety, where the majority of the development regulations enacted by the Community Plan are enforced. Generally, projects that surpass a specified size or scope require discretionary review under Project Review and will require adoption of the discretionary findings by the designated decision maker to ensure that the project is in conformance with the General and Community Plans and compatible with adjacent properties.

COMMUNITY BENEFITS SYSTEM

This Plan establishes allowable development ranges through base and maximum Floor Area Ratios (FAR) assigned to each zone, and base and maximum heights assigned to some zones. Maximum FAR and height may be achieved through participation in the various incentive systems described in Article 12 of the LAMC. Development exceeding base development rights may be permitted in accordance with these systems to meet the primary objectives of this Plan by producing a range of public benefits including affordable housing, publicly accessible open space, community facilities, and historic preservation.

COMMUNITY PLAN AMENDMENTS

Changes to the Community Plan may be proposed from time to time to address changing conditions, new opportunities, and unforeseen circumstances. As such, the Community Plan must be a living, flexible document, allowing for changes that ultimately assist in enhancing and implementing the community's vision. It is necessary, therefore, to establish a fair, orderly, and well-defined process to govern how amendments occur.

Community Plans are part of the City's General Plan and thus, any changes to the Community Plan are considered General Plan amendments. Amendments may propose a change in the land use designation for a particular property or changes to the Community Plan's policies and text. Amendments to the General Plan are subject to an established public review process.

IMPLEMENTATION PROGRAMS

Coordination among City departments and external agencies is critical to the successful implementation of many Community Plan policies, such as park planning and streetscape improvements. While many Community Plan policies are implemented through land use regulations and incentives enforced by the City based on its mandate to protect the health, safety and welfare of its inhabitants, implementation of some Plan policies may also require coordination and joint actions with numerous local, regional, state, and federal agencies. These agencies provide services, facilities, or funding and administer regulations that directly or indirectly affect many issues addressed in the Community Plan. These external governmental agencies, such as the California Department of Transportation (CALTRANS), the Los Angeles Unified School District, water service providers, the Los Angeles County Metropolitan Transit Authority (METRO), among others, also look to the Community Plans for their planning and guidance in decision-making. This section provides a series of tables describing the future programs.

SOURCES OF FUNDING

It is important to note that program implementation is contingent, among other policy and resource considerations, on the availability of adequate funding, which is likely to change over time due to economic conditions, the priorities of federal, state and regional governments and funding agencies, and other conditions. The programs should be reviewed periodically and prioritized, where and when necessary, to reflect funding limitations.

READER'S GUIDE TO THE FUTURE IMPLEMENTATION ACTIONS' TABLE

The table provided in this section organizes programs into two broad categories: established programs and proposed programs. Established Programs refer to existing resources that are currently in effect at the time of the adoption process, and may already be playing an important role in addressing one or more of the Plan's objectives. The list identifies opportunities to expand or continue established programs in the Community Plan Area. Proposed Programs refer to future programs that are included as an advisory resource directed at public agencies responsible for devising improvements or prioritizing projects within Harbor Gateway. Proposed Programs described in the table are aspirational and are put forth for further consideration as part of the ongoing effort to implement the Community Plan.

The table identifies each program with a distinct reference number (i.e., P1), followed by a description of the intent and scope of the program, and a reference to the Community Plan policies that the program is expected to implement. Lastly, the table identifies the agency primarily responsible for implementing the program, as well as any agencies necessary for supporting in the program's implementation.

ACRONYMS FOR AGENCIES

BSL - Bureau of Street Lighting

BOE - Bureau of Engineering

BOS - Bureau of Sanitation

BSS - Bureau of Street Services

CalEPA - California Environmental Protection Agency

CalGEM - California Geologic Energy Management Division

CalHFA - California Housing Finance Agency

CalTrans - California Department of Transportation

CAO - City Administrative Officer

CARB - California Air Resources Board

CD - Council District

CDD - Community Development Department

CoDRP - County Department of Recreation and Parks

DCP - Department of City Planning

DOD - Department on Disability

DPW - Department of Public Works

DPSS - Department of Public Social Services

DTSC - Department of Toxic Substance Control

EMD - Emergency Management Department

EWDD - Employment and Workforce

LAHD - Los Angeles Housing Department

LA-DLA - Los Angeles Designated Local Authority

LADBS - Los Angeles Department of Building and Safety

LADOA - Los Angeles Department of Aging

LADOT - Los Angeles Department of Transportation

LADWP - Los Angeles Department of Water and Power

LAFCD - Los Angeles County Flood Control District

LAFD - Los Angeles Fire Department

LAFPC - Los Angeles Food Policy Council

LAHD - Los Angeles Housing Department

LAPD - Los Angeles Police Department

LAPL - Los Angeles Public Library Development Department

LAUSD - Los Angeles Unified School District

METRO - Metropolitan Transit Authority

NC - Neighborhood Council

OHR - Office of Historic Resources

OPA - Office of Petroleum Administrator

POLA - Port of Los Angeles (Harbor Department)

RAP - Recreation and Parks

SAN - Bureau of Sanitation

SCAG - Southern California Association of Governments

SCAQMD - South Coast Air Quality Management District

USACE - United States Army Corps of Engineers

**Please visit www.lacity.org for the most recent and updated City departments.*

FUTURE IMPLEMENTATION ACTIONS

ESTABLISHED PROGRAMS

*(see explanation on p. 47)

Program Number	Description	Policy Reference	Coordinating Agency
Land Use and Urban Form			
P1.	**Affordable Unit Inventory-Measure JJJ**: The Los Angeles Housing Department (LAHD) will monitor the inventory of units that are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of Lower or Very Low-Income; subject to the Rent Stabilization Ordinance; and/or occupied by Lower-Income or Very Low-Income households during the effective term of Measure JJJ..	LU4.1, LU4.2	LAHD
P2.	**Neighborhood Services**: The new Zoning Code establishes new zones that allow for the establishment or continued maintenance of limited embedded neighborhood services, such as corner stores, that are compatible with adjacent properties.	LU3.5, LU7.5	DCP
P3.	**Survey LA Planning District**: The Los Angeles Historic Resources Survey (SurveyLA) identified numerous potential historic resources throughout Harbor Gateway including the Chackfield-Merit Tract, Gardena Boulevard commercial planning district, and numerous home in the Athens on the Hill neighborhood and Orchard Avenue. The Plan applies the Conservation District to the Athens on the Hill neighborhood and the Chacksfield-Merit Tract and encourages further study and possible historic designation of these and other resources in order to conserve and enhance the neighborhood character and unique buildings.	LU6.1	DCP
P4.	**Tenant Protection Programs**: The Los Angeles Housing Department manages housing units subject to the Rent Stabilization Ordinance, the Tenant Habitability Program and provides eviction and relocation assistance. LAHD will continue to develop greater tenant protections consistent with the City's Housing Element.	LU4.1, LU4.3	LAHD

Program Number	Description	Policy Reference	Coordinating Agency
Environmental Justice			
P5.	**Brownfields Identification**: The Los Angeles Department of Sanitation (LASAN) has partnered with the Department of City Planning in an effort to complete an environmental remediation needs assessment for targeted areas in Harbor Gateway that are proposed to transition from industrial to other specified land use designations. The assessment will provide Phase I environmental analysis for properties within the study area and identify the potential need for further environmental analysis and remediation.	EJ6.2, EJ6.3, EJ6.5	LASAN, DCP
P6.	**Clean Up Green Up Implementation**: The CUGU ordinance established standards and regulations to reduce cumulative health impacts resulting from incompatible land uses. It also established an ombudsperson position within LASAN to help local businesses access financial and technical support to improve their operations; assist small businesses navigate the permitting processes and comply with regulatory standards, and respond to community complaints about nuisance businesses.	LU13.6	LASAN, DCP
P7.	**LA's Green New Deal-Sustainable City pLAn**: Consistent with the City's Green New Deal, the Community Plan supports the pLAn's vision, goals and initiatives aimed at improving the environment, economy and health of communities, as well as by focusing development opportunities for affordable housing near transportation nodes.	LU9.3, LU19.2, EJ3.2	Mayor's Office, DCP
P8.	**Low Impact and Healthy Development**: The City's Low Impact Development (LID) ordinance is a stormwater management strategy that seeks to mitigate the impacts of increases in runoff and stormwater pollution. LID comprises a set of site design approaches and Best Management Practices (BMPs). The LID Handbook is a resource developed to assist developers in complying with LID requirements. In addition, the City's Healthy Buildings, Healthy Places program will provide site and landscaping standards that focus on making buildings safer and more comfortable places to live, work and recreate.	EJ3.4, EJ3.6	LADBS

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Program Number	Description	Policy Reference	Coordinating Agency
Mobility and Connectivity			
P9.	**Metro's Reduced Fare Programs**: The Low-Income Fare is Easy (LIFE) Program and other reduced fare programs offered by Metro provide fare discounts that can be applied toward the purchase of weekly and monthly transit passes on Metro and any LIFE participating transit agencies. Eligible participants include low-income riders, students, seniors and persons with disabilities.	MC2.4, MC3.2	METRO
P10.	**Freight Truck Network**: Ensure that the Countywide Strategic Truck Arterial Network (CSTAN) is adhered to by truck drivers through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.	LU15.1, MC6.4, MC7.7	METRO, LADOT, Caltrans, LAPD
P11.	**Safe Routes to School**: Prioritize additional Safe Routes to School interventions around schools located near the High Injury Network in Harbor Gateway.	MC5.6	LADOT, LAUSD, Caltrans, METRO
Public Realm and Open Space			
P12.	**People Street Pedestrian Plazas and Parklets**: Encourage partnerships between LADOT and community groups or businesses in Harbor Gateway to apply for Plaza or Parklet projects that enhance economic activity and social life and strengthen community identity.	LU18.4, PO2.2, PO2.4	LADOT

FUTURE IMPLEMENTATION ACTIONS

PROPOSED PROGRAMS

*(see explanation on p. 47)

Program Number	Description	Policy Reference	Coordinating Agency
Land Use and Urban Form			
P13.	**Anti-Displacement Programs**: Coordinate with LAHD to develop anti-displacement strategies that further Citywide Housing Priorities through implementation of programs such as, local tenant/community opportunity to purchase (TOPA/COPA). Explore funding sources, including grants and loans, to assist tenant and community based organizations purchase multi-family buildings.	LU4.1, LU4.2, LU4.3	LAHD
P14.	**Business Incubators and Worker Cooperatives**: Provide incentives and identify potential funding sources for the development of community-based commissary kitchens and business incubators to help emerging small businesses, startups and individuals to develop and grow their business. Coordinate with agencies such as the EWDD and Mayor's Office of Sustainability to identify a role for worker cooperatives in an equitable and sustainable Los Angeles economy.	LU12.3, LU12.4, LU12.7	EWDD, Mayor's Office
P15.	**Business Outreach/Mentorship Programs**: Develop partnerships to create business outreach programs targeting local schools, local businesses, labor organizations and Harbor College for student participation in business apprenticeship and internship programs, as well as work with the LAUSD's Mentorship Programs.	LU13.1, LU13.4	EWDD, LAUSD
P16.	**Dominguez Channel Access and Connections**: Partner with LA County Flood Control District and the Unites States Army Corps of Engineers to revitalize and enhance the Dominguez Channel; and to enhance the pedestrian experience and business activity along the corridor, and foster connections to the regional center.	LU7.8, LU11.6, LU.11.7, MC4.3	LAFCD, USACE, DCP

Program Number	Description	Policy Reference	Coordinating Agency
P17.	**Economic Development/Revitalization**: Partner with the City Council, Mayor's Office, EWDD and other relevant agencies to collectively offer a package of incentives (such as tax incentives) that focus investment and compliment the land use incentives for targeted commercial centers in Harbor Gateway in order to comprehensively attract desired uses and foster economic revitalization in the Community Plan Area.	LU7.2, LU7.3, LU12.4, LU13.3, LU13.6	EWDD, CDD, CD15
P18.	**Entertainment and Sit-Down Restaurant Attraction**: Coordinate with agencies such as the EWDD, CDD and Council Offices toward providing incentives that attract sit-down restaurants and other desired amenities to the CPA's commercial districts.	LU7.1, LU7.2, LU7.3, LU7.5, LU7.6, LU7.8.	EWDD, CDD, CD15
P19.	**Housing for Multigenerational Families and Households**: Coordinate with the City of Los Angeles Housing Department to create strategies for the provision of family size units (2–3 bedrooms) in new development to meet the needs of the community.	LU1.6, LU1.7, LU1.8	LAHD
P20.	**No Net Loss Program**: Explore the creation of a no net loss program to minimize the displacement of residents and ensure that there is no loss of affordable rental housing, covenanted or not, including affordable rent-stabilized units. This can be achieved through the preservation of existing affordable housing, covenanted or not, or the production of new affordable housing.	LU4.1, LU4.2, LU4.3	LAHD, CD15, City Attorney
P21.	**Revocation Process**: Continue application of the revocation process, pursue improved procedures for timely review and processing of cases, improve enforcement of nuisance sites and shut down chronic problem businesses.	LU3.1, EJ5.3	DCP
P22.	**Right of Return**: Explore the creation of a Citywide first right of refusal program to ensure that tenants of any residential unit subject to the Rent Stabilization Ordinance (RSO) or an On-Site Restricted Affordable Unit that is demolished or vacated for purposes of a proposed development project shall be granted First Right to Return for the replacement housing units.	LU4.3	LAHD
P23.	**Small Business Assistance Programs**: Continue to promote agency programs that assist small business owners and local entrepreneurs, such as low-interest loan programs, management assistance, business retention programs, and the establishment of incubation centers.	LU7.6, LU6.7, LU7.7, LU12.2, LU12.4	CAO, EWDD

Program Number	Description	Policy Reference	Coordinating Agency
P24.	**Supportive Housing**: Support partnerships and continuous coordination with Los Angeles Homeless Services Authority (LAHSA), LA County Public Health and other social services programs to assess and evaluate how the city and county are tracking progress to alleviate homelessness and housing insecurity.	LU1.12, LU1.13, LU1.14	LAHSA
P25.	**SurveyLA Eligible Historic Resources**: Support local efforts to protect and restore historic resources, including efforts to establish Historic Preservation Overlay Zones (HPOZs) or other Individual Historic Resources Review and/or Conservation District Supplemental DIstricts for eligible areas of Harbor Gateway identified in the findings of the Los Angeles Historic Resources Survey	LU52, LU5.4, LU5.5	OHR
P26.	**Use of Vacant Lots**: Study the feasibility of an annual tax on the rental value of vacant residential and commercial land to encourage property owners to develop vacant lots with infill projects, community gardens, plazas or parks.	PO1.4, PO5.1	CAO, Mayor's Office
Environmental Justice			
P27.	**Brownfields Remediation**: Encourage the remediation and redevelopment of existing brownfields throughout the Community Plan Area through the City of Los Angeles' Brownfields Program and identify additional funding sources for site remediation activities such as the remediation programs under the RCRA (Resources Conservation and Recovery Act), the CERCLA/Superfund and nonprofit groups.	EJ6.1, EJ6.2, EJ6.3, EJ6.4, EJ6.5	LAPW, BOS
P28.	**Code Enforcement**: Identify funding sources for increased code enforcement activities in order to address code violations that create unsightly and unsafe conditions and impact the quality of life.	LU1.11, EJ7.4, EJ8.4, MC6.3, MC6.4, MC7.6	LADBS
P29.	**Cultural Historic Context**: As funding becomes available, support the Office of Historic Resources efforts to expand and continue to holistically broaden the multicultural approach to equitably encompass the diversity and richness of the experience of all groups in Los Angeles. Work with local communities and cultural institutions through robust community engagement programs and local partnerships to gather meaningful input and draw upon community-based knowledge in order to more fully recognize and understand the local experiences.	LU5.2, LU5.4, EJ1.3, EJ1.5	OHR

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Program Number	Description	Policy Reference	Coordinating Agency
P30.	**Emergency Preparedness**: Establish coordination between EMD, FIRE, LADOT, and LAPD regarding emergency preparedness, community awareness workshops and drills to supplement the City's RYLAN Program. The City's Ready Your LA Neighborhood (RYLAN) program was developed to help families and neighborhoods prepare for disasters. RYLAN provides the steps to take immediately after a disaster to help keep neighborhoods safe.	EJ11.6	EMD
P31.	**Incentives for Emissions-Reducing Uses**: Develop a set of incentives for projects that result in the reduction of emissions and air pollution, such as charging stations for Electric Freight Trucks.	EJ 3.2, EJ 4.2, EJ 7.3, MC 6.6	DCP, Mayor's Office
P32.	**Language Access Plan**: Pursuant to Executive Directive No. 32 (Dec. 2021), the City is in the process of preparing a language access plan, known as the Inaugural Plan, to set the foundation for a citywide language access program and serve as a model for City Departments. In advance of this plan, the City Planning Department has developed an internal language access guide for planning staff to ensure the public has equitable access to planning processes and information and will continue to evaluate language access needs across all communities.	EJ1.1	DCP
P33.	**Multicultural History Training**: Support funding for staff training that provides regular orientation on the multicultural history of all ethnic and racial groups in Los Angeles to City employees by working with the Office of Racial Justice, Equity, and Transformative Planning.	LU18.2, LU18.4, EJ1.3, EJ1.5	OHR
P34.	**Non-Conforming Industrial Uses**: Work with Council District 15 to create a relocation program and secure funding to assist non-conforming industrial businesses located within residential neighborhoods to relocate by facilitating the sale of the non-conforming property and the purchase of a site in an industrially zoned area. The program should include the remediation of the non-conforming property so that it can be redeveloped as an appropriate neighborhood use.	EJ5.1, EJ5.2, EJ5.5, EJ5.6	CD15, POLA

Program Number	Description	Policy Reference	Coordinating Agency
P35.	**Oil District Amendments**: Consistent with state and federal law, explore the ability to amend the Oil Drilling District to include provisions that adequately regulate, limit and/or prohibit existing operators from using new extraction methods that utilize hazardous materials/chemicals to prevent the potential impact to human health and the environment (in addition to noise, water quality and geologic impacts) and to further address community concerns.	EJ11.3, EJ11.4, EJ11.5	OPA, DCP
P36.	**Phase-Out Plan for Oil Operations**: Ensure coordination between the City, petroleum operators, CalGEM and other applicable local government agencies to develop a program for the phase-out of oil and gas extraction and related operations and the scheduled abandonment of oil wells, in particular those located within residential neighborhoods.	EJ10.1, EJ10.2, EJ10.3	OPA, DCP, CalGem
P37.	**Service Planning Area 8**: Develop partnerships to ensure coordination with the Los Angeles County Department of Public Health's efforts to promote health and well-being through targeted population-based interventions and service operations that improve health and quality of life, and reduce health disparities for Service Planning Area 8, which serves the Harbor Gateway.	EJ2.2	LADPH
P38.	**Tribal Resources and Liaisons**: Crosstrain and collaborate with the County of Los Angeles Regional Planning Department to share tribal resources that help to build respectful relationships with Tribes. Request funding for staff training that can lead to the establishment of Tribal liaisons.	EJ1.3, EJ1.4, EJ1.5	DCP
P39.	**Trucking Industry Resource Guide**: Coordinate with POLA to explore the creation of a local resource guide that new and existing warehouse and industrial business operators can provide to truck drivers to limit truck intrusion into off-route areas. The resource guide can include information on the closest fueling and charging stations, truck repair facilities, as well as food and lodging.	EJ7.4, MC6.4	POLA
P40.	**Mapping**: Continue to collaborate with Cal-EPA and DTSC to update existing Zoning Information Files (ZI) for brownfields and superfund related ZI's with approatire state codes and contact information.	EJ 5.2, EJ 5.9	DCP, DTSC
P41.	**Abandoned Oil Well Clean-up/ Transition**: Encourage abandoned oil well site clean-up to transition into a community serving uses such as community gardens, plazas or parks.	EJ 7.2	DCP, CD 15

Program Number	Description	Policy Reference	Coordinating Agency
Mobility and Connectivity			
P42.	**Alternative Fuel Vehicles**: Encourage tax incentives or other financial incentives to developers to provide priority parking spaces and connections for alternative fuel vehicles (i.e. Low Emissions and Electric Vehicles) as a means of improving both air quality and economic development.	MC3.3; MC3.5	Mayor's Office
P43.	**Clean and Safe Railroads**: Encourage coordination between public and private entities responsible for the safety and maintenance of the railroad rights-of-way, particularly along Alameda Street in order to improve safety, as well as beautification of the corridor.	MC1.2, PO1.5	LADOT
P44.	**Pedestrian and Transit Amenities**: Support the funding of well-designed amenities such as shelters, transit information kiosks, enhanced street lighting, improved crosswalks and benches as well as sidewalk maintenance and that are ADA accessible or compliant at all bus stops on arterial streets, as funding permits.	MC2.3, MC2.4, MC2.5	METRO, LADOT
P45.	**Safe School Routes**: Establish collaboration and agreement with other agencies to implement Caltrans' "Safe Routes to Schools" programs and ensure that LAUSD is included in the early review of proposed development projects that are near public schools.	MC5.6	LAUSD
P46.	**Traffic Calming**: Implement neighborhood preferential parking where appropriate and protect lower density residential areas from the intrusion of "through traffic" by implementing neighborhood traffic management programs. Include measures to reduce traffic volumes on neighborhood local streets. (Street closures, street gating, and street vacations are not supported.)	LU18.12, MC6.4	LADOT
P47.	**Truck Traffic Control Measures**: Partner with the Los Angeles Department of Transportation and Council District 15 on a pilot program to install traffic control measures to prevent freight truck intrusion into residential neighborhoods and ensure that trucks utilize appropriate truck routes. In addition, collaborate on the implementation of feasible traffic control measures based on the recommendations of the SCAG Freight Mitigation Study and other transportation studies.	MC6.4	LADOT, DCP, CD15

Program Number	Description	Policy Reference	Coordinating Agency
Public Realm and Open Space			
P48.	**Clean Neighborhoods**: Identify funding sources for additional street clean-up and trash pick-up in order to keep streets, sidewalks, alleys and railroads clean and free of trash and debris.	MC1.2, MC5.4	BSS
P49.	**Great Streets Initiative**: Pursue the designation of Gardena Boulevard as a Great Street in order to implement the program's strategies aimed at energizing public spaces, providing economic revitalization, increasing public safety, enhancing local culture, and supporting great neighborhoods.	LU7.6, LU7.7, LU7.9, MC5.4, MC5.5, PO2.1, PO2.6, PO4.1	Mayor's Office
P50.	**Joint Use of Recreational Facilities**: Establish joint-use agreements with other public and private entities to increase recreational opportunities in Harbor Gateway, including shared use of land owned by public agencies. Co-locate park and recreation facilities with public and private entities in Harbor Gateway.	PO1.13	LAUSD, RAP
P51.	**Neighborhood Green Streets**: Implement a network of Great Streets along Harbor Gateway's neighborhood streets through LASAN's Green Street and Alley Program. Such a network would feature native landscaping, bioswales, water retention features, shade trees, streetscaping, and wayfinding that provides pedestrians with safe and attractive routes linking the community's open spaces, recreational centers, the Dominguez Channel, and the Regional Center.	MC1.1, MC5.1, PO2.1, PO2.6, PO4.1	LADOT, BSS, LASAN,
P52.	**Streetscape Improvements**: Implement pedestrian friendly streetscape improvements at Harbor Gateway's Regional Center along 190th Street, Vermont Avenue, and Harbor Gateway's commercial corridors along Gardena Boulevard, Rosecrans Boulevard, Carson Street, and Sepulveda Boulevard. Consider improvements such as mid-block pedestrian crossings, curb extensions, seating, landscaping, shade trees, reverse angled parking and pedestrian lighting.	LU7.7, 18.4, LU18.12, MC5.4, MC5.5, PO2.1, PO2.6, PO4.1	LADOT
P53.	**Reclaimed Land for Bikeways/Pedestrian Paths/Green Spaces**: Pursue conversions of former CRA-owned and surplus City-owned property, abandoned rail lines, and other underutilized easements in Harbor Gateway for community uses incorporating bike and pedestrian paths, greenways, community gardens or park space.	MC4.1, MC5.1, PO1.4, PO1.5 PO1.6	RAP, DWP

Program Number	Description	Policy Reference	Coordinating Agency
P54.	**Access to the Dominguez Channel**: Establish entryways and access points to the Dominguez Channel and adjacent bike path by establishing Memorandums of Understandings and Operations and Maintenance Agreements between the LACFD, USACE, City of Los Angeles, and private third parties.	LU7.4, LU7.8, LU9.1, LU 11.6, MC3.3, MC4.1, PO1.4, PO1.10, PO1.17	LACFD, USACE, DCP

LOS ANGELES
CITY PLANNING
Community Planning

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Appendix A:

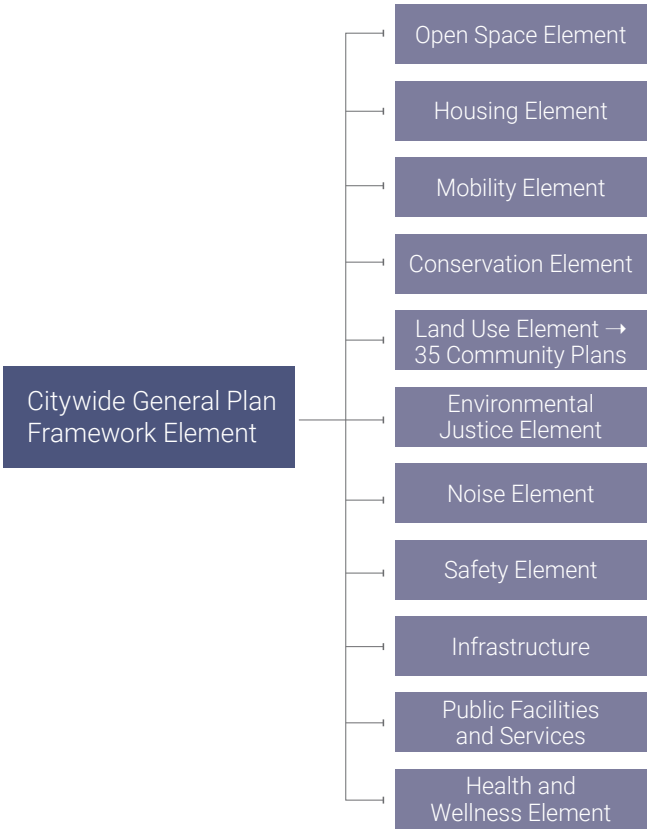
RELATIONSHIP TO OTHER PLANS

RELATIONSHIP TO THE GENERAL PLAN

California state law requires that cities prepare and adopt a comprehensive, integrated, long-term General Plan to direct future growth and development. The General Plan is the fundamental document of a city. It defines how a city's physical and economic resources are to be managed and utilized over time. Decisions by a city with regard to the use of its land, design and character of buildings and open spaces, conservation of existing and provision of new housing, provision of supporting infrastructure and public and human services, and protection of residents from natural and human-caused hazards are guided by the General Plan.

State law requires that the General Plan contain eight elements: land use, transportation, housing, conservation, open space, noise, safety and environmental justice. Cities may also choose to incorporate additional elements to more directly address other locally significant issues. There must be internal consistency among the elements. In Los Angeles, thirty-five Community Plans, comprise the City's land use element. In addition, the City has adopted additional non mandated elements in "Framework Element," discussed below.

CITYWIDE GENERAL PLAN FRAMEWORK ELEMENT



The City's General Plan Framework Element is the citywide plan that established the guide for how Los Angeles will grow in the future. Adopted in 1996, the Framework Element is a strategy for long-range growth and development, setting a citywide context for the update of Community Plans and citywide elements. The Framework Element responds to State and Federal mandates to plan for the future by providing goals, policies, and objectives on a variety of topics, such as land use, housing, urban form, open space, transportation, infrastructure, and public services. The Framework Element's key guiding principles, summarized below, are advanced at the community-level through the Community Plans.

The City's commercial areas serve a variety of roles and functions, from small neighborhood gathering places with local cafes and shops to major job centers and entertainment hubs. Although these areas are typically designated for commercial use, they contain residential and mixed use buildings as well.

FRAMEWORK ELEMENT GUIDING PRINCIPLES

Grow strategically. Should the City's population continue to grow, as is forecasted by the Southern California Association of Governments (SCAG), growth should be focused in a number of higher-intensity commercial and mixed-use districts, centers, and boulevards, particularly in proximity to transportation corridors and transit stations. This type of smart, focused growth links development with available infrastructure and encourages more walkable, transit-friendly neighborhoods, helping to ease our reliance on the automobile, and minimize the need for new, costly infrastructure.

Conserve existing residential neighborhoods. By focusing much of the City's growth in centers and along commercial corridors, the City can better protect the existing scale and character of nearby single- and multi-family neighborhoods. The elements that contribute to the unique character of different residential neighborhoods should be identified and preserved whenever possible.

Balance the distribution of land uses. Maintaining a variety of land uses is crucial to the long-term sustainability of the City. Commercial and industrial uses contribute to a diverse local economy, while residential uses provide necessary housing for the community. Integrating these uses within smaller geographical areas can better allow for a diversity of housing types, jobs, services, and amenities.

Enhance neighborhood character through better development standards. Better development standards are needed to both improve the maintenance and enhancement of existing neighborhood character, and ensure high quality design in new development. These standards are needed for all types of development; residential, commercial, and industrial uses.

Create more small parks, pedestrian districts, and public plazas. While regional parks and green networks are an important component of the City's open space strategy, more small-scale, urban open spaces must be developed as well, as they are crucial to the quality of life of the City's residents. There are many opportunities at the community level to create public "pocket" parks as part of new developments, to enhance pedestrian orientation in key commercial areas, and to build well-designed public plazas.

Improve mobility and access. The City's transportation network should provide adequate accessibility to jobs, services, amenities, open space, and entertainment, and maintain acceptable levels of mobility for all those who live, work, travel, or move goods in Los Angeles. Attainment of this goal necessitates a comprehensive program of physical infrastructure improvements, traffic systems management techniques, and land use and behavioral changes that reduce vehicle trips. An emphasis should be placed on providing for and supporting a variety of travel modes and users of all ages and abilities, including walking, bicycling, public transit, and driving.

Identify a hierarchy of commercial districts and centers. The Framework Element provides an overall structure and hierarchy for the City's commercial areas. This hierarchy, has helped shape the development and urban form of the City and will continue to do so in the future. Understanding this hierarchy helps us better understand the roles that these different types of "activity centers" play within our communities so that their unique characteristics can be enhanced.

RELATIONSHIP TO MOBILITY PLAN 2035

In 2008, the California State Legislature adopted AB1358, The Complete Streets Act, which requires local jurisdictions to "a plan for a balanced multimodal transportation network that meets the needs of all users of streets, roads, and highways, defines to include motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation, in a manner that is suitable to the rural, suburban, or urban context."

Mobility Plan 2035 provides the citywide policy foundation for achieving a transportation system that balances the needs of all road users. As a 2015 update to the City's General Plan Circulation Element, Mobility Plan 2035 incorporates "complete streets" principles and lays the policy foundation for how future generations of Angelenos interact with their streets.

The City's transportation system will continue to evolve to fit the context of the time and situation. Today we are faced with environmental constraints, public health issues, regional inequity, and some of the longest, traffic delays in the nation. The way Mobility Plan 2035 addresses these issues through policy initiatives today will set the stage for the way we move in the future.

Mobility Plan 2035 includes goals that are equal in weight and define the City's high-level mobility priorities. Each of the goals and objectives (targets used to help measure the progress of the Mobility Plan 2035) and policies (broad strategies that guide the City's achievement of the Plan's five goals):

- Safety First
- World Class Infrastructure
- Access for All Angelenos
- Collaboration, Communication, and Informed Choices
- Clean Environments & Healthy Communities

These goals represent a confluence of transportation and public health policy that can create opportunities to address the historic inequities in the City that have starkly limited quality of life in low income communities. By placing a citywide emphasis on safety, access, and health, the City can begin to equalize the playing field and first address socioeconomically disadvantaged areas with the highest need to connect people to more prospects of success through mobility.

While the Mobility Plan 2035 provides a citywide approach to enhancing safe, accessible transportation options, the Harbor Gateway Community Plan provides the opportunity for more focused and nuanced transportation discussion at the community level. Localized recommendations that complement the citywide policies and address community-specific transportation conditions are described in Chapter 4 of the Harbor Gateway Community Plan.

RELATIONSHIP TO OTHER AGENCY PLANS

There are a variety of non-City agencies and organizations that function within the Harbor Gateway Community Plan Area. In varying degrees, these agencies through research and advocacy, guide and

influence planning decisions across a wide spectrum of interests affecting land use within the Community Plan Area. In each case, the community plans and use of land by other agencies must be consistent with the Community Plan in which they are located.

This required consistency holds true for capital improvement programs, development entitlements, and other actions pertaining to the City's physical development. Relevant plans in the Harbor Gateway Community Plan are described below.

Los Angeles County Metropolitan Transportation Authority (Metro)

Metro is the state-chartered regional transportation planning and public transportation operating agency for the County of Los Angeles, and is the successor agency to the former Southern California Rapid Transit District. The agency develops and oversees transportation plans, policies, funding programs, and both short-term and long-range solutions that address the County's increasing mobility, accessibility and environmental needs. The Harbor Gateway Community Plan Area is served by Metro's Silver Line with two stations located on the I-110 Freeway at Rosecrans Avenue and at The Harbor Gateway Transit Center. The Silver Line links Downtown Los Angeles to San Pedro.

Los Angeles Unified School District (LAUSD)

Public schools in the City of Los Angeles are under the jurisdiction of the Los Angeles Unified School District (LAUSD). The LAUSD provides public education for over 900,000 students at 557 schools in eight local districts. The LAUSD is subject to the overview of the State of California Legislature and is entirely independent of the City of Los Angeles' governance. Decision-making and budgeting are done by elected governing boards, and site and construction standards are established by the State Department of Education (Section 39000 of the Government Code).

The LAUSD develops an annual Planning and Development Branch Strategic Execution Plan, which describes goals and progress for school site planning. However, pursuant to State laws, the LAUSD is not required to obtain review of their public school projects from the Department of City Planning prior to obtaining any necessary permits. The LAUSD's estimate of future enrollment levels and school needs is determined through the evaluation of the capacity of each LAUSD school to accommodate the projected future population, and the analysis of school-by-school enrollment trends. In 2000, the LAUSD began a $20 billion building and modernization program. By 2008, the school district had completed 180 new schools.

The Los Angeles Unified School District currently operates 4 schools in the Harbor Gateway Community Plan Area. Of these schools, three are elementary and one is a high school. Additionally, since the Charter School legislation was established in 1992, one new charter school has opened in Harbor Gateway. While this is a privately operated school, it receives public funds and is considered to be under the jurisdiction of the LAUSD.

EXHIBIT A1

Los Angeles City Planning

WILMINGTON-HARBOR CITY Community Plan

Proposed Plan - Adoption Pending

Proposed Plan - Winter 2024

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Appendix A: Relationship to Other Plans A-1

Proposed Plan - Winter 2024

Pacific Coast
900 W
Hwy
Pac Coast Hwy

Chapter 1

INTRODUCTION & COMMUNITY PROFILE

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READERS' GUIDE

The Community Plan is a document that represents the land use vision and values for a distinct geography. A main function of the Community Plan is to guide decision-making with respect to land uses. This includes guidance for legislative decisions, such as adoption of overlay zones or supplemental development regulations, as well as amendments to the land use or zoning maps. The goals and policies, together with the General Plan Land Use Map are intended to guide decision-making. Community Plan goals and policies are intended to be supportive of one another. However, it is important to recognize that goals and policies are sometimes in competition and may entail trade-offs. The singular pursuit of one goal or policy may, in some cases, inhibit the achievement of other goals or policies. For example, the Community Plan includes policies that recognize the need to minimize water consumption in light of limited water resources. However, to eliminate the watering of sites being graded for permitted development or to eliminate landscape irrigation may conflict with objectives relating to maintenance of air quality or community design and beautification. Thus, when implementing the Community Plan, decision-makers must strike a balance between competing goals and policies, recognizing that all objectives cannot be fully implemented all the time. In relation to any decision, some goals and policies may be more compelling than others. It is up to the decision-makers to balance and weigh the applicability and merits of the goals and policies on any given project, program, or action. Ultimately, the Community Plan's goals, policies, and programs are intended to provide guidance, and shall be interpreted as directory, unless expressly indicated as mandatory by an asterisk (*). Compliance with the land use General Plan Land Use Map is mandatory.

Goals

A goal is a statement that describes a desired future condition or "end" state. Goals are change and outcome oriented, achievable over time, though not driven by funding. Each goal in the Community Plan begins with an abbreviated chapter title followed by the number of the goal (e.g., LU1).

Policies

A policy is a clear statement that guides a specific course of action for decision makers to achieve a desired goal. Policies may refer to existing programs or call for the establishment of new ones. Each policy in the Plan is labeled with the abbreviated chapter title, the goal they refer to, and a unique number (e.g., LU1.1).

Programs

An implementation program is an action, procedure, program or technique that carries out goals and policies. Implementation programs are comprehensive in nature, encompassing amendments of existing and preparation of new plans, ordinances, and development and design standards; modification of City procedures and development review and approval processes; and interagency coordination. Completion of a recommended implementation program will depend on a number of factors such as citizen priorities, finances, and staff availability. These recommendations are suggestions to future City decision makers as ways to implement the goals and policies contained in this Community Plan. The listing of recommended implementation programs in the Community Plan does not obligate the City to accomplish them. Chapter 6 contains a list of all the Community Plan's implementation programs. They are grouped by general topic and individually numbered (e.g., P1).

PLAN VISION

The communities of Wilmington and Harbor City are deeply rooted in the early history of the Los Angeles Harbor and contribute significantly to the City's economy through the activities connected to the adjacent harbor.

Building upon its relationship to the harbor and the Port of Los Angeles, the community envisions a health-friendly, climate resilient and sustainable community that will improve upon the quality of life for current and future community members by supporting green industries, improving land use patterns and making connections to existing open space amenities, such as the waterfront in order to increase economic vitality and create a healthy and active environment.

The community envisions stable multi-generational neighborhoods that provide options for various levels of affordable housing, high quality and pedestrian oriented development, safe streets and access to parks and recreational spaces.

PUPUSAS

HOME OF THE
GAUCHOS
NATHANIEL NARBONNE
HIGH SCHOOL
ARTS

LOS ANGELES PUBLIC LIBRARY
HARBOR CITY-HARBOR GATEWAY BRANCH
LOS ANGELES PUBLIC LIBRARY
HARBOR CITY-HARBOR GATEWAY BRANCH

LONGSHOREMEN'S
DISPATCH HALL

BACKGROUND AND RELATIONSHIP TO THE OTHER PLANS

The Wilmington-Harbor City Community Plan constitutes one of thirty-five plans that comprise the City's General Plan Land Use Element. Including a number of elements, such as Framework, Mobility, Open Space, and Safety, the General Plan is the City's fundamental policy document and defines how physical and economic resources are to be managed and utilized over time. Decisions by the City with regard to the use of land, the design and character of buildings and open spaces, the conservation of existing housing and contextual infill of new housing, and the provision of supporting infrastructure are guided by the General Plan Land Use Element.

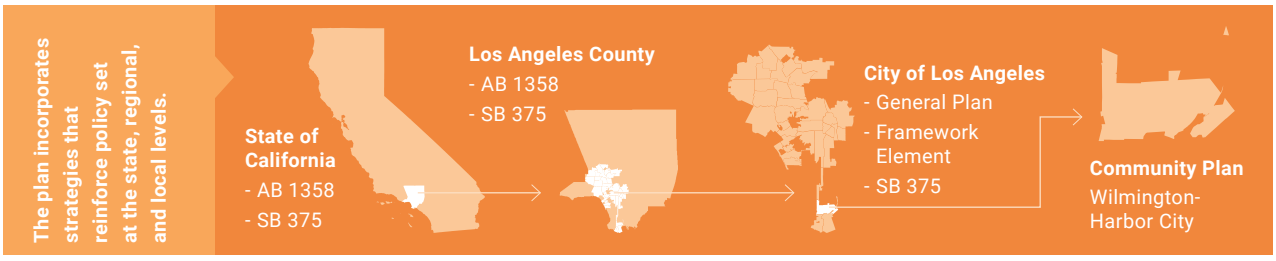
In addition to the Land Use Element, the City has adopted a Framework Element of the General Plan that establishes how Los Angeles will grow in the future, providing a citywide context for updates to Community Plans and the citywide elements.

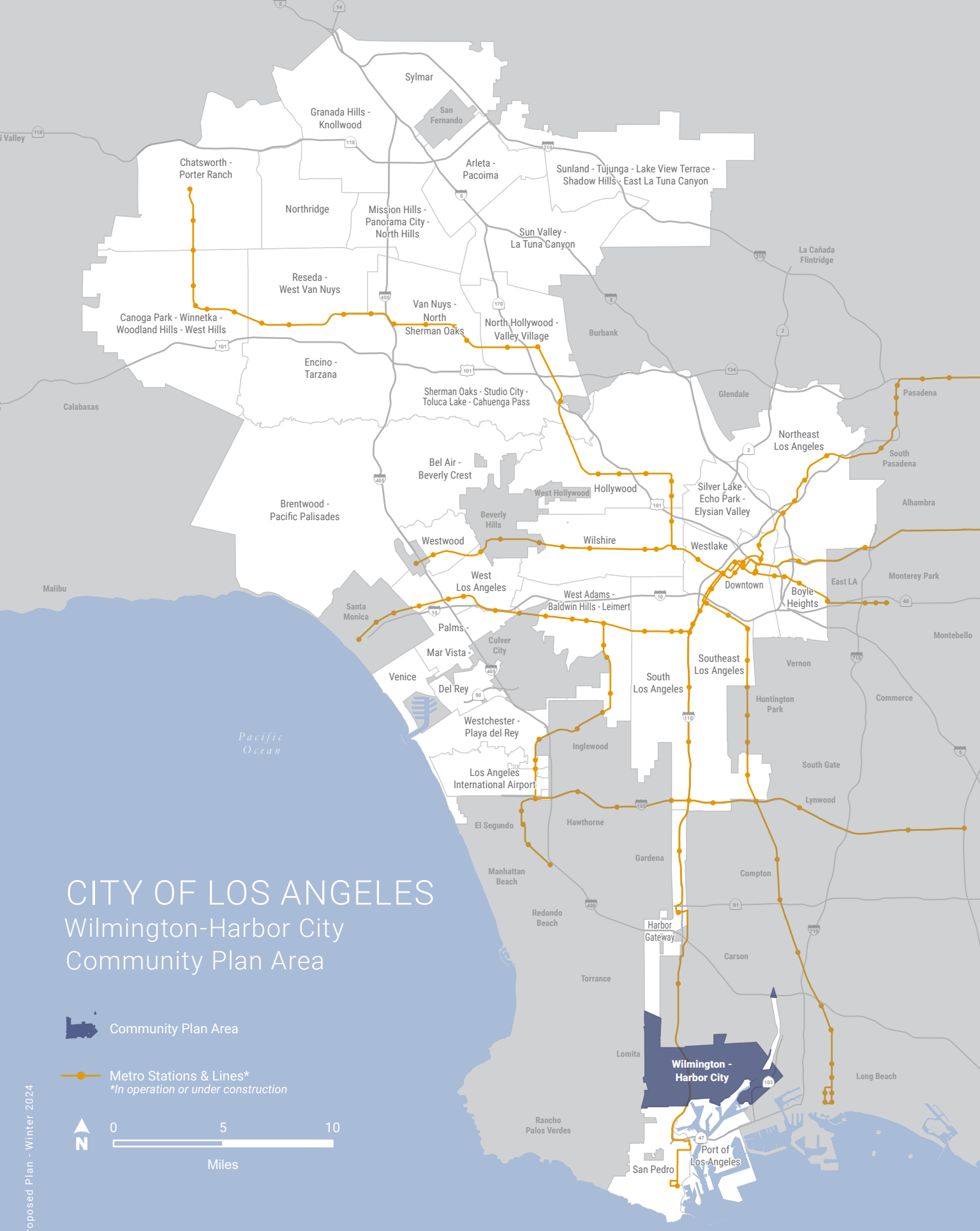
The Framework is focused around six guiding principles: Economic Opportunity, Equity, Environmental Quality, Strategic Investment, Clear and Consistent Rules, and Effective Implementation. Applying the intent of these Framework's guiding principles to this plan update will help guide the community to grow strategically; conserve and stabilize existing residential neighborhoods; balance the distribution of land uses; enhance neighborhood character through better development standards; create more small parks, pedestrian districts, and public plazas; improve mobility and access; and identify a hierarchy of commercial districts and centers.

The development pattern described in the Framework Element provides direction and guidance for the city as a whole, as well as for neighborhoods such as Wilmington and Harbor City. Framework's growth strategy for the Wilmington-Harbor City Community Plan is focused around commercial centers and mixed-use boulevards while maintaining the stability of residential neighborhoods. The Wilmington-Harbor City Community Plan includes large portions of the region's industrial core along its northern and southern borders. Established industrial districts will continue to be prioritized for jobs and industry, while targeted industrial land will be transitioned to other land uses to ensure compatibility with adjacent neighborhoods.

Appendix A is intended to include further discussion regarding the relationship between the Wilmington-Harbor City Community Plan and the City's General Plan. California State Legislation such as the Complete Streets Act of 2007 (Assembly Bill 1358) and Landmark Land Use and Greenhouse Gas State Law of 2008 (Senate Bill 375) established greenhouse gas reduction and better integration of multimodal transportation and land use planning as statewide priorities. This Community Plan provides strategies to promote targeted development for jobs, housing, and amenities in close proximity to transportation resources and each other.

The Community Plan's importance lies in its ability to shape positive community change, provide guidance and foster sustainable land use patterns while balancing the character and social urban fabric of the community with citywide policies and regional initiatives. The process of developing the Wilmington-Harbor City Community Plan was a multi-year collaborative effort in which broad public participation was obtained through a series of meetings and workshops where stakeholders provided input and recommendations.





CITY OF LOS ANGELES

Wilmington-Harbor City Community Plan Area

Community Plan Area

Metro Stations & Lines*
**In operation or under construction*

N

0 5 10

Miles

Proposed Plan - Winter 2024

California State Law - Environmental Justice California has enacted several state laws that are specific to environmental justice. These include Senate Bill 535 and Assembly Bill 1550 which direct funding to environmental justice communities; Assembly Bill 617 which created a community air quality protection program; and Senate Bill 1000 which requires environmental justice to be addressed in local government planning. The Wilmington-Harbor City Community Plan supports these important state laws and environmental justice goals which seek to correct the inequitable and disproportionate burden of pollution and associated health risks by reducing the pollution experienced by frontline communities and ensuring their input is considered in decisions that affect them.

Senate Bill 1000 (SB 1000) requires cities to identify environmental justice communities (called "disadvantaged communities") and address environmental justice in their general plans. The Wilmington-Harbor City Community Plan includes an Environmental Justice Chapter (Chapter 3). Environmental justice is especially relevant in this Community Plan Area which has experienced a disproportionate burden of pollution from exposure to multiple sources including numerous oil drilling sites, oil refineries, industrial and port-related activities, container stacking, and a high volume of truck traffic, among others. Past planning efforts have attempted to reduce some of these environmental conflicts such as Clean Up Green Up and the Wilmington Open Storage Ordinance. This Community Plan seeks to advance environmental justice goals and address the environmental and equity issues that are important to this community, while also preserving the area's established industrial districts which are vital to the City's economy. In addition to the Environmental Justice Chapter, Chapter Two of the Community Plan includes land use policy sections that cover other important topics such as the Port of Los Angeles. In addition, Chapter Four includes mobility-related policies related to environmental justice. (For more information on SB1000 - https://oag.ca.gov/environment/sb1000)

Overall, the Wilmington-Harbor City Community Plan guides future growth in a thoughtful manner toward the most transit-served areas, and addresses incompatible land use patterns which will be crucial to achieve and maintain equitable economic prosperity to help uplift businesses and generate jobs, and promote environmental justice to help address climate change, support environmental resiliency and improve community health.

COMMUNITY PROFILE

Wilmington and Harbor City each have their own unique identities, yet these neighboring communities share many common goals, as well as local community assets. Wilmington is one of the City's earliest port communities in the Harbor Region, while Harbor City developed primarily as a residential community. Together, they provide a vital link from the core of the City to the Port of Los Angeles. Historically, Wilmington and Harbor City have functioned as part of the City's main economic industries for heavier industrial uses such as: oil refineries and production, goods movement, and Port related uses. While Wilmington and Harbor City have a significant amount of industrial land, they are also home to many Angelenos. Aside from the industrial uses, Wilmington and Harbor City have an abundance of single family and multi-family residential neighborhoods.

The Wilmington-Harbor City Community Plan Area today is predominantly a residential community, supported by commercial corridors and large industrial districts.

WILMINGTON–HARBOR CITY TODAY:

IS RICH IN HISTORY

Wilmington - Dating back as early as the Civil War, Wilmington has 11 Historical Cultural Monuments (HCMs), 1 Historic Preservation Overlay Zone (HPOZ), and 68 SurveyLA identified Historic Resources.

Harbor City - Harbor City has 8 SurveyLA identified Historic Resources. Completed in 1957, Narbonne High School is known for its unique spiral design with school buildings fanning out from a central hub.

IS HOME TO UNIQUE RESIDENTIAL NEIGHBORHOODS

Early residential development in Wilmington dates back to the late 1890s through 1950s. Much of Harbor City's residential development dates to the late 19th and early 20th century**.** Distinctive residential neighborhoods include: Banning Park HPOZ in Wilmington and Harbor Pines in Harbor City.

HAS HISTORIC AND VIBRANT COMMUNITY CENTERS

Wilmington - Avalon Boulevard is Wilmington's main commercial center with a variety of local businesses. It has historically played a significant role as a tourist destination and as a connection to the Port of Los Angeles.

Harbor City - Pacific Coast Highway between Normandie Avenue and Vermont Avenue is Harbor City's main commercial center. Kaiser Permanente South Bay Medical Center is located in this commercial center; it is the largest regional medical center serving the South Bay Region.

IS HOME TO LABOR ORGANIZATIONS

Wilmington has a legacy of organized labor. Local labor unions include: ILWU Local 13 Dispatch Hall, United Industrial Workers, Longshoremen's & Warehousemen's Memorial Association, UFCW Local 770, and Seafarers International Union, among others.

HAS A PROMINENT REGIONAL PARK

The Ken Malloy Harbor Regional Park is a prominent green space with passive and active recreational areas that serves both the Wilmington and Harbor City communities.

Wilmington-Harbor City Community Plan Area

Proposed Plan - Winter 2024

HISTORIC DEVELOPMENT PATTERNS

EARLY DEVELOPMENT
1780s – Mid 1880s

View of Drum Barracks, Historic Cultural Monument No. 21

- Pre-development: The region was home to native groups that predate the California mission system and other European settlements. Today, the groups maintain their tribal sovereignty and continue to protect their cultural resources and traditions.
- General Phineas Banning, founder of Wilmington, built a wharf and warehouses along the waterfront at Avalon Blvd and operated wagons that took cargo from the wharf to Los Angeles.
- Banning built the Banning Residence, designed in a Greek Revival architectural style.
- Wilmington became the Los Angeles terminus for the transcontinental telegraph line.
- Residential development was sparse, but industrial continued.
- Union Army built their headquarters at Fort Drum.
- Wilmington Cemetery built, 1857

RAILROAD EXPANSION
Late 1880s – Early 1900s

Union Pacific Railroad Co. in Wilmington [Security Pacific National Bank Collection/ Los Angeles Public Library]

- In 1890, Congress appropriated $4 million to build a breakwater for a port for the City of Los Angeles.
- The Los Angeles and San Pedro Railroad was the first railroad in Southern California; it opened after the war and continued the development of Wilmington as a shipping facility.
- The Southern Pacific Railroad gained control of the Los Angeles-San Pedro Railroad, it slowed and stagnated development.
- The Pacific Electric Interurban Railroad extended a streetcar line through Wilmington to San Pedro and included a stop in Wilmington on the new line.
- Harbor City (1906) and Wilmington (1909) are annexed into the City of Los Angeles.
- In Harbor City, South of Lomita Blvd, residential development began and increased in the following decades.

ECONOMIC DEVELOPMENT & POPULATION BOOM
1920s–1930s

Avalon Boulevard in Wilmington [Herald Examiner Collection/ Los Angeles Public Library]

- William Wrigley's purchase of Catalina Island boosted commercial development and tourism.
- The Catalina Company planted palm trees lining much of Avalon Blvd.
- Tourism peaked on Avalon Blvd with the development of historic theaters, hotels, banks, and 1-3 story commercial buildings.
- Oil discovery on nearby Rancho San Pedro and the Wilmington Oil Field (third largest oil field in the US) contributed to the development boom.
- Peak of development occurred during a population boom.
- Lots were divided and residential neighborhoods were constructed.

MID CENTURY/POSTWAR
1940s–1960s

View of Los Angeles Harbor College

- Los Angeles Harbor College was founded.
- The construction of the Harbor Regional Park began.
- Residential development boomed north of Lomita Blvd in Harbor City.
- Kaiser Permanente Medical Center was developed to serve longshoremen and their families.

CULTURAL DEVELOPMENT & INSTITUTIONS
1970s–1990s

"You Are Other Me" mural

- A coalition of unions held the first annual Labor Day Parade and March in Wilmington. (1979)
- City of Los Angeles dedicated Harbor Regional Park as a City park.
- "You Are Other Me" mural represents the Chicano movement displayed through public art in Wilmington. (SurveyLA- 435 Neptune Ave)
- Wilmington-Harbor City Community Plan Update. (1999)

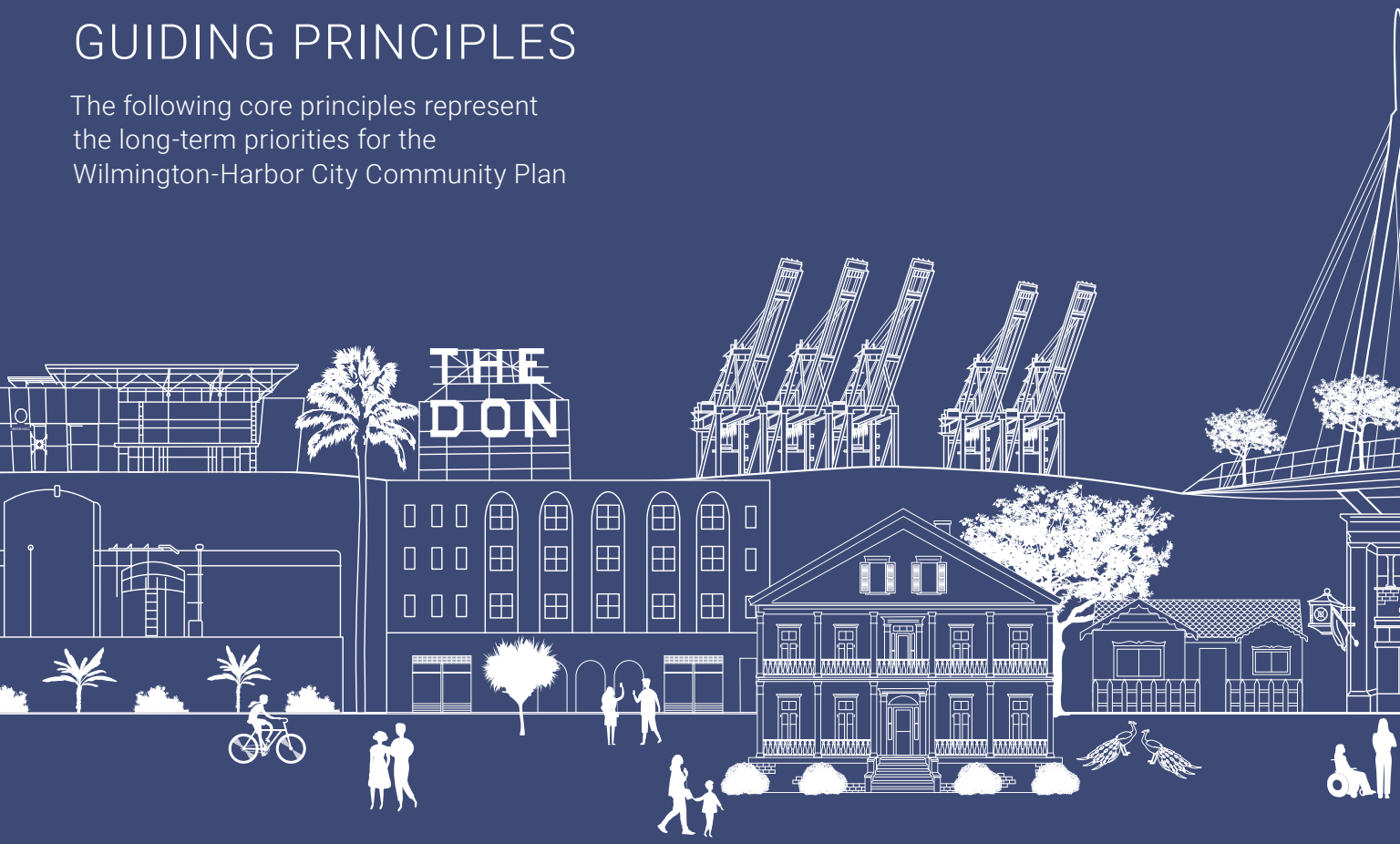
COMMUNITY REVITALIZATION & EQUITY
2000s–2020s

View of homes and one of the peacocks that live in the Banning Park HPOZ neighborhood

- Banning Park designated as a Historic Preservation Overlay Zone.
- Wilmington Waterfront Park completed creating a buffer between port activities and residential neighborhoods.
- Harbor City Greenway/Wilmington Drain restoration.
- Ken Malloy Harbor Regional Park restoration.
- Clean Up Green Up (CUGU) Ordinance, an environmental justice policy that established "green zones" in Boyle Heights, Pacoima, and Wilmington, is adopted.
- Wilmington identified as an Environmental Justice Community through AB617.

GUIDING PRINCIPLES

The following core principles represent the long-term priorities for the Wilmington-Harbor City Community Plan



IMPROVE COMMUNITY HEALTH AND FOSTER CLIMATE RESILIENCE AND REGIONAL EFFICIENCY

Address the history of contamination and advance environmental justice goals

Foster a harmonious and beneficial relationship between the community and the Port of Los Angeles

Support a clean harbor, improved air and water quality and remediation of brownfields

Support a climate-resilient built environment that reduces energy and water usage, carbon footprint, and greenhouse gas emissions and promote renewable energy and low/zero emission vehicles

PROMOTE EQUITABLE, SUSTAINABLE AND HEALTHY NEIGHBORHOODS

Reduce negative health impacts by restricting new uses detrimental to the health and welfare of the community

Encourage residential infill that contributes to the mixed-income and affordable housing supply

Promote strategies to increase home ownership opportunities

Improve land use compatibility between heavy uses and residential areas

Reduce the footprint of the oil and gas industry, prioritizing residential neighborhoods

FOSTER COMPLETE NEIGHBORHOODS AND VIBRANT COMMERCIAL DISTRICTS

Promote a diversity of uses that support healthy living and community needs

Concentrate growth near transportation corridors and commercial centers

Create opportunities for a mix of housing, jobs and services

Support the development of public realm and streetscape improvements including improvements that will have a cooling effect

SUPPORT JOB GROWTH AND INCREASED LOCAL EMPLOYMENT OPPORTUNITIES

Allow for more commercial opportunities along corridors and imbedded within select neighborhoods

Encourage innovative and green industries that provide a greater number of jobs for local youth and residents

Develop partnerships between local unions, employers, and educational institutions, such as LA Harbor College to create career pathways for local youth

Establish locations with a baseline of productive uses to support an increase in employment opportunities within the community

ADVANCE INDUSTRY AS A GOOD NEIGHBOR AND COMMUNITY ASSET

Foster the transition of industrial edges into clean, flexible, productive areas that provide a range of job opportunities

Ensure new industrial development is environmentally sustainable and well designed

Encourage improvements to existing businesses to upgrade the visual quality of industrial areas

Ensure that goods movement respects residential neighborhoods and follows appropriate routes

STRENGTHEN NEIGHBORHOOD CHARACTER

Preserve unique urban development patterns

Protect and restore historic cultural resources, neighborhoods, and landmarks

Develop design standards that strengthen the character and identity of the community's diverse neighborhoods

ENHANCE CONNECTIONS BETWEEN NEIGHBORHOODS, RECREATIONAL FACILITIES & OPEN SPACE AMENITIES

Improve access to, and connectivity between, parks, recreation centers, open spaces and neighborhoods

Encourage the creation of public spaces & nontraditional open spaces for people to gather and interact

Connect neighborhoods to amenities like the Waterfront and Harbor Regional Park

PROMOTE A TRANSIT, BICYCLE, AND PEDESTRIAN-FRIENDLY ENVIRONMENT

Encourage expansions to transit service along major corridors

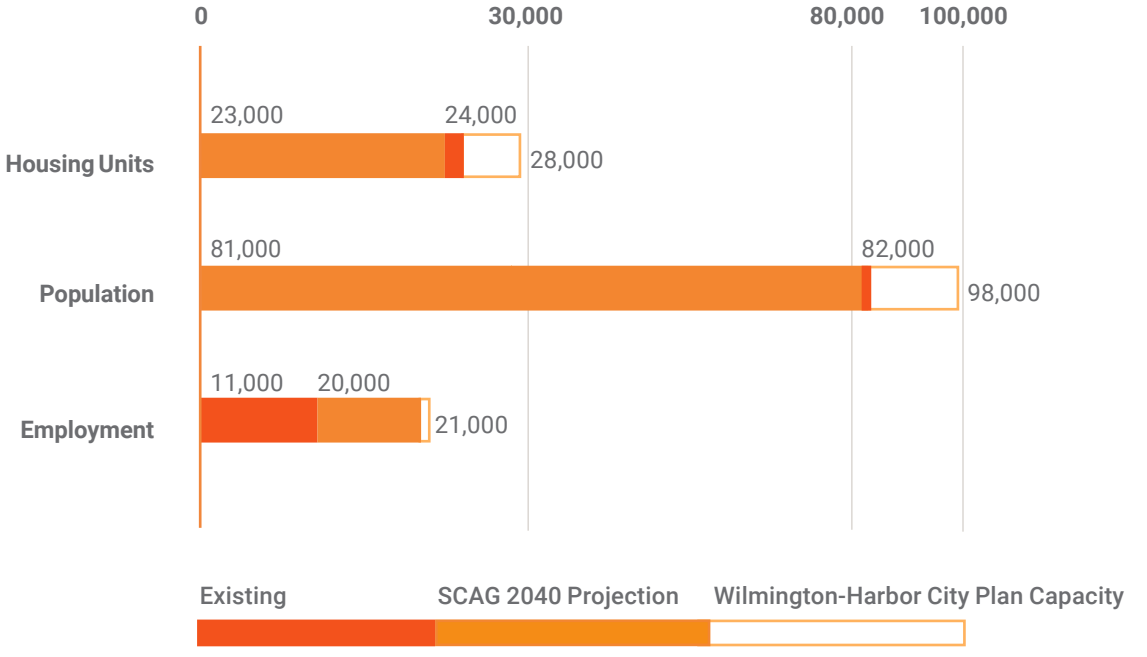
Prioritize pedestrian safety and comfort to encourage walking

Increase bicycle infrastructure including bicycle parking & storage facilities, where needed

TRENDS AND PROJECTIONS

The State of California requires that regions plan for changes in population, housing, and employment. If growth is projected, each City must accommodate a share of the region's anticipated growth. These projections are developed by the Southern California Association of Governments (SCAG), which forecasts population and job growth for the cities and counties in the six-county Southern California region. The City must then accommodate, or create the "capacity" for these projected levels of population, housing, and employment through its Community Plans. SCAG's 2040 population and housing forecasts for Los Angeles' Community Plan Areas are based on a number of factors, including historic and recent growth trends. The Department of City Planning allocates the citywide population and housing forecasts, consistent with the Framework Element and other City policies.

TABLE 1.1: PROJECTIONS & PLAN CAPACITY*



*Plan capacity is the reasonable expected development anticipated to occur as a result of the proposed Plan by the Plan's horizon year.

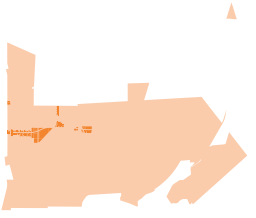
GENERAL PLAN LAND USE DESIGNATIONS

General Plan Land Use Designations express a variety of goals, policies, and zoning tools to support each condition. The General Plan Land Use Designations reflect the relationship between land use, physical built form, and functional aspects that differentiate one area from another. Each designation includes a description of the range of intensity, height, and typical uses that characterize an area, contributing to its identity and sense of place.

Description

104
Net Acres

2%
of Plan Area

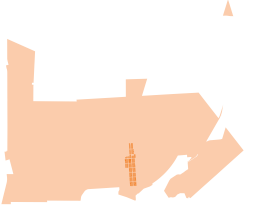


Community Center

Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs. The building form is Low Rise. The use range is broad and may include commercial, residential, institutional facilities, cultural and entertainment facilities, and neighborhood-serving uses. The residential density generally ranges from 1 unit per 800 square feet of lot area to 1 unit per 400 square feet of lot area.

60
Net Acres

1%
of Plan Area

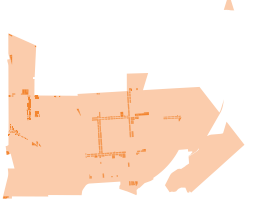


Villages

Villages are characterized by walkable and fine-grained block patterns that serve as historic and cultural regional niche market destinations. The building form ranges from Low-Rise to Mid-Rise. Commercial uses, such as restaurants, retail, services, and small offices may be interspersed with a range of housing types; commercial uses on the ground floor help promote a pedestrian atmosphere. Adaptive reuse of historic buildings and infill development is responsive to the historic and cultural legacy of these areas. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to being limited by floor area.

204
Net Acres

4%
of Plan Area



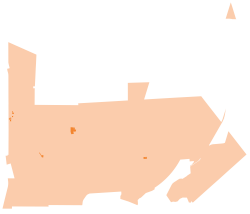
Neighborhood Center

Neighborhood Center areas are focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees. The building form ranges from Low Rise to Mid Rise and is characterized by pedestrian-scale commercial development. Uses generally include a mix of residential and commercial uses, such as local businesses and services. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to 1 unit per 400 square feet of lot area.

Description

14
Net Acres

0.3%
of Plan Area

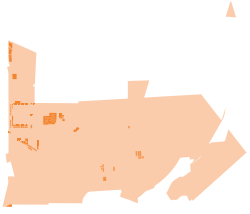


Medium Neighborhood Residential

Medium Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from Very-Low Rise to Low Rise and buildings are typically oriented toward the street. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to being limited by floor area.

135
Net Acres

2.4%
of Plan Area

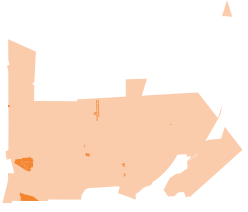


Medium Residential

Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers. The building form Very Low Rise to Low Rise. Supportive institutional uses may also be provided in certain Residential Use Districts. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 800 square feet of lot area.

384
Net Acres

7%
of Plan Area

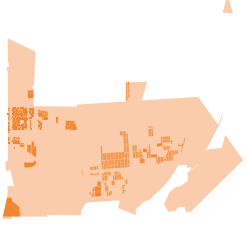


Low Neighborhood Residential

Low Neighborhood Residential areas are primarily residential and may integrate limited localserving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form is Very Low Rise and buildings are typically oriented toward the street. The residential density generally ranges from 2 units per lot to 1 unit per 1,000 square feet of lot area.

554
Net Acres

10%
of Plan Area



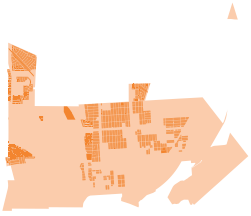
Low Medium Residential

Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form ranges from House Scale to Low Rise. The residential density generally ranges from 2 units per lot to 1 unit per 1,000 square feet of lot area.

Description

1,000
Net Acres

18%
of Plan Area

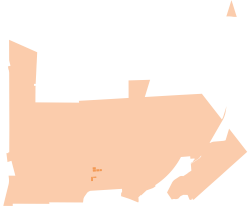


Low Residential

Low Residential areas provide single unit housing, typically set away from centers of activity. The building form ranges from House Scale to Low Rise. The minimum size of each lot is 4,000 square feet and residential density is limited to 1 unit per lot.

9
Net Acres

0.2%
of Plan Area

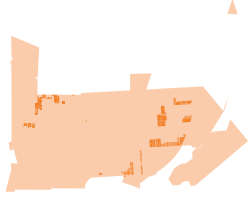


Compact Residential

Compact Residential areas are predominantly pedestrian-scale residential neighborhoods with compact lots and blocks, but corner lots may contain neighborhood-scaled shops and amenities that provide local services. The building form is House Scale. The minimum size of each lot typically ranges from 3,000 square feet to 5,000 square feet. The residential density generally ranges from 1 unit per lot to 4 units per lot..

209
Net Acres

4%
of Plan Area

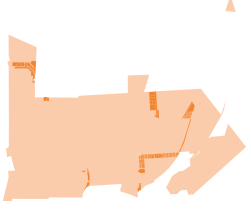


Hybrid Industrial

Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Low-Rise to Mid-Rise. Uses include light industrial, commercial, and office, with selective live/work uses. The residential density generally ranges from 1 unit per 1,500 square feet of lot area to limited by floor area.

205
Net Acres

4%
of Plan Area

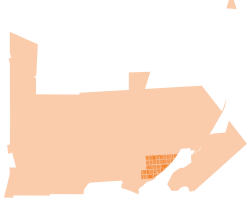


Light Industrial

Light Industrial areas preserve and sustain industrial activity while serving as a jobs base. The building form ranges from Very-Low Rise to Low Rise and the site layout typically varies to accommodate a range of industries. Uses include manufacturing, warehouse and distribution, research and development, office, and limited commercial. Housing is generally not permitted in Light Industrial areas, but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

115
Net Acres

2%
of Plan Area



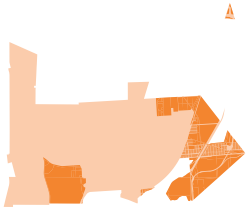
Production

Production areas preserve and sustain industrial activity while serving as a regional jobs base. The building form ranges from Very Low-Rise to Mid-Rise. Site layout and development in these areas are flexible to accommodate goods movement, loading, and distribution needs. Uses include heavy industrial and evolving and innovative industries, such as light assembly and manufacturing, clean technology, incubators, and research and development facilities. Housing is generally not permitted in Production areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

Description

1,472
Net Acres

26%
of Plan Area

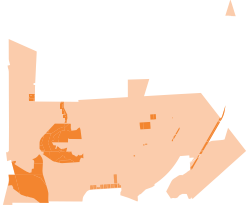


Industrial

Industrial areas are centers of industrial activity while serving as a regional jobs base. The building form is Very-Low Rise to Low Rise. Site layout and development in these areas are flexible to accommodate a range of vehicles, equipment, and industries. Uses include office, warehouse, distribution, heavy manufacturing, recycling and waste transfer, utilities, and mining. The Industrial designation does not allow residential uses.

761
Net Acres

13%
of Plan Area

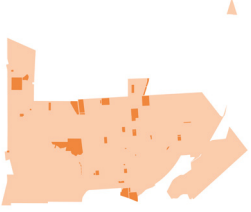


Open Space

Open Space areas primarily serve as public recreational sites or parks but can include reservoirs and nature reserves. These largely open areas are intended for passive and active outdoor recreation, public gathering, and education. The building form, if there are accessory structures or buildings on site, typically facilitates recreational and/or communal activities, such as playground equipment, restrooms, and community centers. The Open Space designation does not allow residential uses.

326
Net Acres

6%
of Plan Area

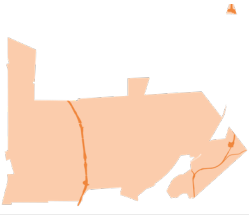


Public Facility

Public Facilities areas serve as centers of civic life, promoting governmental, institutional, and cultural functions. These areas provide for the use and development of land typically owned by government agencies. The building form generally ranges from House Scale to Mid Rise, with a variety of site layouts and flexible building designs that support civic activity and an active public realm. Uses include government offices, libraries, schools, and service systems. Housing is not typically associated with Public Facilities but may be permitted on a limited basis.

119
Net Acres

2%
of Plan Area



Public Facility - Freeway

Public Facilities- Freeways comprises land dedicated to freeways that exist within the Plan Area, including storage and parking uses, that is owned by the California Department of Transportation (Caltrans).

Image: S. Singh

Chapter 2

LAND USE & URBAN FORM

The Wilmington-Harbor City Community Plan includes two separate communities, both with a broad spectrum of land uses ranging from distinctive residential neighborhoods served by vibrant commercial corridors, to intense industrial land along the Community Plan Area's northern and southern boundaries. Community life thrives amidst this complex and dynamic place where a range of uses has emerged within a building stock dating back at least a century. The Community Plan Area boasts several notable assets, including Los Angeles Harbor College, Ken Malloy Harbor Regional Park, Wilmington Waterfront Park, and the Kaiser Permanente South Bay Medical Center. Yet, these communities are also among the most challenged in the City with a host of land use and environmental issues affecting overall quality of life.

Wilmington and Harbor City each have their own history and distinct built environment. Their land uses consist primarily of low to medium density residential, with commercial uses concentrated along major corridors, such as Pacific Coast Highway, Anaheim Street, and Avalon Boulevard. Commonly referred to as the 'Heart of the Harbor,' Wilmington is directly adjacent to the Port of Los Angeles and has a large concentration of industrial land.

This chapter specifies land use goals and policies that support community-wide objectives while addressing issues unique to Wilmington and Harbor City. Plan policies promote land use planning that expands opportunities for housing in areas well served by transit, preserves land for industry and jobs while ensuring land use compatibility and reinforces the neighborhood qualities that contribute to a strong sense of community in Wilmington and Harbor City. Additional goals and policies specific to Environmental Justice are found in Chapter 3.

GOALS AND POLICIES

The primary purpose of a Community Plan document is to provide a long range vision for land use in each community of Los Angeles. Land use planning can address an expansive range of interrelated topics that shape the quality of life within a community, including housing, jobs, urban form, cultural resources, and environmental and economic sustainability.

The policies in the following chapter articulate a strategy for land use planning that will accommodate anticipated growth while embracing Wilmington's and Harbor City's unique histories and encourage a high-quality built environment with opportunities for mixed-income and affordable housing, robust commercial corridors, light industries and employment centers and creating connections to open space amenities and the waterfront to promote an equitable and viable future for generations to come.

HOUSING AND COMPLETE NEIGHBORHOODS

The Wilmington and Harbor City communities are comprised of many residential neighborhoods rich in cultural and historic character. This Community Plan envisions Wilmington and Harbor City as communities that can continue to be a source of various levels of affordable housing for existing residents and future generations, while also remaining connected to their rich history and strong sense of community.

Plan policies emphasize the importance of housing that is safe, livable, and affordable to a full range of income levels and suitable for various multigenerational household sizes. The Community Plan seeks to direct growth away from established residential neighborhoods and towards commercial corridors served by transit. The Community Plan's policies also seek to preserve and enhance the distinct character, scale and integrity of the established residential neighborhoods. In addition, they support the evolution of homeownership types and access to building generational wealth and upward social and economic mobility.

LU GOAL 1

SAFE, HEALTHY AND HIGH QUALITY RESIDENTIAL ENVIRONMENTS THAT PROVIDE HOUSING FOR ALL SEGMENTS OF THE COMMUNITY.

LU 1.1
Promote the provision and preservation of adequate housing for people of all income levels, races, ages, abilities and suitable for their various needs.

LU 1.2
Retain existing housing and provide for the development of new housing to meet the diverse economic and physical needs of current residents and the projected population of the Community Plan Area.

LU 1.3
Promote mixed-income neighborhoods with a range of housing affordability, with higher numbers of low, very low, extremely low and moderate income units.

LU 1.4
Promote development that provides greater individual choice in the type, size, price, and location of housing, and incorporates features that facilitate aging in place.

LU 1.5
Increase home ownership opportunities by encouraging the development of townhouses and other similar types of housing units and innovative homeownership opportunities that support community wealth building models and foster growth of community land trusts.

LU 1.6
Encourage new multi-family developments to provide amenities for residents such as on-site recreational facilities, community meeting spaces, as well as family-sized units that are suitable for larger families and families with children.

Family-sized housing units are typically two to three bedrooms and include features essential for families, such as: spaces where family members can gather for meals and other activities; spaces where children can play or do homework; and spaces for outdoor play and recreation.

LU 1.7
Support the homeowner's choice to implement reasonable accommodation of an Accessory Dwelling Unit (ADU) that is thoughtfully designed and located in a manner consistent with the established development patterns of the street block or neighborhood to accommodate their evolving multigenerational family needs. (Also see Urban Form policies that address ADUs).

LU 1.8
Promote multigenerational, family-friendly neighborhoods with convenient and safe access to schools, parks and community facilities, childcare services, libraries, grocery stores and other family-oriented retail.

LU 1.9
Develop senior housing in neighborhoods that are accessible to public transit, commercial services, recreational, health and community facilities, especially within or adjacent to designated Community Centers.

LU 1.10
Promote development that features universal design elements within various housing types that provide adequate housing units and outdoor amenity spaces for senior citizens and persons of all abilities in neighborhoods that are accessible to public transit, commercial services and health facilities.

LU 1.11
Promote improvements to the physical design, condition, resource efficiency, comfort, resilience and overall safety of all public housing units and mobile home parks, and conform with all applicable health and safety codes to ensure stronger climate resilience and quality of life for residents.

LU 1.12
Implement the City's continued efforts that address individuals and families experiencing homelessness and housing insecurity equitably across the City, in a manner that is balanced across all communities.

LU 1.13
Support the development of transitional housing, emergency shelters and resilience hubs that serve those experiencing homelessness, provide transitional/supportive services, and support special needs populations, in appropriate locations with community input.

LU 1.14
Consider the number, size, scale, and location of existing permanent and supportive housing sites within a community plan area, and evaluate strategic renovations or modifications at existing sites before adding new ground up permanent facilities.

LU 1.15
Promote more affordable ownership opportunities and ownership retention strategies, with an emphasis on stability and wealth building for underserved communities, consistent with the City's Housing Element.

LU 1.16
Protect communities, especially communities of color, from practices that undermine intergenerational wealth accumulation and housing stability (e.g., predatory lending) through outreach and education programs as outlined in the City's Housing Element.

LU 1.17
Foster greater stewardship and deeper affordability of housing by promoting public, non-profit, or community-focused housing through acquisition, rehabilitation, and construction of new social housing.

LU GOAL 2

NEW HOUSING THAT IS LOCATED IN A MANNER WHICH REDUCES VEHICULAR TRIPS AND MAKES IT ACCESSIBLE TO SERVICES AND FACILITIES.

LU 2.1
Locate higher residential densities near commercial centers and major transit routes, where public service

facilities, utilities, and topography will accommodate this development.

LU 2.2
Provide for livable family-sized housing at higher densities in appropriate locations.

LU 2.3
Promote new housing in mixed-use projects along major corridors supported by existing transportation infrastructure and in pedestrian- oriented areas, not in low density neighborhoods.

LU 2.4
Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and vehicle miles traveled (VMT) to analyze the transportation impacts when changes in residential densities are proposed.

LU GOAL 3
RESIDENTIAL NEIGHBORHOODS THAT ARE PROTECTED FROM INCOMPATIBLE AND NON-CONFORMING USES.

LU 3.1
Preserve the residential character and scale of neighborhoods and protect residents from adverse impacts caused by incompatible and non-conforming uses.

LU 3.2
Support the retention of compatible, legal non-conforming uses that are a recognized part of a neighborhood (e.g., "Mom and Pop" neighborhood stores).

LU 3.3
Ensure that existing oil well sites located in residential areas have well maintained landscaping and equipment and appropriate perimeter fencing (except for the front yard portions) until such time as they are phased-out. (also see Chapter 3 Environmental Justice - Petroleum Related Activities)

LU GOAL 4
NEW DEVELOPMENT THAT MINIMIZES THE DISPLACEMENT OF CURRENT RESIDENTS.

LU 4.1
Discourage the displacement of existing residents by implementing programs that include no-net-loss provisions and provide housing relocation assistance and services for persons displaced as a result of public or private actions.

LU 4.2
Encourage the replacement of demolished affordable housing stock with new, quality affordable housing opportunities and strive for a no net loss of affordable housing units in the plan area.

LU 4.3
Support development projects that offer former low-income tenants of demolished units with the first right of refusal on leases for the new housing units.

CENTERS, VILLAGES AND CORRIDORS

Wilmington and Harbor City contain several community centers and corridors that serve the local community, many of which have enduring character as unique pedestrian environments. A top priority for the community is revitalizing commercial corridors that are currently underutilized and are not providing essential goods and services to community residents. In addition to encouraging well-designed, environmentally sustainable commercial development, the Community Plan encourages the growth of small and medium-sized businesses that provide local employment opportunities, generate economic activity and reinforce the sense of community.

Downtown Wilmington, located on Avalon Boulevard, is the historic commercial center of the Wilmington community. It serves as a focal point for shopping, civic, social and recreation activities and provides professional offices, small department stores and restaurants. Avalon Boulevard is the most direct access to the waterfront

connecting Downtown Wilmington to the Banning's Landing area south of Harry Bridges Boulevard. It has potential to become a vibrant commercial, entertainment and recreational destination.

Central Harbor City is the community's commercial center located along Pacific Coast Highway, generally between Normandie Avenue and Western Avenue. It serves the needs of Harbor City's residents and is the site of the Kaiser Permanente South Bay Medical Center and several shopping centers.

The Community Plan encourages the revitalization of mixed-use commercial corridors and focuses additional housing opportunities along commercial corridors that are well served by transit. The Community Plan encourages mixed-use development that combines multi-family residential units with commercial ground floor spaces designed to accommodate small and mid-sized tenants and enhance the pedestrian experience along the street. The Community Plan also emphasizes the importance of an equitable distribution of goods and services, which contributes to a community's well-being. Plan policies also support adequate transitions between new development along the corridor and adjacent lower-scale residential areas. Policies in this section identify the priorities for mixed-use and commercial development along commercial corridors to create a place where residents and businesses come together and community life develops and prospers.

LU GOAL 5
STRONG AND COMPETITIVE COMMERCIAL DISTRICTS THAT BEST SERVE THE NEEDS OF THE COMMUNITY.

LU 5.1
Encourage investment and new commercial uses in established commercial areas and existing shopping centers.

LU 5.2
Attract a variety of uses that strengthen the economic base; expand market opportunities for existing and new businesses; and provide an equitable distribution of desirable uses and amenities throughout the community, including full service grocery stores, sit-down restaurants and entertainment venues.

LU 5.3
Encourage the use of private and public resources designed to stimulate commercial rehabilitation and new development.

LU 5.4
Encourage lot consolidation in commercial areas, as appropriate, to provide adequate sites for quality commercial and mixed-use development and facilitate optimal programmatic function, design and amenities that promote access to healthy open spaces.

LU 5.5
Encourage neighborhood-oriented shopping and services to be developed within walking distance to residential areas.

LU 5.6
Maximize opportunities for small and local businesses along corridors by providing a variety of sizes of new commercial spaces to help maintain affordabliity and promote diversity.

LU 5.7
Encourage mixed-use and commercial developments to provide commercial tenant spaces that are appropriately scaled for neighborhood-serving small businesses.

LU 5.8
Support sidewalk vendors that offer fresh food in convenient and appropriate locations and assist them with compliance with the City's Sidewalk Vending Program.

Harbor City Community

LU 5.9
Encourage the commercial expansion along Pacific Coast Highway, Vermont Avenue, and Belle Porte Avenue to increase the variety of goods and services, improve shopping convenience, and stimulate business and investment.

LU 5.10
Promote a broad range of uses and streetscape improvements, including an urban tree canopy, that support and enhance Harbor City's downtown area centered around Pacific Coast Highway and Normandie Avenue.

Wilmington Community

LU 5.11
Revitalize and strengthen the Wilmington Central Business District as the historic commercial center of the community providing shopping, civic, social and recreational activities.

LU 5.12
Support commercial and recreational development, including local and small businesses, at the foot of Avalon Boulevard as a focus for revitalization efforts, in coordination with the Port's waterfront development activities.

LU 5.13
Strengthen the connection between the heart of Wilmington and the Wilmington Waterfront through coordination with the Port of Los Angeles and Department of Public Works to implement streetscape improvements along Avalon Boulevard that provide physical design connections between the Waterfront and downtown Wilmington, such as street trees, landscaping, lighting, paving, wayfinding and gateway signage.

LU 5.14
Foster improved integration between Wilmington and the Port's waterfront improvements and activities through opportunities for well-designed development at the foot of Avalon Boulevard that provides desired commercial-residential mix of uses with public viewing of the harbor (e.g., restaurants and observation decks).

LU GOAL 6

AN ADEQUATE LEVEL OF COMMERCIAL AREAS THAT PROVIDE EQUITABLE ACCESS TO HOUSING, OPEN SPACE, GOODS AND SERVICES.

LU 6.1
Support efforts to protect commercially planned and zoned areas from excessive encroachment by very low intensity residential-only development.

LU 6.2
Discourage new stand-alone residential development in Community Center designated areas to support an adequate level of neighborhood commercial services (e.g., grocery stores, sit-down restaurants and fitness facilities).

LU 6.3
Encourage the retention of existing and the development of new commercial uses that serve the needs of the residents of adjacent neighborhoods and promote community services (e.g., healthcare, childcare and community meeting rooms) in neighborhood commercial centers.

LU 6.4
Encourage a range of uses to support healthy living, provide important goods and services, facilitate convenient shopping, and foster a variety of job opportunities and career pathway training.

LU GOAL 7

MEDIUM AND HIGHER DENSITY MIXED-USE DEVELOPMENT THAT IS LOCATED APPROPRIATELY WITHIN THE COMMUNITY.

LU 7.1
Encourage mixed-use districts near transit and at other key nodes that combine a variety of uses to achieve a community where people can shop, live, work and enjoy access to healthy spaces with reduced reliance on the automobile.

LU 7.2
Ensure that mixed-use projects and development in pedestrian-oriented areas are well-designed and developed to achieve the highest level of quality and compatibility with existing uses and maintain the character of the surrounding residential neighborhoods.

LU 7.3
Promote mixed-use projects with affordable units in proximity to transit nodes and corridors and in commercial centers.

LU 7.4
Develop incentives for higher density, mixed-use projects that incorporate desired ground floor uses, such as sit-down restaurants, full-service grocery stores or pharmacies.

LU 7.5
Encourage mixed-income neighborhoods by promoting a range of housing affordability.

LU GOAL 8

COMMERCIAL AREAS WITH CONVENIENT ACCESS VIA ALL MODES OF TRAVEL AND PARKING SOLUTIONS THAT MEET BUSINESS, CUSTOMER AND RESIDENT NEEDS.

LU 8.1
Preserve, enhance and expand existing pedestrian orientation along commercial streets through design standards, such as maintaining a uniform street frontage and locating parking at the rear of lots.

LU 8.2
Accommodate the needs of employee and public parking for all commercial facilities and ensure that they are well-designed and screened from public view by landscaping, berms and/or walls, in order to discourage parking from commercial areas from spilling over onto residential streets.

LU 8.3
Provide public parking near commercial centers to help protect residential neighborhoods from parking encroachment.

LU 8.4
Improve safety and aesthetics of parking lots in commercial areas using features such as additional lighting, landscaping, pedestrian pathways and improved visibility.

JOBS AND ECONOMIC DEVELOPMENT

The Community Plan recognizes the wide range of jobs and industries located in Wilmington and Harbor City as a major economic asset to the local community and region. The Community Plan Area's commercial, institutional and industrial businesses provide for an array of potential employment opportunities. Existing industrial land is underutilized and has the potential to become a hub for emerging business sectors and green technology industries; and the commercial corridors present the opportunity for the creation of attractive, mixed-use streets that foster diverse retail and service providers.

Wilmington has played an important and historic role in the development of the Port of Los Angeles. Commonly referred to as the "The Heart of the Harbor," Wilmington maintains a proud heritage which dates back to 1858 when the Wilmington township was founded by Phineas Banning. In addition, Wilmington has historically been an important place for the labor movement, particularly for port workers, and it remains the home of several labor organizations to this day.

COMMERCIAL AREAS

LU GOAL 9

A COMPLETE NEIGHBORHOOD THAT PROVIDES COMMERCIAL SERVICES AND EMPLOYMENT NEEDS FOR ALL RESIDENTS.

LU 9.1
Support existing neighborhood stores (i.e. mom-and-pop shops) that supports the needs of local residents, are compatible with the neighborhood and create a stable economic environment.

LU 9.2
Encourage mixed-use and commercial developments to provide retail spaces conducive to community-serving small businesses and business incubation.

LU 9.3
Maintain and increase the commercial employment base for community residents, including those facing barriers to employment, through local hiring, living wage provisions, job resource centers and training.

LU 9.4
Support incentive programs that help revitalize commercial businesses and attract new small businesses and local entrepreneurs in the Plan's commercial centers, such as Opportunity Zones and the Jobs and Economic Development Incentive (JEDI) Zones.

Wilmington Community

LU 9.5
Support efforts that ensure green and sustainable businesses in Wilmington have access to the City's Clean Up Green Up implementation programs, such as financial incentives and technical support programs.

INDUSTRIAL AREAS

The industrial sector represents an important resource in terms of facilities for production, handling and distribution of cargo, and industries providing employment for skilled and semi-skilled workers throughout the region. The Community Plan seeks to preserve a strong industrial base to provide jobs for residents and promote economic vitality. The Community Plan encourages the revitalization and repurposing of its established industrial districts into major employment centers by attracting new employment-generating industries that create jobs at all levels, including skilled and semi-skilled jobs in the local economy. These jobs producing areas are found in the industrial and production land use designated areas.

Light industrial and hybrid industrial areas typically serve as transition zones between heavy industrial land and residential or commercial areas. These areas have the flexibility to accommodate a mix of uses such as commercial or light manufacturing uses, while prohibiting noxious uses. However, certain hybrid industrial areas are intended to include limited live-work uses while accommodating job-generating manufacturing or light industrial uses that are compatible with neighboring sensitive uses.

Plan policies support the preservation of established industrial districts to promote a jobs/housing balance and help ensure appropriately located land suitable to accommodate existing, new and relocating industrial firms, including small-scale or niche manufacturing and emerging industries. Additionally, Plan policies address the compatibility of uses and design of projects in order to minimize potential impacts, ensure adequate screening and landscaping and promote high quality architectural character. Chapter 3 provides additional goals and policies related to environmental justice that are applicable to industrial areas.

LU GOAL 10

LAND IS DESIGNATED FOR A VARIETY OF INDUSTRIAL USES WITH MAXIMUM EMPLOYMENT OPPORTUNITIES.

LU 10.1
Retain viable industrially-designated lands for the continuation of existing industry and development of new clean industries, research and development uses,

light manufacturing, and similar uses which provide employment opportunities for community residents.

LU 10.2
Protect established industrial districts from encroachment by unrelated commercial and other non-industrial uses, which do not support the industrial base of the City and community.

LU 10.3
Incentivize safe, job-rich industries that provide new employment opportunities for the residents of the community, while discouraging businesses that do not generate significant employment opportunities.

LU 10.4
Promote job training, living wage provisions and local hiring for community residents and develop partnerships between major employers and educational institutions, such as the Los Angeles Harbor College and worksource centers to create career pathways that connect local residents and students with green job opportunities and occupational and professional service jobs.

Wilmington Community

LU 10.5
Support plans to develop and improve the Wilmington Industrial Park into a vital and thriving industrial center taking full advantage of its location near the Alameda Corridor and the Port of Los Angeles, providing a strong economic and employment base within the community.

LU 10.6
Encourage efforts to upgrade the appearance, infrastructure and built environment of the East Wilmington industrial areas to improve economic activity and viability of those areas.

LU 10.7
Promote efforts that ensure businesses in Wilmington have access to the City's Clean-Up Green-Up implementation programs, such as financial incentives and technical support programs, as well as Opportunity Zone incentives.

LU GOAL 11

LIGHT AND HYBRID INDUSTRIAL DISTRICTS THAT FEATURE DEVELOPMENT AND BUSINESSES OF ALL SIZES ENGAGED IN GREEN, EMERGING INDUSTRIES THAT PROVIDE SERVICES AND EMPLOYMENT OPPORTUNITIES.

LU 11.1
Create light industrial and hybrid industrial areas that foster clean and emerging industries that are compatible with adjacent residential areas.

LU 11.2
Encourage a range of light industrial and productive activities that bolster the employment base and provide skilled employment opportunities to local residents.

LU 11.3
Prioritize jobs and employment activities in hybrid industrial areas and support limited live/work or residential uses within selected hybrid industrial areas, where deemed appropriate.

LU 11.4
Promote light and hybrid industrial districts that feature clean, port-related services that capitalize on the competitive advantages of port adjacency and water, railroad and road transportation infrastructure.

LU GOAL 12

EXISTING AND FUTURE INDUSTRIAL DEVELOPMENT AND EMPLOYMENT ARE LOCATED CONVENIENT TO TRANSPORTATION FACILITIES AND SUPPORTIVE OF THE SURROUNDING LAND USES.

LU 12.1
Encourage an efficient goods movement system that accommodates the needs of local industry and businesses without impacting quality of life.

LU 12.2
Ensure that industrial uses, including cargo container storage facilities, have direct access from major

thoroughfares or through industrial areas, not through residential areas.

LU 12.3
Encourage better containment of new and/or expanded industrial uses from other uses by siting them along flood control channels, arterial streets and other physical barriers to the extent feasible.

URBAN FORM

Urban form plays an essential role in shaping how people experience and value the built environment. The design of the built environment guides the way that pedestrians and users experience and interact with their communities. Additionally, urban form and design strategies can positively support well-being and improve healthy outcomes for a community. The placement, form, and orientation of buildings throughout the neighborhoods and streets of Wilmington and Harbor City help shape the daily experiences and social lives of all members of the community.

The Wilmington-Harbor City Community Plan Area is made up of various neighborhoods and commercial centers, many with historic and distinctive characteristics. Commercial corridors, such as Avalon Boulevard, Pacific Coast Highway and Belle Porte Avenue, consist of wide thoroughfares with retail businesses and uses that serve the local community. The Community Plan recognizes these unique characteristics and encourages building design that contributes to the local context by providing features that enable both active interior spaces and street frontages to engage with neighborhood and community life.

RESIDENTIAL AREAS

LU GOAL 13
RESIDENTIAL NEIGHBORHOODS WITH VARIED AND DISTINCT CHARACTER AND INTEGRITY.

LU 13.1
Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

LU 13.2
Protect existing lower density residential neighborhoods from new construction that is out-of-scale by introducing frontage standards and building envelope requirements that achieve compatibility with the existing built form.

LU 13.3
Protect existing characteristics of the residential neighborhoods through attention to the building orientation, site design, and outdoor amenity space.

LU 13.4
Support the contextual rear infill of new additions and accessory structures in established neighborhoods that contribute to the overall existing development patterns and property values, and do not disrupt the integrity of the historic or building era they represent.

LU 13.5
Encourage the retention of established plantings, including edible landscaping, in residential neighborhoods by supporting front yard landscapes and by limiting paving to that required for driveways.

LU 13.6
Provide a separation between commercial and residential uses, where appropriate, by means of a buffer, such as locating parking areas between commercial and residential areas or a landscaped setback and/or a solid wall.

COMMERCIAL AREAS

LU GOAL 14

ENHANCED AND ATTRACTIVE COMMERCIAL CORRIDORS THROUGH PUBLIC IMPROVEMENTS AND PRIVATE DEVELOPMENT PROJECTS THAT REFLECT THE COMMUNITY IDENTITY OF WILMINGTON AND HARBOR CITY.

LU 14.1
Support new development along commercial corridors and ensure development is of high quality building materials, with well-designed signature architecture that invites and welcomes people to Wilmington-Harbor City.

LU 14.2
Support improvements to existing buildings along commercial and mixed-use corridors through targeted programs, such as façade improvement programs.

LU 14.3
Encourage new development to have prominent pedestrian-oriented design at the ground floor with a variety of commercial uses, and, where permitted, individual entrances for limited ground floor residential with abundant landscaping.

LU 14.4
Encourage new infill multi-family residential development that is consistent with the existing neighborhood character.

LU 14.5
Encourage appropriate and contextual building articulation in order to break down the scale of large buildings and to allow for natural light infiltration while incorporating design that allows for optional natural ventilation and cooling features.

LU 14.6
Promote varied and engaging building façades by providing design features, such as layering that adds texture and visual interest and an architectural accent signifying the main entry.

LU GOAL 15

COMMERCIAL DEVELOPMENTS WITH ENHANCED AESTHETIC QUALITY AND PEDESTRIAN ORIENTATION.

LU 15.1
Design commercial development, including infill development, redevelopment, rehabilitation, and reuse efforts, to produce a high-quality built environment that is compatible with adjacent development, and reflects the community's unique historic, cultural and architectural context.

LU 15.2
Ensure that commercial infill projects achieve harmony in design consistent with the exemplary development and draws upon community identity.

LU 15.3
Support efforts to enhance community identity, scale and architectural variety, by promoting quality site and landscape design for new commercial uses.

LU 15.4
Enhance the public realm in commercial areas by promoting quality and functional site orientation, architectural and landscape design, as well as vibrant streetscape and public outdoor plazas.

LU 15.5
Foster development with new buildings that are oriented to and actively engage the public realm through design interventions and strategies, such as 360 Degree Design, Climate-Adapted Design, build-to and setback lines, façade articulation, ground-floor transparency, and the location of parking.

LU 15.6
Encourage an active street environment along commercial corridors by incorporating commercial or other active public uses along the street frontages.

LU 15.7
Encourage the integration of pedestrian amenities, outdoor plazas and public areas, lighting, shade trees, outdoor dining and open spaces to create destinations areas for residents to shop and gather.

LU 15.8
Promote new development with ground floor transparency and entries along the sidewalk to sustain street level interest and enhance pedestrian activity and safety.

LU 15.9
Encourage architectural features that reinforce the pedestrian character of the ground floor street wall and help define the pedestrian environment along the sidewalk, such as canopies, awnings, and overhangs, as integral to the architecture of the building.

LU 15.10
Promote pedestrian activity in commercial areas and in particular retail districts through streetscape improvements, such as traffic-calming features, and the maintenance and planting of street trees.

LU 15.11
Prioritize the installation and maintenance of street furniture, such as ADA designed bus shelters, benches, trash receptacles, and drinking fountains, including signage, public art, and other amenities that support both pedestrians and users with varying physical abilities.

LU 15.12
Encourage the installation of local community art murals that cultivate artistic expression and foster a sense of community pride and neighborhood identity.

LU GOAL 16

STRONG COMMERCIAL DISTRICTS WITH IMPROVED DESIGN THAT ARE COMPATIBLE WITH SURROUNDING LAND USES.

LU 16.1
Ensure that projects are designed and developed to achieve a high level of quality, retain the neighborhood's distinctive character, and compatibility with existing uses and development.

LU 16.2
Encourage urban design techniques, such as appropriate building orientation and scale, transitional building heights, landscaping, buffering and increased setbacks in the development of commercial properties to improve land use compatibility with adjacent uses and to enhance the physical environment.

LU 16.3
Ensure primary building entrances are highly visible, easily accessible, well lit, and include cohesive architectural accent elements.

LU 16.4
Encourage overall site improvements as part of expansions and modifications of existing auto-related facilities, including improved landscaping, buffering and architectural character in order to minimize environmental impacts.

LU 16.5
Support the screening of open storage, recycling centers and auto uses, and limit visibility of automobile parts storage and other related products from public view.

INDUSTRIAL AREAS

LU GOAL 17

INDUSTRIAL AREAS WITH SUSTAINABLE INDUSTRIAL DEVELOPMENT, IMPROVED DESIGN AND AESTHETIC QUALITY.

LU 17.1
Create and maintain a clean and viable industrial park environment that reflects a high level of regard for contemporary architectural and urban design principles, which help guide decision-makers review projects that enhance the built environment.

LU 17.2
Upgrade industrial areas by promoting high quality industrial development that is compatible with adjacent land uses and incorporates sustainable design and landscaping features that support drought tolerant, native planting and low maintenance landscaping.

LU 17.3
Encourage building facade treatments that provide visual interest and articulation, such as climbing plants, vegetation and green walls; all of which discourage

vandalism and promote a healthy and visual aesthetic that enhances the built environment.

CULTURAL AND HISTORIC RESOURCES

The Wilmington-Harbor City Community Plan has a rich history as a result of its proximity to the Los Angeles Harbor, with key buildings and places that have become significant for their notable architecture or association with the social and cultural history of the community. The preservation of historic resources protects this built environment and its legacy, ensuring continuity of neighborhood identity and pride within the community. Much of the development in the Community Plan Area dates back from the 1920s through the 1950s. Signature neighborhoods such as the Banning Park historic district in Wilmington (a locally designated Historic Preservation Overlay Zone (HPOZ)), and Harbor Pines in Harbor City are prime examples of pre- and post- war residential development.

Wilmington is one of Los Angeles' earliest communities with deep roots and a rich history tied to the Port of Los Angeles. Previously its own city, much of the area developed as a direct result of the establishment of the Port of Los Angeles. Early residential development in Wilmington occurred in the 1890s through the 1910s due to the close proximity of the port. Several historic buildings embody the area's history including the Banning Residence Museum, built by Phineas Banning - the founder of Wilmington and "Father of the Port" (1863) and the Drum Barracks Civil War Museum (1862). Wilmington was consolidated into the City of LA in 1909.

Harbor City's development is closely related to the development of the adjacent Harbor Gateway Community Plan Area. The western portion of Harbor City between Gaffey Street, Normandie Avenue and Western Avenue was part of the "shoestring" strip (now known as Harbor Gateway) when it was annexed by the City of Los Angeles in 1906. Harbor City developed primarily in the Post World War II period. Much of Harbor City's residential development dates to the late 19th and early 20th century.

Avalon Boulevard in Wilmington is a historic commercial corridor which has been identified as a Historic Planning District through SurveyLA. Development began along this neighborhood commercial district in the 19th century and the commercial center expanded in the 1910s and 1920s. A majority of the remaining buildings date between 1923 and 1931.

Wilmington and Harbor City residents take pride in the community and embrace their historic foundation. The Community Plan seeks to protect and reinforce the character of many of Wilmington and Harbor City's significant historic places by encouraging the preservation and restoration of identified historic resources, while providing design guidance for new development to ensure that buildings are compatible with the visual character and architectural features of the Community Plan Area's distinct places.

LU GOAL 18

COMMERCIAL DISTRICTS THAT PRESERVE THE VARIED COMMERCIAL AND CULTURAL CHARACTER OF THE COMMUNITY.

LU 18.1
Encourage and promote the utilization of incentive programs, such as the City Mills Act, Historical Property Contract Program, the Federal Historic Rehabilitation Tax Credit, and California Historical Building Code for owners of historic properties to conserve the integrity of historic-cultural resources.

LU 18.2
Protect and enhance community-identified places and features within the community as cultural resources for the City of Los Angeles.

LU 18.3
Protect architecturally distinctive residential neighborhoods, such as the Banning Park historic preservation neighborhood.

LU 18.4
Support the preservation of cultural and social resources as an enduring source of cultural and civic pride.

Harbor City Community

LU 18.5
Support efforts to preserve the potential historic resources in Harbor City identified through SurveyLA and future comprehensive historic survey efforts.

Wilmington Community

LU 18.6
Revitalize and strengthen the Wilmington Central Business District as the historic commercial center of the community, to provide shopping, civic, social and recreational activities.

LU 18.7
Support the rehabilitation and reuse of buildings with architectural character, especially within SurveyLA's Avalon Boulevard Planning District.

PORT OF LOS ANGELES

The Port of Los Angeles has become heavily reliant upon Wilmington as a vital corridor for intermodal transportation of cargoes. Due to its location, Wilmington, and to a lesser extent Harbor City, are heavily dependent on the Port and port-related industries for their economic development and livelihood. Although the Port and related industries provide several economic benefits to these communities, it has also caused some environmental concerns. Residential areas in close proximity to the Port and port-related uses are impacted by air pollution and freight truck traffic.

The Community Plan seeks coordinated development, operations and vehicle circulation between Port-related uses and neighboring communities, and promotes the provision of adequate buffers and transitional uses between sensitive land uses, and the Port and port-related uses.

LU GOAL 19
FUTURE DEVELOPMENT OF THE PORT OF LOS ANGELES IS COORDINATED WITH SURROUNDING COMMUNITIES TO MINIMIZE ADVERSE ENVIRONMENTAL IMPACTS, TO ACHIEVE EFFICIENT AND IMPROVED OPERATIONS, AND TO SERVE THE ECONOMIC NEEDS OF LOS ANGELES AND THE REGION.

LU 19.1
Foster a safer, greener port neighbor for Wilmington and Harbor City that provides jobs, commerce, and coastal recreational access for residents.

LU 19.2
Continue to develop and operate the Port of Los Angeles to provide economic, employment, and recreational benefits to neighboring communities with employment and workforce training priority given to residents of the Wilmington and Harbor City communities.

LU 19.3
Strengthen governmental inter-agency coordination in the planning and implementation of Port projects for the purpose of facilitating greater efficiency in Port operations and better serving the interest of adjacent communities.

LU 19.4
Support continued efforts to commit Port resources toward providing public amenities (commercial, recreational and service-oriented) that will benefit the Wilmington community, consistent with the State Tidelands Grant, the California Coastal Act of 1976 and the City Charter.

LU 19.5
Ensure that Port-related activities, land acquisition programs and mobility improvements are compatible with and beneficial in reducing environmental impacts

to surrounding communities, as well as beneficial to the Port.

LU 19.6
Ensure that the Port's land acquisition and development programs in Wilmington include the development of adequate buffers, landscaping and transitional uses between the Port and the community.

LU 19.7
Support efforts to upgrade the vehicular and goods movement circulation system both internal and external to the Port to promote efficient transportation routes to employment, waterborne commerce, and commercial and recreational areas, and to divert port-related traffic away from adjacent residential and commercial areas.

LU 19.8
Ensure the Port's land acquisition and development efforts in Wilmington bring about the timely removal of undesirable activities and their replacement with uses consistent with Port development objectives and which enhance the physical, visual and economic environment of the community.

LU 19.9
Encourage the Port of Los Angeles to consider the relocation of port-related industrial uses to sites more remote from residential areas.

LU 19.10
Capitalize on improvements to the Wilmington Waterfront to support the creation of a "portside village" of commerce, recreation and tourism along Avalon Boulevard.

LU 19.11
Support efforts to "green the Ports," including measures that improve air and water quality, reduce vehicle emissions, and enhance coastal resources.

LU 19.12
Coordinate with the Port's waterfront redevelopment planning and recreational amenities to better serve the interests of the Wilmington Community, including waterfront access, jobs and quality of life.

COASTAL ZONE

Portions of Wilmington are located within the California Coastal Zone. Development in the Coastal Zone is subject to the provisions of the California Coastal Act of 1976, which declared the California Coastal Zone a distinct and valuable resource of vital and enduring interest to all people. The Coastal Act requires that local governments prepare a Local Coastal Program (LCP) for those parts of the Coastal Zone within its jurisdiction. This Community Plan provides policies that seek to guide development in a manner that achieves the goals of the Coastal Act.

The Coastal Zone area within Wilmington is predominantly industrial and contains port-related uses, oil-related sites, utility yards, and other industrial facilities. It also includes the Avalon Gateway and Promenade, which is an open space amenity that creates a direct link between the heart of Wilmington and the Wilmington Waterfront.

LU GOAL 20
A COASTAL ZONE AREA WITHIN WILMINGTON THAT IS ENVIRONMENTALLY SENSITIVE AND ALLOWS MAXIMUM USE FOR PUBLIC ACCESS AND RECREATIONAL ACTIVITIES, AS WELL AS OTHER COASTAL-DEPENDENT ACTIVITIES.

LU 20.1
Prioritize new development in the Coastal Zone that is coastal dependent or that provides for public recreation, outdoor educational programming and access to the coast.

LU 20.2
Discourage the development of new or expanded industrial facilities involved in the handling, transfer, or storage of commodities categorized by law as hazardous if it is found that such facilities would adversely affect the general welfare or community development.

LU 20.3
Support the development of new and/or expanded industrial facilities sited and designed to provide

maximum open space, landscaping and a well maintained buffer area to minimize adverse impacts on surrounding properties.

LU 20.4
Provide public access and viewing areas for the public enjoyment and education of the Coastal Zone environment, including access to and viewing of recreational and industrial activities in the Port of Los Angeles consistent with public safety, efficient Port operation and the California Coastal Act.

LU GOAL 21

WILMINGTON'S COASTAL ZONE IS A MODEL THAT EXEMPLIFIES THE BEST PRACTICES TO SUPPORT COASTAL RESILIENCY WHILE ADAPTING STRATEGIES TO SUPPORT A ROBUST CLEAN GREEN ECONOMY.

LU 21.1
Develop new building and design standards that support climate resilient development in Coastal Zone areas.

LU 21.2
Promote the clean-up of industrial land located within the Coastal Zone to improve water quality, remediate soil contamination and reduce air emissions.

LU 21.3
Evaluate sea-level rise assessment tools and implementation strategies that help support climate adaptation strategies.

LU 21.4
Consider public private and educational institution partnerships to continuously engage in research, modern technology tools, and best practices to support Coastal Zone areas.

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Chapter 3

ENVIRONMENTAL JUSTICE

Environmental justice is of prime importance in the Wilmington-Harbor City Community Plan Area and is especially salient because its residents have historically experienced disproportionate pollution exposure. Environmental Justice Communities are those communities that experience health and environmental disparities and have socioeconomic factors that make them more vulnerable to pollution. The Wilmington and Harbor City communities continue to confront various environmental and air quality challenges stemming from a number of industries including oil extraction, refineries, auto dismantling and open storage, as well as from mobile sources such as the use of railroads, freight truck traffic and port-related goods movement. The community has endured long-standing industrial-residential land use conflicts which have caused adverse environmental and visual impacts and contributed to negative effects on health and wellness.

ENVIRONMENTAL JUSTICE:

"The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation and enforcement of environmental laws, regulations, and policies."

Government Code Section 65040.12

Building upon the City's Health Element - the Plan for a Healthy LA, the purpose of this chapter is to further contextualize policy guidance that addresses the intersection between land use, public health, and the environment from an equity lens. These goals and policies consider both existing land use conflicts and evolving land use planning priorities for the Wilmington and Harbor City communities.

Despite the challenges presented by residential and heavier industrial land use conflicts, primarily in Wilmington, there have been some important planning efforts such as the Clean Up Green Up Ordinance and the adoption of regulations that prohibit some open storage uses and limit cargo container stacking near residential neighborhoods. These efforts are the result of collaboration between city agencies and engaged community members and organizations that work tirelessly to bring about improvements to their community.

The Community Plan envisions a safer and cleaner environment for the Wilmington and Harbor City communities where industry and residential neighborhoods co-exist in a mutually beneficial way. While many of the existing industrial businesses may be sources of pollution, they also contribute to the local economy and job base. The Community Plan reinforces ongoing efforts to address past land use planning that enabled heavy/polluting industrial uses to operate in close proximity to residential areas through sensitive zoning, the creation of buffer zones, transition of heavier industrial land uses and more robust industrial development standards. The intent is to enable industrial businesses to continue to thrive in appropriate locations, but also operate in a way that minimizes adverse impacts to the community and the environment. The Community Plan also seeks to protect communities from noxious uses, encourage cleaner industrial uses, support community revitalization and beautification, and improve the overall quality of life. In addition, the Community Plan fosters a community where equitable public and community services are provided that contribute to and improve the health and welfare of the local community.

As discussed in Chapter One, Senate Bill 1000 (SB 1000) requires cities to identify environmental justice communities, referred to as "disadvantaged communities," and address them in their general plans. This chapter discusses the environmental conditions in Wilmington and Harbor City and provides goals and policies that guide land use decision making and programming priorities that can potentially reduce the exposure to pollution experienced by these communities.

The California Environmental Protection Agency (CalEPA) and the Office of Environmental Health Hazard Assessment (OEHHA) identify the communities that are most affected by pollution through an online screening tool called CalEnviroScreen. CalEnviroScreen ranks census tracts based on environmental, health, and socioeconomic data from state and federal government sources. Areas referred to as disadvantaged communities represent the 25% most impacted census tracts with multiple sources of pollution and with population characteristics that make them more sensitive to pollution. Identifying these areas is important for purposes of SB 1000, and also due to recently enacted laws that direct funding to these disadvantaged communities (SB 535 and AB 1550).

In April 2021, according to CalEnviroScreen, 19 out of 23 census tracts in the Wilmington-Harbor City Community Plan Area meet the criteria as disadvantaged communities. The CalEnviroScreen data indicates that Wilmington generally has worse public health factors and more social and economic disadvantages compared to California as a whole. The American Communities Survey indicates that in 2019, 91.6 percent of the Plan Area's population were people of color compared

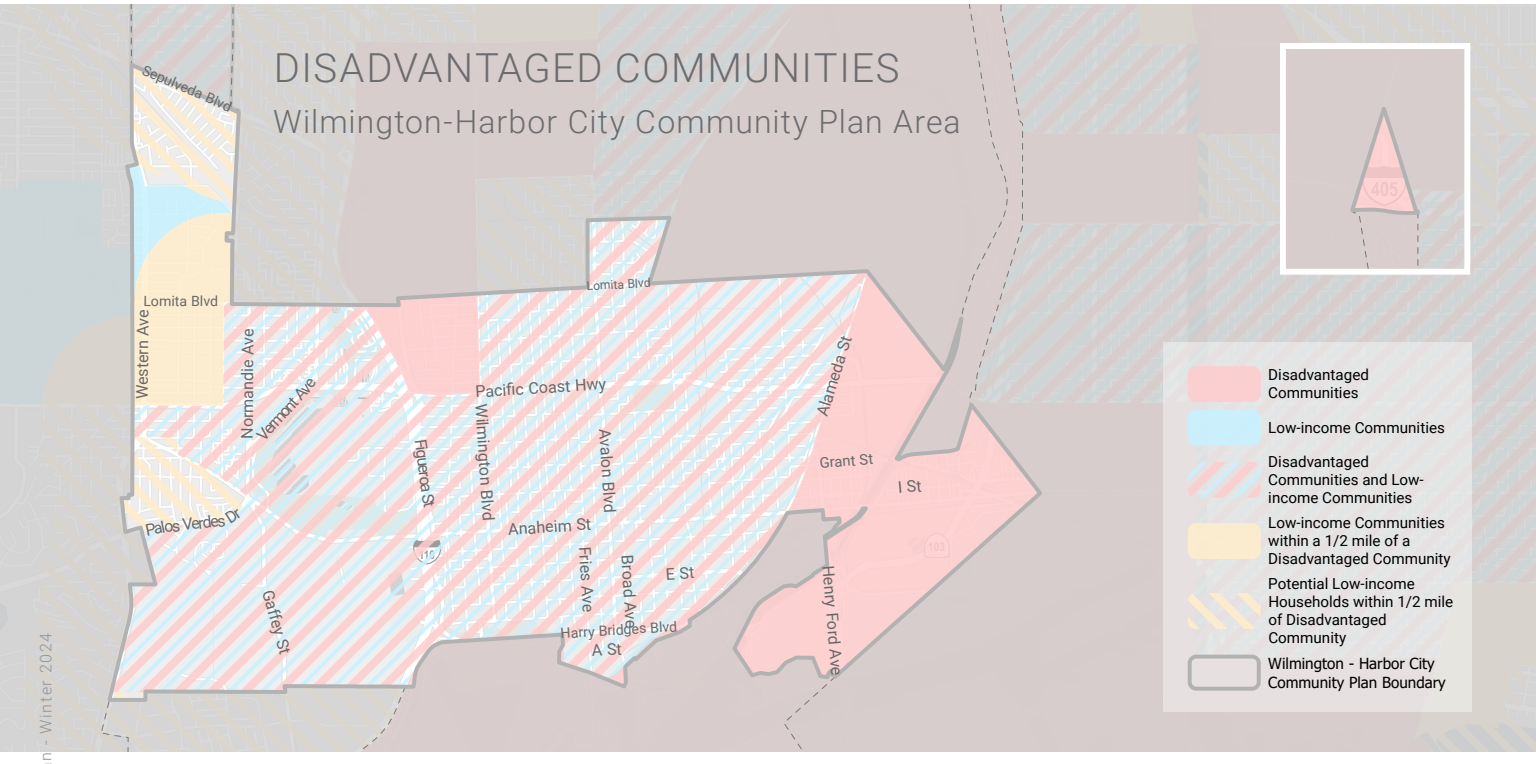
to 72 percent for the City. In addition, 18.9 percent were living below the poverty level compared to 18 percent for the City.

The CalEnviroScreen rankings for Wilmington range from 61% to 100%. Neighborhoods on the northern side of Harbor City ranked lower (0% to 60%) and are not considered disadvantaged communities, while areas in the middle and to the south ranked higher (61% to 80%). The map below shows the areas identified as disadvantaged communities in Wilmington and Harbor City.

WILMINGTON-CARSON-WEST LONG BEACH (WCWLB) AB617 COMMUNITY

In response to Assembly Bill (AB) 617, the California Air Resources Board (CARB) established the Community Air Protection Program (CAPP) and selects high priority communities to participate in the program. The CAPP deploys community air monitoring and/or emissions reduction programs intended to improve air quality in the selected communities. Designated in 2018, Wilmington, is part of the Wilmington-Carson-West Long Beach (WCWLB) AB617 Community. A Community Air Monitoring Plan (CAMP) and Community Emissions Reduction Plan (CERP) have been developed for the WCWLB Community and are in the implementation phase.

https://ww2.arb.ca.gov/our-work/programs/community-air-protection-program/communities/wilmington-carson-west-long-beach



GOALS AND POLICIES

COMMUNITY PARTNERSHIP AND ENGAGEMENT

EJ GOAL 1

A COMMUNITY WHERE ALL PERSONS HAVE THE OPPORTUNITY TO PARTICIPATE IN THE DECISION-MAKING PROCESS THAT AFFECTS THEIR ENVIRONMENT.

EJ 1.1
Ensure appropriate opportunities are in place for all persons to participate in the land use decision-making process, including enhancing language access of planning informational materials to the extent possible.

EJ 1.2
Proactively and meaningfully engage the community in planning decisions that affect their health and wellbeing.

EJ 1.3
Foster opportunities for deep engagement, relationship building and collaboration with local Indigenous Peoples/Tribal Organizations to ensure planning efforts are responsive to the needs and aspirations of local Native American Communities.

EJ 1.4
Assist in connecting and supporting tribal relationships among other partner agencies, non-profits, and community groups to increase coordination and collaboration with tribes.

EJ 1.5
Pursuant to Assembly Bill 52, ensure consultation with tribes occurs early in project development and throughout project implementation to help support a respectful process.

EJ 1.6
Promote capacity-building and educational efforts to train planning staff to "meet people where they are" by collaborating with community-based organizations, community centers and traditionally underrepresented populations to ensure authentic and meaningful participation in the land use decision-making process.

EJ 1.7
Coordinate pragmatic outreach efforts between City departments and agencies to capitalize on existing communication methods, such as utility bill mailers and public schools' parent notification systems in order to reach as many community members as possible.

EJ 1.8
Partner with local community-based organizations and other local groups, such as block clubs, parent centers, interfaith groups or recreation centers to help increase public awareness and engagement in the planning process, particularly in communities with low public participation.

EJ 1.9
Prioritize the health, safety and needs of residents over special interests.

EJ GOAL 2

CITY PROVIDED IMPROVEMENTS AND PROGRAMS ARE PRIORITIZED FOR LOW-INCOME AND ENVIRONMENTAL JUSTICE COMMUNITIES.

EJ 2.1
Ensure that the City's departments, including City Planning, prioritize the needs of environmental justice communities when developing their work plans wherein they allocate staff time and sustainable financial resources.

EJ 2.2
Encourage the development of initiatives that incentivize and promote greater access to essential goods and services, such as healthy food, mental health, self-care, and wellness programs (also see Health, Wellness and Sustainability subsection within this chapter).

EJ 2.3
Foster effective collaboration and coordination between City departments to more effectively respond to the needs of environmental justice communities with adequate resources and focused efforts and strategies.

HEALTH, WELLNESS AND SUSTAINABILITY

Wellness and sustainability are interrelated with land use planning and the built environment. Crafting a health-friendly, climate resilient and sustainable Community Plan is critical to the overall health of a community. Land use, urban form, and building design should be considered from the perspective of the environment to conserve our air, water and energy resources and of the health of residents.

The Community Plan establishes a careful direction and guidance for sustainable urban development to minimize impacts to the environment, improve the resilience of our built environment and enhance the health and well-being of residents. By directing new housing and commercial development around transit and commercial centers, the Community Plan will enable more residents to access businesses, fresh food, jobs, and schools as pedestrians, transit riders, bicyclists, users of all physical abilities and users of other modes of transportation such as: electric and portable wheelchairs, electric scooters, skateboarding and ridesharing. In addition, the Community Plan promotes a wide variety of uses that are distributed in an equitable manner that contributes to the overall well-being of the community. The Community Plan also includes policies based on the local environment, sustainable and accessible design elements and green building technologies.

EJ GOAL 3

NEW DEVELOPMENT IS ENVIRONMENTALLY SUSTAINABLE AND EMBODIES SOCIAL AND EQUITABLE RESPONSIVENESS, RESOURCE EFFICIENCY AND COMMUNITY SENSITIVITY.

EJ 3.1
Promote public health and environmental sustainability outcomes that reduce greenhouse gas emissions, expand access to green and healthy spaces, improve air quality, encourage physical activity, and provide all residents with the opportunity to access good jobs.

EJ 3.2
Promote new development that integrates sustainable design, green building practices and technologies, green roofs, tree planting, photovoltaic panels, energy storage, low volatile organic compound (VOC) and renewable materials and other features that minimize health and environmental impacts and reduce the heat island effect and greenhouse gases.

EJ 3.3
Advance the creation of landscaped corridors and enhancements through median plantings and the planting of street trees along commercial and high volume pedestrian corridor segments.

EJ 3.4
Encourage the use of native and drought-tolerant plants and permeable surfaces in all new development.

EJ 3.5
Support upgrading the existing housing stock to reduce energy cost burden and make homes healthier through energy efficiency retrofits and improvements, such as insulation, reflective roofs, air sealing and upgrades to energy efficient appliances and heating equipment.

EJ 3.6
Based on specific site yard drainage, and street block storm drainage conditions, facilitate on-site stormwater capture, retention and infiltration to minimize runoff through natural, landscaped detention areas, bioswales and/or raised planters, and incorporate measures to prevent runoff of hazardous materials.

EJ 3.7
Situate new buildings so they are oriented to maximize daylight opportunities and to harvest natural light within interior working spaces, utilizing design features, such as skylights, operable clerestory windows and integrated shading systems where possible.

EJ 3.8
Expand green spaces that include improved public amenities that facilitate outdoor activities such as sitting, strolling, and conversing, including seating for comfort and landscaping for shade and aesthetics.

EJ 3.9
Foster a walkable community that is universally accessible, safe and convenient, and that contains an integrated pedestrian system to promote active living, reduce vehicular conflicts and provide links within the community and to surrounding communities.

EJ GOAL 4

NEW DEVELOPMENT IN INDUSTRIAL AREAS IS ENVIRONMENTALLY SUSTAINABLE, INCLUSIVE AND HARNESSES EMERGING GREEN INDUSTRIES.

EJ 4.1
Encourage green, sustainable industries that bolster the economic base and provide high-skill and high-wage job opportunities for local residents.

EJ 4.2
Incentivize development opportunities for environmentally sustainable businesses that employ green building practices and processes and involve clean technologies.

EJ 4.3
Encourage the use of xeriscape and low maintenance landscaping, such as native and drought-tolerant plants, as well as trees and plants that are known to effectively remove air pollutants.

CLEAN-UP AND REMEDIATION

EJ GOAL 5

A COMMUNITY WHERE LAND USE PATTERNS SUPPORT HEALTHY AND THRIVING NEIGHBORHOODS WHILE PROVIDING SPACES FOR INDUSTRY AND ECONOMIC DEVELOPMENT IN APPROPRIATE LOCATIONS.

EJ 5.1
Support the transition of industrial land uses from heavier industrial uses to lighter industrial uses, in close proximity to residential neighborhoods and sensitive uses to minimize the negative environmental and visual impacts to the community.

EJ 5.2
Minimize residential-industrial land use incompatibilities, prevent the introduction of new heavy industrial uses and phase out existing heavy industrial uses adjacent to residential neighborhoods.

EJ 5.3
Restrict uses that are over-concentrated and have a negative impact on air quality, water quality, the built environment and walkability and contain incompatible operations that spill over into residential neighborhoods.

EJ 5.4
Prevent the enlargement of nonconforming, incompatible commercial and industrial uses within residential areas and support their removal on a scheduled basis.

EJ 5.5
Develop a program that provides relocation assistance and/or a phasing out strategy for incompatible, non-conforming commercial and industrial businesses located on residentially-zoned land.

EJ 5.6
Support the relocation of residential households within heavy industrial districts to more appropriate locations and the relocation of intense industrial uses away from residential uses.

EJ 5.7
Improve land use compatibility through compliance with environmental protection standards and health and safety requirements in the design and operation of industrial facilities, including the Wilmington Clean-Up Green-Up requirements.

EJ 5.8
Support the creation of green buffers next to freeways to help reduce the amount of particulate matter (PM2.5) spillover into residential areas.

EJ 5.9
Avoid siting new residential and other sensitive land uses in close proximity to existing industrial areas, including Production and Industrial Land Uses.

EJ GOAL 6

BROWNFIELDS AND CONTAMINATED INDUSTRIAL SITES ARE REMEDIATED AND TRANSFORMED INTO NEW JOB CENTERS OR OTHER PRODUCTIVE USES.

EJ 6.1
Support the removal and management of environmental toxins in accordance with existing local, regional and federal policies and avoid future environmental contamination.

EJ 6.2
Promote the clean-up and reuse of contaminated sites and prioritize remediation of brownfields adjacent to residential and commercial areas.

EJ 6.3
Coordinate with property owners, public sector and non-profit organizations that work in land recycling to help secure grants and other funding available for brownfield remediation.

EJ 6.4
Encourage appropriate site assessment of industrial properties located near residential and commercial areas prior to grading and redevelopment activities to prevent the unintended release of contaminants.

EJ 6.5
Collaborate with residents, property owners, non-profit partners, local departments and state agencies to accelerate remediation and redevelopment of brownfield sites in order to spur economic development and expand natural open spaces and parks, community gardens, and other similar health-promoting community revitalization activities.

LAND USE AND URBAN FORM

EJ GOAL 7

INDUSTRIAL USES WHICH ARE SAFE FOR THE ENVIRONMENT AND THE WORKFORCE, AND WHICH HAVE MINIMAL ADVERSE IMPACT ON ADJACENT RESIDENTIAL USES.

EJ 7.1
Encourage existing industrial businesses to improve the physical appearance of their properties with adequate screening and landscaping when adjacent to residential or other sensitive uses and require such improvements for the establishment of new businesses in order to reduce environmental impacts.

EJ 7.2
Support the implementation of prevention measures and design features (e.g., sound walls) that proactively safeguard the community from exposure to noxious activities that emit odors, noise, dust, vapors and toxic or hazardous, substances and materials, and other hazardous nuisances.

EJ 7.3
Provide reasonable and cost effective measures that assist the industrial business community improve outdoor air quality through efficient operations and sustainable best practices.

EJ 7.4
Expand the enforcement of existing regulations that prohibit cargo container storage yards near residential zones.

EJ 7.5
Prevent the expansion of existing or new cargo container storage yards, open storage and warehousing in close proximity to sensitive uses, including residential areas.

EJ 7.6
Ensure that new warehouses and distribution centers incorporate Best Practices (e.g. on-site queuing and check-in to prevent truck idling outside the facility), including City Environmental Protection Measures (EPMs) to prevent land use conflicts and protect residents and other sensitive receptors from environmental hazards, consistent with the State Bureau of Environmental Justice.

EJ 7.7
Encourage warehouse and distribution center operators to appoint a community relations liaison with regard to on-site construction activity and operations, and provide their contact information to the surrounding community.

EJ 7.8.
Promote the installation of on-site electric vehicle charging stations to eliminate idling of main and auxiliary engines during loading and unloading of cargo and when trucks are not in use, as well as parking stalls with electric outlets where transport refrigeration units (TRUs) are proposed to be used.

EJ 7.9
Ensure that warehouse and distribution centers inform drivers about appropriate truck routes to/from the facility, locate site ingress/egress at the furthest point away from residential uses or other sensitive receptors, adhere to limited hours of operation (daytime hours, preferably on weekdays) when located near residential areas, and provide adequate on-site queuing and daytime/overnight parking to prevent trucks and other vehicles from parking or idling on public streets.

EJ GOAL 8

INDUSTRIAL AREAS WITH QUALITY INDUSTRIAL AND COMMERCIAL DEVELOPMENT THAT DOES NOT CREATE DETRIMENTAL VISUAL IMPACTS ON ADJACENT RESIDENTIAL AND COMMERCIAL AREAS.

EJ 8.1
Support urban design techniques, such as appropriate building orientation and scale, landscaping, screening, buffering and adequate setbacks in the development of new and expanding industrial businesses to improve land use compatibility with adjacent uses that enhance the physical environment.

EJ 8.2
Encourage the use of xeriscape and low maintenance landscaping, such as native and drought-tolerant plants, as well as trees and plants that are known to effectively remove air pollutants.

EJ 8.3
Ensure that cargo container storage yards and other open storage facilities provide landscaped buffering, height limitations, noise and view mitigation measures designed to protect nearby residential areas.

Wilmington Community

EJ 8.4
Collaborate with City Departments to ensure that all zoning, building, health and safety codes are strictly enforced within the Wilmington Industrial Park and Alameda Corridor industrial area, including site maintenance and removal of junk, trash, abandoned vehicles, overgrown weeds and debris, to maintain a safe and clean environment for the benefit of all industrial businesses, property owners, employees, and the overall community.

EJ GOAL 9

HYBRID INDUSTRIAL AREAS WITH CREATIVE, OFFICE, AND LIGHT INDUSTRIAL USES AND COMMERCIAL BUSINESSES THAT SERVE AS A BUFFER BETWEEN INDUSTRIAL AREAS AND RESIDENTIAL NEIGHBORHOODS.

EJ 9.1
Create Hybrid Industrial areas with landscaped buffers, trails, pedestrian walkways, and bikeways that facilitate transitions from traditional industrial districts to residential neighborhoods and commercial areas and phase out existing non-compatible uses.

EJ 9.2
Allow the introduction of limited residential uses in hybrid industrial areas that are not directly adjacent to heavy industrial and heavy commercial uses and where existing environmental conditions would not be detrimental to public health.

PETROLEUM RELATED ACTIVITIES

The Wilmington-Harbor City Community Plan Area has the highest number of oil well sites within the City of Los Angeles and surrounding region and the Wilmington Oil Field is the third largest oil field in the contiguous United States. Wilmington has historically been a local hub of the oil industry, and many of the oil industries established in the 1920s remain in the

area to this day. The three existing refineries in the Community Plan Area along with the area's oil extraction and related activities contribute to the region's supply of petroleum products. Many of these sites are within industrial areas; however, numerous sites are located within residential neighborhoods. The Community Plan seeks to provide guidance that recognizes the reality of existing conditions from multiple perspectives, including the economic perspective but also provides hope for an improved balance between the provision of this resource and the health of the community, while advancing the City's goal of reducing the footprint of the oil and gas industry.

EJ GOAL 10

A HEALTHY AND LIVABLE COMMUNITY WHERE COLLABORATIVE EFFORTS TO REDUCE THE FOOTPRINT OF THE PETROLEUM INDUSTRY WITHIN THE COMMUNITY PLAN AREA ARE ADVANCED.

EJ 10.1
Support the expedited preparation of plans and programs for the abandonment, proper plugging and remediation of all oil-related sites, prioritizing sites in residential areas, consistent with State, County and City efforts to phase-out oil drilling and ensure that all existing oil well sites adhere to adopted amortization programs and prohibitions.

EJ 10.2
Collaborate with local oil operators, the California Geological Energy Management Division (CalGEM), and other relevant agencies to identify priority well sites for abandonment and site remediation, in particular low-producing or idle/inactive wells.

EJ 10.3
As technology and research evolve in this field, develop reasonable criteria based on best practices that help inform a limit, modification, or prohibition of new and expanded oil and gas facilities and extraction technologies within and adjacent to residential neighborhoods as a reasonable means of protecting the health and welfare of residents, consistent with federal and state law.

EJ 10.4
Support meaningful community engagement to identify the appropriate reuse of properly abandoned and remediated oil well sites as neighborhood uses, such as community gardens or other neighborhood-serving uses.

EJ 10.5
Provide a program for the abandonment of drilling sites that are low-producing or idle, especially sites located within or near residential uses.

EJ GOAL 11

EXISTING OIL AND GAS EXTRACTION AND REFINERY ACTIVITIES THAT ARE PERFORMED WITH THE GREATEST REGARD FOR PUBLIC HEALTH, SAFETY AND WELFARE AND THE ENVIRONMENT.

EJ 11.1
Ensure that existing oil well sites within residential areas provide appropriate screening, fencing and landscaping and have well-maintained equipment until such time as they are phased out.

EJ 11.2
Consistent with existing zoning review practices, seek a high level discretionary review for any changes to existing oil and gas extraction sites, surface production facilities, refineries and related activities so that the public may be properly notified and consulted, and so that appropriate environmental review may take place pursuant to the California Environmental Quality Act.

EJ 11.3
Ensure that all existing uses that employ extraction technology, including fracking, acidizing, drilling or other technologies that involve potentially hazardous materials, create no negative impacts on public health or the environment.

EJ 11.4
Support the requirement of detailed plans, which strive to prevent the release of chemicals into the groundwater or surrounding environment.

EJ 11.5
Support periodic review and reassessment of conditions and improvements to operations at existing oil-related sites, such as the installation of leak detection technology, installation of enclosures or other technologies that trap fugitive emissions and restricting hours of operation to reduce noise impacts, particularly near sensitive uses.

EJ 11.6
Recommend that emergency responders, including LAPD and LAFD, review any plans involving the storage, transportation, or use of hazardous materials, and that comprehensive abatement, fire prevention protocol and emergency response plans exist prior to the issuance of any decision to approve any change to oil or gas extraction activities.

EJ 11.7
In coordination with the City's Petroleum Administrator, Climate Emergency Mobilization Office, and other city departments, collaborate to oversee the administration and assessment of existing oil extraction activities and facilities in such a manner to enhance their compatibility with the surrounding community.

EJ 11.8
Evaluate best practices and data analysis that help determine the consolidation of surface oil extraction operations, the landscaping or improvement of existing oil well sites, and elimination of inactive and/or unneeded wells, to free land for other uses, increase compatibility between oil operations and other land uses, and improve the aesthetics and environment within the community.

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Chapter 4

MOBILITY & CONNECTIVITY

The Wilmington and Harbor City communities are envisioned to thrive with complete streets and an enhanced transit network providing safe and convenient multimodal options that are easily and universally accessible to all. The Community Plan supports a community that is well connected to residential neighborhoods, commercial centers, jobs, open space, recreational facilities, and the Port of Los Angeles.

Wilmington and Harbor City are encompassed and shaped by human-made features, including freeways and wide boulevards that traverse much of the Community Plan Area. Generally, the streets are laid out along a north-south and east-west grid. Most residential areas have convenient access to the major corridors of the Community Plan Area and several major routes connect to nearby industrial areas and the Port of Los Angeles. Although the Community Plan Area does not benefit from an extensive public transit network, several Local Bus Lines provide transit service, primarily along segments of Pacific Coast Highway, Anaheim Street and Avalon Boulevard, as well the Metro Silver Line with a station at the I-110 and Pacific Coast Highway.

This chapter provides goals and policies aimed at enhancing mobility and connectivity, improving the pedestrian experience along commercial centers, enhancing a multimodal transit system, maximizing public transit ridership and reducing noise and pollution from vehicular traffic. Due to its proximity to the Port of Los Angeles and its large industrial districts, the Plan also includes important policies that address goods movement that supports a healthy regional economy. A key goal is ensuring that goods movement and automobile

parking efficiently serves the needs of residents and businesses without compromising safety and mobility for pedestrians, bicyclists and transit users. The Plan also encourages investment in transit, bicycle and pedestrian infrastructure to improve air quality, public health and the quality of life.

GOALS AND POLICIES

MC GOAL 1

AN EFFICIENT CIRCULATION SYSTEM WITH SAFE, CLEAN, AND WELL-MAINTAINED STREETS THAT PROVIDE ENHANCED ACCESS AND CONNECTIVITY AND BALANCE THE NEEDS OF MULTIPLE COMMUNITY INTERESTS AND FUNCTIONS.

MC 1.1
Ensure the community is served by a complete street system that is safe, attractive, and that balances the needs of all users including pedestrians, bicyclists, transit users, mobility-challenged persons or persons with various physical abilities and vehicles.

MC 1.2
Support additional resources to ensure clean neighborhoods through increased trash pick-up and cleaning of the streets, sidewalks, alleys and railroads, as well as the creation of a program to address illegal dumping in the Community Plan Area.

MC 1.3
Encourage the installation and enhancement of existing sidewalks and roadways in areas where the streets are unimproved, are too narrow, or experience frequent seasonal and stormwater flooding.

MC GOAL 2

AN EXPANDED AND EFFICIENT TRANSIT NETWORK THAT IMPROVES MOBILITY WITH CONVENIENT ALTERNATIVES TO AUTOMOBILE TRAVEL.

MC 2.1
Encourage improved local and express bus service in Wilmington-Harbor City through coordination with regional and local transit agencies (e.g., the Metropolitan Transit Authority (Metro), LADOT, Long Beach Transit, Torrance Transit and Gardena Transit) and with community input.

MC 2.2
Encourage the development of quality designed park-and-ride facilities that are strategically located near freeways, High Occupancy Vehicle (HOV) facilities and transit routes.

MC 2.3
Encourage the provision of safe, attractive and clearly identifiable transit stops with user friendly design amenities that include universal infographics understandable to all, including persons with varying hearing or visual abilities.

MC 2.4
Support the expansion, wherever feasible, of transportation programs and services aimed at enhancing the mobility of senior citizens, disabled persons, young people and the transit-dependent population, including subsidized transit passes.

MC 2.5
Improve the travel experience for bus riders by ensuring bus stops are appropriately designed to provide sufficient shaded shelter, seating and public trash receptacles and are equipped with bus arrival time display systems (e.g., real-time passenger information display systems).

MC GOAL 3

A SYSTEM WITH ALTERNATIVE MODES OF TRANSPORTATION THAT REDUCES VEHICULAR TRIPS AND SINGLE OCCUPANT VEHICLES (SOV) IN ORDER TO IMPROVE AIR QUALITY AND THE HEALTH OF RESIDENTS.

MC 3.1
Encourage mixed-use developments that include units at low, very low, and deeply low affordability levels in transit-served areas in order to maximize transit ridership, reduce vehicle trips and minimize Vehicle Miles Traveled (VMT).

MC 3.2
Encourage employers and institutions to provide employee incentives, such as subsidized transit passes, for utilizing alternatives to the automobile (e.g., carpools, vanpools, buses, flex time, bicycles and walking).

MC 3.3
Reduce automobile dependency by providing a safe and convenient transit system accessible to all, pedestrian linkages and a network of safe and accessible bikeways and by encouraging alternatives, including reduced emissions vehicles, such as electric and Neighborhood Electric vVehicles (NEVs).

MC 3.4
Pursue transportation management strategies that can maximize vehicle occupancy, minimize average trip length, and reduce the number of vehicle trips.

MC 3.5
Encourage improvements to transit and public facilities that promote alternate power sources that meet low emissions standards, such as electricity, solar or alternative fuels.

MC GOAL 4

A SAFE, COMPREHENSIVE, AND INTEGRATED BIKEWAY NETWORK THAT IS ACCESSIBLE TO ALL, AND ENCOURAGES BICYCLING FOR RECREATION AND TRANSPORTATION.

MC 4.1
Support the provision of bicycle access for open space areas, commercial and mixed-use boulevards, community centers and neighborhood districts in order to allow easy connections between residential neighborhoods and employment centers, as well as important non-work destinations.

MC 4.2
Incorporate bicycle amenities (e.g., bicycle parking stations, lockers, changing rooms and showers) accessible to the public at low or no cost in public facilities, parks, commercial and multi-family residential developments, employment and transit centers, as well as park-and-ride facilities.

MC 4.3
Encourage funding and construction of bicycle facilities connecting residential neighborhoods to schools, open space areas and employment centers.

MC GOAL 5

PEDESTRIAN-ORIENTED ACCESS AND ROUTES THAT ARE SAFE, EFFICIENT AND ATTRACTIVE FOR A VARIETY OF USES INCLUDING COMMUTER, SCHOOL, RECREATION AND ECONOMIC ACTIVITY.

MC 5.1
Encourage the safe utilization of easements and/ or rights-of-way along flood control channels, public utilities, railroad rights-of-way and streets wherever feasible for the use of bicycles and/or pedestrians.

MC 5.2
Support the installation of sidewalks, where needed, with new roadway construction and significant reconstruction of existing roadways, particularly in areas with recurrent flooding.

MC 5.3
Encourage walking by orienting building entrances to face the streets and sidewalks when designing access to new developments.

MC 5.4
Maintain sidewalks, streets and rights-of-way in good condition, free of obstructions, and with adequate lighting, trees and parkways. Streets should accommodate pedestrians with secure and adequate sidewalks, parkway landscaping that provides shade, and street lighting that provides safety during the night.

MC 5.5
Minimize conflicts between cars, buses, freight trucks and pedestrians by designing and constructing sidewalks and crosswalks that make pedestrians feel safe, as well as by creating well-marked crossings at intersections and select mid-block locations, preferably within Commercial Centers and Neighborhood Center Districts.

MC 5.6
Encourage the development and improvement of safe routes to schools throughout the community via walking, bicycles or transit.

MC GOAL 6

A COMMUNITY WHERE GOODS AND SERVICES CAN BE DELIVERED TO ITS RESIDENTS AND BUSINESSES SAFELY AND EFFICIENTLY, WHILE MAINTAINING THE COMMUNITY'S CHARACTER AND QUALITY OF LIFE.

MC 6.1
Site regional distribution centers and other industrial uses proximate to the freeway system and regional truck routes, maintaining an adequate buffer between such uses and residential neighborhoods.

MC 6.2
Provide appropriately designed and maintained roadways along designated truck routes to safely accommodate truck travel.

MC 6.3
Ensure that commercial and industrial development has adequate off-street accommodations for temporary or prolonged loading and unloading of commercial vehicles, while maintaining and enforcing idling restrictions in both industrial and residential areas.

MC 6.4
Prevent the intrusion of freight trucks into residential neighborhoods by employing design measures (e.g., diverters) at heavily impacted locations, as well as proactive enforcement.(see also MC 7.7)

MC 6.5
Support environmental protection measures that can be implemented to reduce air quality impacts from adjacent freeways and truck routes.

MC 6.6
Encourage new construction and installation of Zero Emission Vehicle (ZEVs) infrastructure for freight trucks within industrial areas to support the reduction of Greenhouse Gas emissions and improve air quality.

MC 6.7
Prevent the over-concenteration and siting of new commercial (i.e. drayage trucks, freight trucks, etc.) fueling stations and electric charging facilities in close proximity to sensitive uses, including residential areas. An appropiate buffer should be maintained.

MC GOAL 7

A PARKING SUPPLY THAT IS EFFICIENT, SERVES ECONOMIC DEVELOPMENT AND FACILITATES ALL MODES OF TRANSPORTATION.

MC 7.1
Reduce or consolidate parking areas, where appropriate, to eliminate the number of ingress and egress points onto arterials.

MC 7.2
Support parking management through Transportation Demand Management (TDM) strategies in areas of high demand.

MC 7.3
Support the development of City-owned or other parking structures that are accessible to all and integrate sustainable design (i.e., solar panels and LID features), where appropriate, to accommodate commercial parking needs and prevent parking impacts to adjacent residential neighborhoods and discourage surface parking lots.

MC 7.4
Encourage alternative parking proximate to transit centers, such as underutilized commercial parking lots (e.g., church parking lots).

MC 7.5
Auto-related uses should accommodate all vehicle parking on-site to prevent spill-over impacts on adjacent residential areas.

MC 7.6
Support the enforcement of parking restrictions on large commercial vehicles along commercial and neighborhood streets.

MC 7.7
Support the implementation and continuous evaluation of the Los Angeles County Strategic Good Movement Arterial Plan (CSTAN) network that helps to assess and inform improved trucking routes and designated areas for truck traffic. (see Implementation Program #P27)

MC 7.8
Encourage new construction projects to include charging stations to accommodate Zero Emissions Vehicles (ZEVs) and/ or Plug-in Electric Hybrids Vehicles (PHEV) in new public and private development.

MC 7.9
Encourage new commercial and retail developments to provide prioritized parking for shared vehicles (i.e. carpooling), electric vehicles and vehicles using alternative fuels.

Image: S. Singh

Chapter 5

PUBLIC REALM & OPEN SPACE

The public realm is a vital part of a livable, sustainable community. It provides opportunities for passive and active recreation, social and cultural events, important gathering places for the community, health benefits and higher quality of life. Although new opportunities for traditional parkland and open space are rare, there are ample opportunities for the provision of shared public spaces, such as plazas, greenways, community gardens, and enhanced pedestrian paths. One of the most important components of the public realm is the street, which not only facilitates the movement of vehicles, cyclists, and pedestrians, but also supports residents' daily social lives. Streets can be used to host special community events, such as Wilmington's Annual Art Walk on Avalon Boulevard.

Through the community outreach process, the need for additional parkland was identified in the Wilmington-Harbor City Community Plan Area, despite the presence of several park and recreational areas throughout the community. The largest park that serves the community is the Ken Malloy Harbor Regional Park at approximately 231 acres. The park features Machado Lake, playgrounds, picnic areas, fitness area and walking paths and has important ecological areas that provide habitat for many native animals and plants. Two new public open spaces were developed by the Port of Los Angeles to connect the Wilmington community to the waterfront and enhance opportunities for public access and enjoyment of the Wilmington waterfront. Construction of these open spaces began in 2021. The project includes the nine-acre Wilmington Waterfront Promenade that transformed an underutilized industrial area adjacent to Banning's Landing Community Center into a park featuring a promenade, public pier and dock, restrooms, and a playground. The four-acre

Avalon Promenade and Gateway includes a pedestrian bridge over freight rail lines that links the two park spaces. Other important parks in the Community Plan Area include Banning Park, Wilmington Waterfront Park, Will Hall Park, Harbor City Park, Harbor Park Golf Course, Wilmington Town Square Park, and the East Wilmington GreenBelt Park. In the Wilmington-Harbor City Community Plan Area, there are also important open space areas separate from land under the control of the City of Los Angeles Department of Recreation and Parks. Such lands include a portion of the U.S. Naval Reservation, the Wilmington Athletic Complex and the historic Wilmington Cemetery.

The Community Plan provides policies that seek to improve the public realm to support a pedestrian friendly, high-quality and distinctive built environment contributing to the vibrancy of Wilmington and Harbor City. The Plan also promotes a system of safe, well-maintained and connected parks, open space, and recreational facilities and identifies opportunities to expand the amount of high quality public spaces. It also supports efforts to identify areas for potential open space that have not traditionally been considered as resources, such as vacated railroad lines, drainage channels, vacant lots, pedestrian-oriented streets and alleyways. By broadening the application of public realm and open space strategies to include major streets, the Los Angeles River, and local cemeteries, the Plan envisions a diverse and integrated network of pedestrian pathways, paseos, plazas, green spaces, and landscaped streets that foster social life and support community identity.

GOALS AND POLICIES

PO GOAL 1

A COMMUNITY WITH ADEQUATE OPEN SPACE, RECREATIONAL AND PARK FACILITIES THAT SERVE EVERY NEIGHBORHOOD IN WILMINGTON AND HARBOR CITY.

PO 1.1
Develop new community, neighborhood and pocket parks to increase parks and open space that are equitably distributed throughout Wilmington and Harbor City, engaging the community and surrounding residents.

PO 1.2
Prioritize the provisions of new parks, including skateparks, and recreation facilities in areas with the greatest need.

PO 1.3
Pursue opportunities to establish new public parks, cooling centers and resilience hubs through partnerships involving state and local agencies, and community-based organizations.

PO 1.4
Repurpose vacant or underutilized lots, including decommissioned railroad rights-of-way and properly plugged oil well sites, for parks and open space and ensure that each site is properly cleaned up.

PO 1.5
Identify opportunities to increase recreational areas through the use of existing public lands, such as flood control channels, utility easements, Department of Water and Power properties and select alleyways to accommodate greenways, pedestrian paths and bicycle trails.

PO 1.6
Foster a high quality recreational experience at all parks and recreation facilities through quality design, landscaping, and maintenance and the provision of public amenities such as drinking fountains and restrooms that are maintained in good condition.

PO 1.7
Encourage parks to incorporate active and passive recreational features, including landscaped circuit paths for walking and exercise, play areas for children, open fields for sports, dedicated skateboarding areas, shaded tree groves for relaxation, picnic areas for gathering and cultural programming, such as festivities and events.

PO 1.8
Support funding for recreational programming and access to arts, culture and education and ensure the safety and accessibility of parks by their users, particularly families with children and senior citizens.

PO 1.9
Ensure that parks are safe and accessible for all users, particularly families with children and senior citizens, and are adequately illuminated and secured for safe use in the evenings.

PO 1.10
Ensure that small neighborhood parks are designed to prevent potential negative impacts on adjacent residents and provide high visibility to prevent nuisance activities and support healthy recreation, community gatherings and festivities.

PO 1.11
Pursue joint-use agreements to share facilities with schools, especially in neighborhoods that suffer a disproportionate lack of park space and recreational facilities.

PO 1.12
Promote an integrated system of bicycle trails in Wilmington and Harbor City that connects park and open space facilities with the local and regional system.

PO 1.13
Improve the accessibility of the Wilmington Cemetery and support the enhancement of the cemetery with walking paths for visitors.

PO 1.14
Support the expansion of existing facilities and the acquisition of new sites that are planned and designed to minimize the displacement of housing and the relocation of residents.

PO GOAL 2

DIVERSE PUBLIC SPACES AND IMPROVED STREETSCAPES PROVIDE SAFE AND PLEASANT PLACES FOR THE COMMUNITY TO GATHER AND SOCIALIZE.

PO 2.1
Enhance the pedestrian experience along corridors by expanding sidewalk space and incorporating seating, lighting, landscaping, wayfinding, and other desirable features that create walkable, pleasant environments.

PO 2.2
Provide more opportunities for accessible public spaces along streets in the form of plazas and paseos that are designed to encourage social activity.

PO 2.3
Encourage new large scale development to provide public open space that includes community input to inform the design of amenities, including shaded areas and a seamless transition into the public realm.

PO 2.4
Design plazas and other open spaces as communal gathering places that provide opportunities for markets, music, art and community events as well as a range of active and passive activities for users of all ages.

PO 2.5
Facilitate the integration of public art projects and cultural programming into public spaces to reinforce community character.

PO 2.6
Enhance tree planting and sustainable landscaping in parkways, medians, and neighborhood gateways as a placemaking strategy

PO GOAL 3

UNIQUE WILDLIFE HABITATS AND ECOLOGICALLY IMPORTANT AREAS WITHIN PARKS AND RECREATION AREAS THAT ARE PRESERVED

IN A NATURAL STATE, FOR THE PROTECTION OF PLANT AND ANIMAL SPECIES, AND FOR PUBLIC ENJOYMENT.

PO 3.1
Identify and preserve wildlife habitats and ecologically improved areas in a natural state, consistent with the public need, health and safety.

PO 3.2
Promote urban trails and paths that maximize water recapture and include watershed-friendly landscaping to encourage biodiversity through design features, such as pervious paving and the use of California native, drought-tolerant plants.

PO 3.3
Protect and preserve the habitat of the unique and/or endangered species of animals and plants that reside in Harbor Regional Park and U.S. Defense Fuel Depot.

PO GOAL 4

A COMMUNITY WITH AN AMPLE URBAN FOREST THAT IMPROVES THE ENVIRONMENT, ENHANCES AESTHETICS AND CREATES A SUSTAINABLE MICROCLIMATE.

PO 4.1
Facilitate the planting and maintenance of appropriate street trees, which provide shade and scale to residential and commercial streets in all neighborhoods.

PO 4.2
Support policies of the Bureau of Street Services to reduce conflicts with existing infrastructure through proper tree selection and through the recognition of street trees as a vital component of the City's infrastructure and green urban forestry goals.

PO 4.3
Identify protecting and developing tree cover that improves air quality and groundwater filtration as a priority, and encourage setting a target for street tree canopy cover in new developments and/or in areas identified as tree-deficient.

PO 4.4
Increase planting of thick canopy trees and dense vegetation near and along freeways and other sources of air pollution using species proven to filter particulate matter pollution.

PO GOAL 5

AMPLE OPPORTUNITIES EXIST FOR URBAN FARMING AND COMMUNITY GARDENS THAT PROVIDE FRESH FOOD.

PO 5.1
Identify and inventory potential garden/urban farm sites within existing parks, vacant lots, public easements, rights-of-way and schoolyards in appropriate locations.

PO 5.2
Encourage new building construction to incorporate green roofs, when practical, and promote conversions of existing roof space to green roofs in order to maximize opportunities for gardening and reduce heat island effect.

PO 5.3
Encourage and allow the use of residential parkways, or other appropriate underutilized public rights-of-way in residential neighborhoods, to be used for the cultivation of community gardens.

PO 5.4
Encourage the use of residential front yards as well-maintained gardens for growing fruits and vegetables.

KEN MALLOY HARBOR REGIONAL PARK & MACHADO LAKE

The Ken Malloy Harbor Regional Park has a fascinating history. In the early days it was home to Native American villages. Today, the park is a safe haven for over 300 species of migratory birds. At approximately 231 acres, Harbor Park, as it's commonly known, features expansive grassy areas, playgrounds, picnic areas, bike path, fitness area and walking paths. The park also contains important ecological areas that provide habitat for many native animals and plants. Many varieties of birds can be seen in the park including Snowy Egrets, Herons, Geese, and Ducks. The 45-acre Machado Lake is at the heart of the park and has several observation decks along its perimeter. The lake was home to Reggie the alligator - a local news sensation that evaded capture from 2005 to 2007. Since his capture, Reggie has been at the Los Angeles Zoo.

The natural land area that is now Harbor Park was acquired by the City of Los Angeles in the 1950s in order to preserve it as open space. The effort to preserve this natural open space was led by environmentalist Ken Malloy. Originally known as Harbor Park, the park was renamed for Malloy in 1992. After decades of deterioration, the park underwent a major restoration, which was completed in 2017. Though some of the park's natural areas and native trees are gone, it still retains a significant amount of natural habitat and wetlands.

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Chapter 6

IMPLEMENTATION

The Community Plan establishes a comprehensive and long-range vision for Wilmington and Harbor City. The goals and policies presented by the Plan express this vision and guide its implementation, which occurs through both private developments and public investments. The Community Plan generally identifies policies that are limited to the authorities that can be implemented under the jurisdiction of the City of Los Angeles (all departments) and does not prescribe the actions of other agencies such as the City's school districts.

The Community Plan is implemented through a variety of tools and methods, which include: zoning and other City ordinances; and Community Plan programs. The zoning ordinances adopted along with the Community Plan represent implementation tools that go into effect upon adoption of the Plan and can be implemented directly by the City. Community Plan Programs are programs that identify strategic actions that the City and other public agencies can take to implement the Plan. Implementation of programs tends to rely on coordination among City Departments and between the City and external agencies, often requires approval and allocation of funding by the City Council and other decision-makers, and are expected to occur over the life of the Plan. This chapter discusses how the Community Plan policies and programs are implemented in land use decision-making. In particular, this chapter details existing and aspirational future programs, shown in a series of tables, which implement the goals and policies found throughout the Community Plan.

THE IMPLEMENTATION PROCESS

The goals and policies in the Wilmington-Harbor City Community Plan are implemented through a variety of actions, including regulation and development review; financing and budgeting; and interdepartmental and interagency coordination.

Many Community Plan policies are implemented through regulations, such as zoning, adopted by the City based on the City's authority to protect the public health, safety, and welfare of its citizens. Some zoning ordinances may also create a development review process that provides for City review of individual project proposals and authorizes the City to approve, deny, or condition projects based on their consistency with the Community Plan. Other programs are implemented at the time of Community Plan adoption, such as zone changes to regulations, community plan implementation overlay districts, supplemental use districts, specific plans, and design overlays. Coordination among City departments is critical to the successful implementation of many Community Plan policies, such as park planning and streetscape improvements. While the Community Plan policies and implementation programs are limited to authorities that can be implemented under the jurisdiction of the City of Los Angeles, implementation of some Plan policies may also require coordination and joint actions with numerous local, regional, state, and federal agencies. These agencies provide services, facilities, or funding and administer regulations that directly or indirectly affect many issues addressed in the Community Plan. These external governmental agencies, such as the California Department of Transportation (CALTRANS), the Los Angeles Unified School District (LAUSD), water service providers, the Los Angeles County Metropolitan Transit Authority (METRO), among others, also look to the Community Plans for their planning and guidance in decision-making.

Among others, the Plan is implemented in the following ways: goals and policies used are used as guidance for discretionary decisions requiring land use consistency findings; zoning of land to apply the desired land use regulations to property throughout Wilmington and Harbor City; and adoption of development incentives that are intended to generate affordable housing and other public benefits in exchange for greater development rights. The following section provides a description of each of the Community Plan's implementation features, followed by a brief explanation of the process for amending the Community Plan.

GOALS AND POLICIES

The Community Plan's goals and policies play an important role in shaping decisions around land use and public infrastructure.

The Community Plan can be used by the public, staff, and ultimately decision makers to guide and inform the land use decision-making process. City actions on discretionary projects involving land use may require a finding that the action is consistent or in conformance with the General Plan. Department of City Planning staff and City Planning Department decision-makers, such as the Director of Planning, Area and City Planning Commissions, and zoning administrators, among others, refer to and cite policies from the Community Plan text and the Land Use Map of the Community Plan when making findings of consistency on land use decisions. The goals and policies of the Community Plan are particularly important when development projects are proposed that are beyond the scope of the underlying zoning regulations, requiring variances or zone changes.

GENERAL PLAN LAND USE DESIGNATIONS

Regulating the use and development of land is an important means by which the City exercises its authority to protect the public health, safety, and welfare of its citizens, and implements the Community Plan. Land Use Designations are designated on the General Plan

Land Use Map and establish the permitted range of intensities, uses, and densities, where applicable in the Community Plan Area. Each General Plan Land Use Designation corresponds to a set of form and use districts in the City's Zoning Ordinances. The Land Use Designations are implemented through these form and use districts applied at the parcel level.

ZONING REGULATIONS

The Community Plan's primary implementation tool is the comprehensive package of zoning regulations that govern how land can be used and developed throughout Wilmington and Harbor City. The zone assigned to each property prescribes the physical parameters new structures must adhere to, the types of uses that can occur, and the intensity at which each use can occur. The zones and supporting development standards adopted as part of the Community Plan are effectuated as ordinances in Los Angeles Municipal Code, or as specific plans, overlay districts adopted under LAMC procedures. The parameters of each zone assigned in Wilmington and Harbor City have been strategically devised to ensure that they shape development in a manner that is compatible with the vision established by the Community Plan. The Plan's zoning regulations are implemented incrementally as each proposed building project and land use change within Wilmington and Harbor City is evaluated by the City for approval. The City applies zoning regulations as one of the primary metrics for evaluating whether a project or proposal is appropriate for a particular location. Projects that do not require discretionary review under any zoning ordinance are ministerial if they comply with all zoning regulations. In most cases non-discretionary or "by-right" projects are reviewed solely by the Los Angeles Department of Building and Safety, where the majority of the development regulations enacted by the Community Plan are enforced. Generally, projects that surpass a specified size or scope require discretionary review under Project Review and will require adoption of the discretionary findings by the designated decision maker to ensure that the project is in conformance with the General and Community Plans and compatible with adjacent properties.

COMMUNITY BENEFITS SYSTEM

This Plan establishes allowable development ranges through base and maximum Floor Area Ratios (FAR) assigned to each zone, and base and maximum heights assigned to some zones. Maximum FAR and height may be achieved through participation in the various incentive systems described in Article 12 of the Los Angeles Municipal Code (LAMC). Development exceeding base development rights may be permitted in accordance with these systems to meet the primary objectives of this Plan by producing a range of public benefits including affordable housing, publicly accessible open space, community facilities, and historic preservation.

COMMUNITY PLAN AMENDMENTS

Changes to the Community Plan may be proposed from time to time to address changing conditions, new opportunities, and unforeseen circumstances. As such, the Community Plan must be a living, flexible document, allowing for changes that ultimately assist in enhancing and implementing the community's vision. It is necessary, therefore, to establish a fair, orderly, and well-defined process to govern how amendments occur.

Community Plans are part of the City's General Plan and thus, any changes to the Community Plan are considered General Plan amendments. Amendments may propose a change in the land use designation for a particular property or changes to the Community Plan's policies and text. Amendments to the General Plan are subject to an established public review process.

IMPLEMENTATION PROGRAMS

Coordination among City departments and external agencies is critical to the successful implementation of many Community Plan policies, such as park planning and streetscape improvements. While many Community Plan policies are implemented through land use regulations and incentives enforced by the City based on its mandate to protect the health, safety and welfare of its inhabitants, implementation of some Plan policies may also require coordination and joint actions with numerous local, regional, state, and federal agencies. These agencies provide services, facilities, or funding and administer regulations that directly or indirectly affect many issues addressed in the Community Plan. These external governmental agencies, such as the California Department of Transportation (CALTRANS), the Los Angeles Unified School District, water service providers, the Los Angeles County Metropolitan Transit Authority (METRO), among others, also look to the Community Plans for their planning and guidance in decision-making. This section provides a series of tables describing the future programs.

SOURCES OF FUNDING

It is important to note that program implementation is contingent, among other policy and resource considerations, on the availability of adequate funding, which is likely to change over time due to economic conditions, the priorities of federal, state and regional governments and funding agencies, and other conditions. The programs should be reviewed periodically and prioritized, where and when necessary, to reflect funding limitations.

READER'S GUIDE TO THE FUTURE IMPLEMENTATION ACTIONS' TABLE

The table provided in this section organizes programs into two broad categories: established programs and proposed programs. Established Programs refer to existing resources that are currently in effect at the time of the adoption process, and may already be playing an important role in addressing one or more of the Plan's objectives. The list identifies opportunities to expand or continue established programs in the Community Plan Area. Proposed Programs refer to future programs that are included as an advisory resource directed at public agencies responsible for devising improvements or prioritizing projects within Wilmington and Harbor City. Proposed Programs described in the table are aspirational and are put forth for further consideration as part of the ongoing effort to implement the Community Plan.

The table identifies each program with a distinct reference number (i.e., P1), followed by a description of the intent and scope of the program, and a reference to the Community Plan policies that the program is expected to implement. Lastly, the table identifies the agency primarily responsible for implementing the program, as well as any agencies necessary for supporting in the program's implementation.

ACRONYMS FOR AGENCIES

BSL - Bureau of Street Lighting
BOE - Bureau of Engineering
BOS - Bureau of Sanitation
BSS - Bureau of Street Services
CalEPA - California Environmental Protection Agency
CalGEM - California Geologic Energy Management Division
CalHFA - California Housing Finance Agency
CalTrans - California Department of Transportation
CAO - City Administrative Officer
CARB - California Air Resources Board
CD - Council District
CDD - Community Development Department
CoDRP - County Department of Recreation and Parks
DCP - Department of City Planning
DOD - Department on Disability
DPW - Department of Public Works
DPSS - Department of Public Social Services
DTSC - Department of Toxic Substance Control
EMD - Emergency Management Department
EWDD - Employment and Workforce
FHWA - Federal Highway Administration
LAHD - Los Angeles Housing Department
LA-DLA - Los Angeles Designated Local Authority
LADBS - Los Angeles Department of Building and Safety
LADOA - Los Angeles Department of Aging
LADOT - Los Angeles Department of Transportation
LADWP - Los Angeles Department of Water and Power
LAFD - Los Angeles Fire Department
LAFPC - Los Angeles Food Policy Council
LAHD - Los Angeles Housing Department
LAPD - Los Angeles Police Department
LAPL - Los Angeles Public Library Development Department
LAUSD - Los Angeles Unified School District
METRO - Metropolitan Transit Authority
NC - Neighborhood Council
OHR - Office of Historic Resources
OPA - Office of Petroleum Administrator
POLA - Port of Los Angeles (Harbor Department)
RAP - Recreation and Parks
SAN - Bureau of Sanitation
SCAG - Southern California Association of Governments
SCAQMD - South Coast Air Quality Management District

**Please visit www.lacity.org for the most recent and updated City departments.*

FUTURE IMPLEMENTATION ACTIONS

ESTABLISHED PROGRAMS

*(see explanation on p. 47)

Program Number	Description	Policy Reference	Coordinating Agency
Land Use and Urban Form			
P1.	**Affordable Unit Inventory-Measure JJJ:** The Los Angeles Housing Department (LAHD) will monitor the inventory of units that are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of Lower or Very Low-Income; subject to the Rent Stabilization Ordinance; and/or occupied by Lower-Income or Very Low-Income households during the effective term of Measure JJJ.	LU4.1, LU4.2	LAHD
P2.	**Neighborhood Services:** The new Zoning Code establishes new zones that allow for the establishment or continued maintenance of limited embedded neighborhood services, such as corner stores, that are compatible with adjacent properties.	LU3.2, LU5.5	DCP
P3.	**Sidewalk and Park Vending Program:** Bilingual advisors at EWDD's BusinessSource Centers provide free assistance to prospective sidelwalk vendors to secure the StreetsLA and other required permits to sell food or merchandise on City of LA sidewalks and City parks.	LU5.8	EWDD, LADPH
P4.	**Survey LA Planning District:** The Los Angeles Historic Resources Survey (SurveyLA) identified numerous potential historic resources throughout Wilmington and Harbor City, including the Avalon Boulevard Commercial Planning District. The Plan applies the Character Frontage District of the new Zoning Code to the Avalon Boulevard Commercial Planning District in order to preserve and enhance the corridor's historic character and unique buildings.	LU18.7	DCP

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Program Number	Description	Policy Reference	Coordinating Agency
P5.	**Tenant Protection Programs:** The Los Angeles Housing Department (LAHD) manages housing units subject to the Rent Stabilization Ordinance, the Tenant Habitability Program and provides eviction and relocation assistance. LAHD will continue to develop greater tenant protections consistent with the City's Housing Element.	LU4.1, LU4.3	LAHD
Environmental Justice			
P6.	**Brownfields Identification:** The Los Angeles Department of Sanitation (LASAN) has partnered with the Department of City Planning in an effort to complete an environmental remediation needs assessment for targeted areas in Wilmington and Harbor City that are proposed to transition from industrial to other specified land use designations. The assessment will provide Phase I environmental analysis for properties within the study area and identify the potential need for further environmental analysis and remediation.	EJ6.2, EJ6.4, EJ6.5	LASAN, DCP
P7.	**Clean Up Green Up Implementation:** The CUGU ordinance established standards and regulations to reduce cumulative health impacts resulting from incompatible land uses. It also established an ombudsperson position within LASAN to help local businesses access financial and technical support to improve their operations; assist small businesses navigate the permitting processes and comply with regulatory standards, and respond to community complaints about nuisance businesses.	LU9.5, EJ5.7	LASAN, DCP
P8.	**LA's Green New Deal-Sustainable City pLAn:** Consistent with the City's Green New Deal, the Community Plan supports the pLAn's vision, goals and initiatives aimed at improving the environment, economy and health of communities, as well as by focusing development opportunities for affordable housing near transportation nodes.	LU7.3, LU17.2, EJ3.2	Mayor's Office, DCP
P9.	**Low Impact and Healthy Development:** The City's Low Impact Development (LID) ordinance is a stormwater management strategy that seeks to mitigate the impacts of increases in runoff and stormwater pollution. LID comprises a set of site design approaches and Best Management Practices (BMPs). The LID Handbook is a resource developed to assist developers in complying with LID requirements. In addition, the City's Healthy Buildings, Healthy Places program will provide site and landscaping standards that focus on making buildings safer and more comfortable places to live, work and recreate.	EJ3.4, EJ3.6	LADBS

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Program Number	Description	Policy Reference	Coordinating Agency
Mobility and Connectivity			
P10.	**Metro's Reduced Fare Programs:** The Low-Income Fare is Easy (LIFE) Program and other reduced fare programs offered by Metro provide fare discounts that can be applied toward the purchase of weekly and monthly transit passes on Metro and any LIFE participating transit agencies. Eligible participants include low-income riders, students, seniors and persons with disabilities.	MC2.4, MC3.2	METRO
P11.	**Freight Truck Network:** Ensure that the Countywide Strategic Truck Arterial Network (CSTAN) is adhered to by truck drivers through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.	LU19.7, MC6.4, MC7.7	METRO, LADOT, Caltrans, LAPD
P12.	**Safe Routes to School:** Prioritize additional Safe Routes to School interventions around schools located near the High Injury Network in Wilmington and Harbor City.	MC5.6	LADOT, LAUSD, Caltrans, METRO
Public Realm and Open Space			
P13.	**People Street Pedestrian Plazas and Parklets:** Encourage partnerships between LADOT and community groups or businesses in Wilmington-Harbor City to apply for Plaza or Parklet projects that enhance economic activity and social life and strengthen community identity.	LU15.4, PO2.2, PO2.4	LADOT

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FUTURE IMPLEMENTATION ACTIONS

PROPOSED PROGRAMS

*(see explanation on p. 47)

Program Number	Description	Policy Reference	Coordinating Agency
Land Use and Urban Form			
P14.	**Anti-Displacement Programs**: Coordinate with LAHD to develop anti-displacement strategies that further Citywide Housing Priorities through implementation of programs such as, local tenant/community opportunity to purchase (TOPA/COPA). Explore funding sources, including grants and loans, to assist tenant and community based organizations purchase multi-family buildings.	LU4.1, LU4.2, LU4.3	LAHD
P15.	**Business Incubators and Worker Cooperatives**: Provide incentives and identify potential funding sources for the development of community-based commissary kitchens and business incubators to help emerging small businesses, startups and individuals to develop and grow their business. Coordinate with agencies such as the EWDD and Mayor's Office of Sustainability to identify a role for worker cooperatives in an equitable and sustainable Los Angeles economy.	LU5.7, LU9.2, LU9.4	EWDD, Mayor's Office
P16.	**Business Outreach/Mentorship Programs**: Develop partnerships to create business outreach programs targeting local schools, local businesses, labor organizations and Harbor College for student participation in business apprenticeship and internship programs, as well as work with the LAUSD's Mentorship Programs.	LU6.4, LU10.4, LU19,2	EWDD, LAUSD
P17.	**Downtown Wilmington and Waterfront Connections**: Partner with the Port of Los Angeles and Wilmington Chamber of Commerce to shape and revitalize Avalon Boulevard; to enhance the pedestrian experience and business activity along the commercial corridor; and to foster a connection to the Wilmington Waterfront.	LU5.12, LU5.13, LU5.14, LU19.10	POLA, CDD, EWDD

Program Number	Description	Policy Reference	Coordinating Agency
P18.	**Economic Development/Revitalization**: Partner with the City Council, Mayor's Office, EWDD and other relevant agencies to collectively offer a package of incentives (such as tax incentives) that focus investment and compliment the land use incentives for targeted commercial centers in Wilmington and Harbor City in order to comprehensively attract desired uses and foster economic revitalization in the Community Plan Area.	LU5.2, LU5.3, LU5.9, LU5.11, LU9.4, LU10.3, LU10.5	EWDD, CDD, CD15
P19.	**Entertainment and Sit-Down Restaurant Attraction**: Coordinate with agencies such as the EWDD, CDD and Council Offices toward providing incentives that attract sit-down restaurants and other desired amenities to the CPA's commercial districts.	LU5.1, LU5.2, LU5.3, LU5.7, LU5.9, LU5.11	EWDD, CDD, CD15
P20.	**Housing for Multigenerational Families and Households**: Coordinate with the City of Los Angeles Housing Department to create strategies for the provision of family size units (2-3 bedrooms) in new development to meet the needs of the community.	LU1.6, LU1.7, LU1.8	LAHD
P21.	**No Net Loss Program**: Explore the creation of a no net loss program to minimize the displacement of residents and ensure that there is no loss of affordable rental housing, covenanted or not, including affordable rent-stabilized units. This can be achieved through the preservation of existing affordable housing, covenanted or not, or the production of new affordable housing.	LU4.1, LU4.2, LU4.3	LAHD, CD15, City Attorney
P22.	**Revocation Process**: Continue application of the revocation process, pursue improved procedures for timely review and processing of cases, improve enforcement of nuisance sites and shut down chronic problem businesses.	LU3.1, EJ5.3	DCP
P23.	**Right of Return**: Explore the creation of a Citywide first right of refusal program to ensure that tenants of any residential unit subject to the Rent Stabilization Ordinance (RSO) or an On-Site Restricted Affordable Unit that is demolished or vacated for purposes of a proposed development project shall be granted First Right to Return for the replacement housing units.	LU4.3	LAHD

Program Number	Description	Policy Reference	Coordinating Agency
P24.	**Small Business Assistance Programs**: Continue to promote agency programs that assist small business owners and local entrepreneurs, such as low-interest loan programs, management assistance, business retention programs, and the establishment of incubation centers.	LU5.6, LU5.7, LU5.12, LU9.2, LU9.4	CAO, EWDD
P25.	**Supportive Housing**: Support partnerships and continuous coordination with Los Angeles Homeless Services Authority (LAHSA), LA County Public Health and other social services programs to assess and evaluate how the city and county are tracking progress to alleviate homelessness and housing insecurity.	LU1.12, LU1.13, LU1.14	LAHSA
P26.	**SurveyLA Eligible Historic Resources**: Support local efforts to protect and restore historic resources, including efforts to establish Historic Preservation Overlay Zones (HPOZs) or other Individual Historical Resources and/ or Conservation District Supplemental Districts for eligible areas of Wilmington and Harbor City identified in the findings of the Los Angeles Historic Resources Survey.	LU18.2, LU18.4, LU18.5, LU18.6	OHR
P27.	**Use of Vacant Lots**: Study the feasibility of an annual tax on the rental value of vacant residential and commercial land to encourage property owners to develop vacant lots with infill projects, community gardens, plazas or parks.	PO1.4, PO5.1	CAO, Mayor's Office
Environmental Justice			
P28.	**Brownfields Remediation**: Encourage the remediation and redevelopment of existing brownfields throughout the Community Plan Area through the City of Los Angeles' Brownfields Program and identify additional funding sources for site remediation activities such as the remediation programs under the RCRA (Resources Conservation and Recovery Act), the CERCLA/Superfund and non-profit groups.	EJ6.1, EJ6.2, EJ6.3, EJ6.4, EJ6.5	LAPW, BOS
P29.	**Code Enforcement**: Identify funding sources for increased code enforcement activities in order to address code violations that create unsightly and unsafe conditions and impact the quality of life.	LU1.11, EJ7.4, EJ8.4, MC6.3, MC6.4, MC7.6	LADBS

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Program Number	Description	Policy Reference	Coordinating Agency
P30.	**Cultural Historic Context:** As funding becomes available, support the Office of Historic Resources efforts to expand and continue to holistically broaden the multicultural approach to equitably encompass the diversity and richness of the experience of all groups in Los Angeles. Work with local communities and cultural institutions through robust community engagement programs and local partnerships to gather meaningful input and draw upon community-based knowledge in order to more fully recognize and understand the local experiences.	LU18.2, LU18.4, EJ1.3, EJ1.5	OHR
P31.	**Emergency Preparedness:** Establish coordination between EMD, FIRE, LADOT, and LAPD regarding emergency preparedness, community awareness workshops and drills to supplement the City's Ready Your LA Neighborhood (RYLAN) Program. The City's RYLAN program was developed to help families and neighborhoods prepare for disasters. RYLAN provides the steps to take immediately after a disaster to help keep neighborhoods safe.	EJ11.6	EMD
P32.	**Incentives for Emissions-Reducing Uses:** Develop a set of incentives for projects that result in the reduction of emissions and air pollution, such as charging stations for Electric Freight Trucks.	LU 21.2, EJ 3.2, EJ 4.2, EJ 7.3, MC 6.6	DCP, Mayor's Office
P33.	**Language Access Plan:** Pursuant to Executive Directive No. 32 (Dec. 2021), the City is in the process of preparing a language access plan, known as the Inaugural Plan, to set the foundation for a citywide language access program and serve as a model for City Departments. In advance of this plan, the City Planning Department has developed an internal language access guide for planning staff to ensure the public has equitable access to planning processes and information and will continue to evaluate language access needs across all communities.	EJ1.1	DCP
P34.	**Multicultural History Training:** Support funding for staff training that provides regular orientation on the multicultural history of all ethnic and racial groups in Los Angeles to City employees by working with the Office of Racial Justice, Equity, and Transformative Planning.	LU18.2, LU18.4, EJ1.3, EJ1.5	OHR

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Program Number	Description	Policy Reference	Coordinating Agency
P35.	**Non-Conforming Industrial Uses**: Work with Council District 15 to create a relocation program and secure funding to assist non-conforming industrial businesses located within residential neighborhoods to relocate by facilitating the sale of the non-conforming property and the purchase of a site in an industrially zoned area. The program should include the remediation of the non-conforming property so that it can be redeveloped as an appropriate neighborhood use.	LU19.9, EJ5.1, EJ5.2, EJ5.5, EJ5.6	CD15, POLA
P36.	**Oil District Amendments**: Consistent with state and federal law, explore the ability to amend the Oil Drilling District to include provisions that adequately regulate, limit and/or prohibit existing operators from using new extraction methods that utilize hazardous materials/chemicals to prevent the potential impact to human health and the environment (in addition to noise, water quality and geologic impacts) and to further address community concerns.	EJ11.3, EJ11.4, EJ11.5	OPA, DCP
P37.	**Phase-Out Plan for Oil Operations**: Ensure coordination between the City, petroleum operators, CalGEM and other applicable local government agencies to develop a program for the phase-out of oil and gas extraction and related operations and the scheduled abandonment of oil wells, in particular those located within residential neighborhoods.	EJ10.1, EJ10.2, EJ10.3	OPA, DCP, CalGem
P38.	**Service Planning Area 8**: Develop partnerships to ensure coordination with the Los Angeles County Department of Public Health's efforts to promote health and well-being through targeted population-based interventions and service operations that improve health and quality of life, and reduce health disparities for Service Planning Area 8, which serves the communities of Harbor City and Wilmington.	EJ2.2	LADPH
P39.	**Tribal Resources and Liaisons**: Crosstrain and collaborate with the County of Los Angeles Regional Planning Department to share tribal resources that help to build respectful relationships with Tribes. Request funding for staff training that can lead to the establishment of Tribal liaisons.	EJ1.3, EJ1.4, EJ1.5	DCP

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Program Number	Description	Policy Reference	Coordinating Agency
P40.	**Trucking Industry Resource Guide**: Coordinate with POLA to explore the creation of a local resource guide that new and existing warehouse and industrial business operators can provide to truck drivers to limit truck intrusion into off-route areas. The resource guide can include information on the closest fueling and charging stations, truck repair facilities, as well as food and lodging.	EJ7.4, MC6.4	POLA
P41.	**Mapping**: Continue to Collaborate with Cal-EPA and DTSC to update Zoning Information Files (ZI) for brownfields and hazaradous waste/ border zone property ZI's with appropriate state codes and contact information.	EJ6.2, EJ6.3 EJ6.4, EJ6.5	DCP, Cal-EPA, DTSC
P42.	**Abandoned Oil Well Clean-up/Transition**: Encourage abandoned oil well site clean-up to transition into a community serving uses such as community gardens, plazas or parks.	EJ10.4	DCP, CD15
Mobility and Connectivity			
P43.	**Alternative Fuel Vehicles**: Encourage tax incentives or other financial incentives to developers to provide priority parking spaces and connections for alternative fuel vehicles (i.e. Low Emissions and Electric Vehicles) as a means of improving both air quality and economic development.	MC1.5; MC1.6	Mayor's Office
P44.	**Clean and Safe Railroads**: Encourage coordination between public and private entities responsible for the safety and maintenance of the railroad rights-of-way, particularly along Alameda Street in order to improve safety, as well as beautification of the corridor.	MC1.2, PO1.4	LADOT
P45.	**Pedestrian and Transit Amenities**: Support the funding of well-designed amenities such as shelters, transit information kiosks, enhanced street lighting, improved crosswalks and benches as well as sidewalk maintenance and that are ADA accessible or compliant at all bus stops on arterial streets, as funding permits.	MC2.3, MC2.5	METRO, LADOT
P46.	**Safe School Routes**: Establish collaboration and agreement with other agencies to implement Caltrans' "Safe Routes to Schools" programs and ensure that LAUSD is included in the early review of proposed development projects that are near public schools.	MC5.6	LAUSD

Program Number	Description	Policy Reference	Coordinating Agency
P47.	**Traffic Calming**: Implement neighborhood preferential parking where appropriate and protect lower density residential areas from the intrusion of "through traffic" by implementing neighborhood traffic management programs. Include measures to reduce traffic volumes on neighborhood local streets. (Street closures, street gating, and street vacations are not supported.)	LU15.10, MC6.4	LADOT
P48.	**Truck Traffic Control Measures**: Partner with the Los Angeles Department of Transportation and Council District 15 on a pilot program to install traffic control measures at key locations in Wilmington to prevent freight truck intrusion into residential neighborhoods and ensure that trucks utilize appropriate truck routes. In addition, collaborate on the implementation of feasible traffic control measures based on the recommendations of the SCAG Freight Mitigation Study and other transportation studies.	MC6.4	LADOT, DCP, CD15
P49.	**Major Street Improvements.** Partner with the Los Angeles Department of Transportation, Federal Highway Administation and elected officals to secure funding for major arterial street improvements through policy and programming along truck routes.	MC6.1, MC6.2, MC6.4	DOT, CD 15, FWHA
Public Realm and Open Space			
P50.	**Clean Neighborhoods**: Identify funding sources for additional street clean-up and trash pick-up in order to keep streets, sidewalks, alleys and railroads clean and free of trash and debris.	MC1.2, MC5.4	BSS
P51.	**Great Streets Initiative**: Pursue the designation of Avalon Boulevard as a Great Street in order to implement the program's strategies aimed at energizing public spaces, providing economic revitalization, increasing public safety, enhancing local culture, and supporting great neighborhoods.	LU5.12, LU5.13, LU19.10, MC5.4, MC5.5, PO2.1, PO2.6, PO4.1	Mayor's Office
P52.	**Joint Use of Recreational Facilities**: Establish joint-use agreements with other public and private entities to increase recreational opportunities in Wilmington and Harbor City, including shared use of land owned by public agencies. Co-locate park and recreation facilities with public and private entities in Wilmington and Harbor City.	PO1.12	LAUSD, RAP

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Program Number	Description	Policy Reference	Coordinating Agency
P53.	**Neighborhood Green Streets**: Prioritize funding to develop a network of well landscaped pedestrian routes along Wilmington and Harbor City's less trafficked neighborhood streets. Such a network would feature high quality landscaping, shade trees, streetscapint, and wayfinding that provides pedestrians with safe and attractive routes linking the community's open spaces, recreational centers, and the Wilmington Waterfront.	MC1.1, MC5.1, PO2.1, PO2.6, PO4.1	LADOT, BSS
P54.	**Streetscape Improvements**: Identify specific pedestrian friendly streetscape improvements at Wilmington's Central Business District along Avalon Blvd, Belle Porte Ave's neighborhood commercial area, and Harbor City's commercial center along Pacific Coast Highway. Consider improvements such as mid-block pedestrian crossings, curb extensions, seating, landscaping, shade trees, reverse angled parking and pedestrian lighting.	LU5.10, LU5.13, MC5.4, MC5.5, PO2.1, PO2.6, PO4.1	LADOT
P55.	**Reclaimed Land for Bikeways/Pedestrian Paths/Green Spaces**: Pursue conversions of former CRA-owned and suprlus City-owned property, abandoned rail lines, and other underutilized easements in Wilmington and Harbor City for community uses incorporating bike and pedestrian paths, greenways, community gardens or park space.	MC5.1, PO1.4, PO1.5	RAP

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LOS ANGELES
CITY PLANNING
Community Planning

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Appendix A:

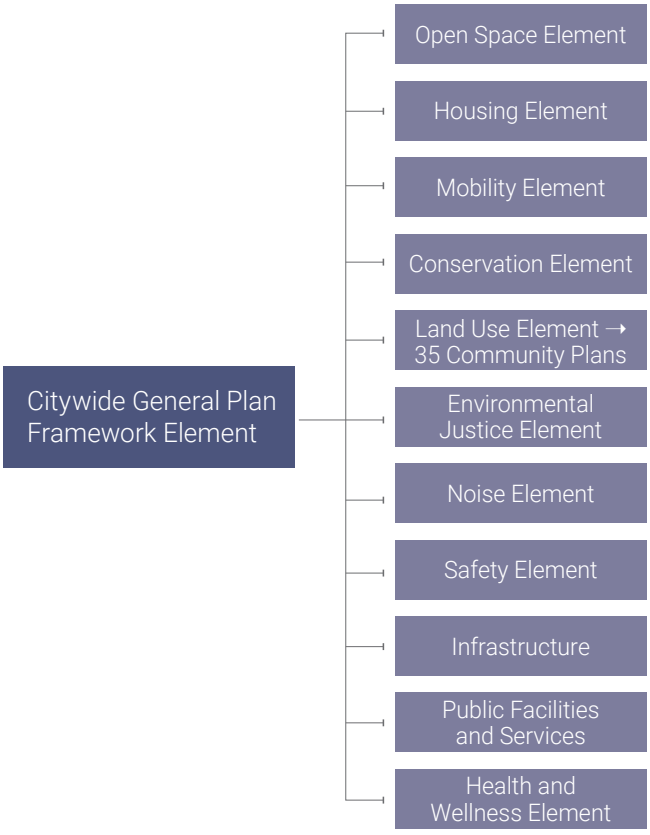
RELATIONSHIP TO OTHER PLANS

RELATIONSHIP TO THE GENERAL PLAN

California state law requires that cities prepare and adopt a comprehensive, integrated, long-term General Plan to direct future growth and development. The General Plan is the fundamental document of a city. It defines how a city's physical and economic resources are to be managed and utilized over time. Decisions by a city with regard to the use of its land, design and character of buildings and open spaces, conservation of existing and provision of new housing, provision of supporting infrastructure and public and human services, and protection of residents from natural and human-caused hazards are guided by the General Plan.

State law requires that the General Plan contain eight elements: land use, transportation, housing, conservation, open space, noise, safety and environmental justice. Cities may also choose to incorporate additional elements to more directly address other locally significant issues. There must be internal consistency among the elements. In Los Angeles, thirty-five Community Plans, comprise the City's land use element. In addition, the City has adopted additional non mandated elements in "Framework Element," discussed below.

CITYWIDE GENERAL PLAN FRAMEWORK ELEMENT



The City's General Plan Framework Element is the citywide plan that established the guide for how Los Angeles will grow in the future. Adopted in 1996, the Framework Element is a strategy for long-range growth and development, setting a citywide context for the update of Community Plans and citywide elements. The Framework Element responds to State and Federal mandates to plan for the future by providing goals, policies, and objectives on a variety of topics, such as land use, housing, urban form, open space, transportation, infrastructure, and public services. The Framework Element's key guiding principles, summarized below, are advanced at the community-level through the Community Plans.

The City's commercial areas serve a variety of roles and functions, from small neighborhood gathering places with local cafes and shops to major job centers and entertainment hubs. Although these areas are typically designated for commercial use, they contain residential and mixed use buildings as well.

FRAMEWORK ELEMENT GUIDING PRINCIPLES

Grow strategically. Should the City's population continue to grow, as is forecasted by the Southern California Association of Governments (SCAG), growth should be focused in a number of higher-intensity commercial and mixed-use districts, centers, and boulevards, particularly in proximity to transportation corridors and transit stations. This type of smart, focused growth links development with available infrastructure and encourages more walkable, transit-friendly neighborhoods, helping to ease our reliance on the automobile, and minimize the need for new, costly infrastructure.

Conserve existing residential neighborhoods. By focusing much of the City's growth in centers and along commercial corridors, the City can better protect the existing scale and character of nearby single- and multi-family neighborhoods. The elements that contribute to the unique character of different residential neighborhoods should be identified and preserved whenever possible.

Balance the distribution of land uses. Maintaining a variety of land uses is crucial to the long-term sustainability of the City. Commercial and industrial uses contribute to a diverse local economy, while residential uses provide necessary housing for the community. Integrating these uses within smaller geographical areas can better allow for a diversity of housing types, jobs, services, and amenities.

Enhance neighborhood character through better development standards. Better development standards are needed to both improve the maintenance and enhancement of existing neighborhood character, and ensure high quality design in new development. These standards are needed for all types of development; residential, commercial, and industrial uses.

Create more small parks, pedestrian districts, and public plazas. While regional parks and green networks are an important component of the City's open space strategy, more small-scale, urban open spaces must be developed as well, as they are crucial to the quality of life of the City's residents. There are many opportunities at the community level to create public "pocket" parks as part of new developments, to enhance pedestrian orientation in key commercial areas, and to build well-designed public plazas.

Improve mobility and access. The City's transportation network should provide adequate accessibility to jobs, services, amenities, open space, and entertainment, and maintain acceptable levels of mobility for all those who live, work, travel, or move goods in Los Angeles. Attainment of this goal necessitates a comprehensive program of physical infrastructure improvements, traffic systems management techniques, and land use and behavioral changes that reduce vehicle trips. An emphasis should be placed on providing for and supporting a variety of travel modes and users of all ages and abilities, including walking, bicycling, public transit, and driving.

Identify a hierarchy of commercial districts and centers. The Framework Element provides an overall structure and hierarchy for the City's commercial areas. This hierarchy, has helped shape the development and urban form of the City and will continue to do so in the future. Understanding this hierarchy helps us better understand the roles that these different types of "activity centers" play within our communities so that their unique characteristics can be enhanced.

RELATIONSHIP TO MOBILITY PLAN 2035

In 2008, the California State Legislature adopted AB1358, The Complete Streets Act, which requires local jurisdictions to "a plan for a balanced multimodal transportation network that meets the needs of all users of streets, roads, and highways, defines to include motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation, in a manner that is suitable to the rural, suburban, or urban context."

Mobility Plan 2035 provides the citywide policy foundation for achieving a transportation system that balances the needs of all road users. As a 2015 update to the City's General Plan Circulation Element, Mobility Plan 2035 incorporates "complete streets" principles and lays the policy foundation for how future generations of Angelenos interact with their streets.

The City's transportation system will continue to evolve to fit the context of the time and situation. Today we are faced with environmental constraints, public health issues, regional inequity, and some of the longest, traffic delays in the nation. The way Mobility Plan 2035 addresses these issues through policy initiatives today will set the stage for the way we move in the future.

Mobility Plan 2035 includes goals that are equal in weight and define the City's high-level mobility priorities. Each of the goals and objectives (targets used to help measure the progress of the Mobility Plan 2035) and policies (broad strategies that guide the City's achievement of the Plan's five goals):

- Safety First
- World Class Infrastructure
- Access for All Angelenos
- Collaboration, Communication, and Informed Choices
- Clean Environments & Healthy Communities

These goals represent a confluence of transportation and public health policy that can create opportunities to address the historic inequities in the City that have starkly limited quality of life in low income communities. By placing a citywide emphasis on safety, access, and health, the City can begin to equalize the playing field and first address socioeconomically disadvantaged areas with the highest need to connect people to more prospects of success through mobility.

While the Mobility Plan 2035 provides a citywide approach to enhancing safe, accessible transportation options, the Wilmington-Harbor City Community Plan provides the opportunity for more focused and nuanced transportation discussion at the community level. Localized recommendations that complement the citywide policies and address community-specific transportation conditions are described in Chapter 4 of the Wilmington-Harbor City Community Plan.

Proposed Plan - Winter 2024

RELATIONSHIP TO OTHER AGENCY PLANS

There are a variety of non-City agencies and organizations that function within the Wilmington-Harbor City Community Plan Area. In varying degrees, these agencies through research and advocacy, guide and influence planning decisions across a wide spectrum of interests affecting land use within the Community Plan Area. In each case, the community plans and use of land by other agencies must be consistent with the Community Plan in which they are located.

This required consistency holds true for capital improvement programs, development entitlements, and other actions pertaining to the City's physical development. Relevant plans in the Wilmington-Harbor City Community Plan are described below.

Los Angeles County Metropolitan Transportation Authority (Metro)

Metro is the state-chartered regional transportation planning and public transportation operating agency for the County of Los Angeles, and is the successor agency to the former Southern California Rapid Transit District. The agency develops and oversees transportation plans, policies, funding programs, and both short-term and long-range solutions that address the County's increasing mobility, accessibility and environmental needs. The Wilmington-Harbor City Community Plan Area is served by Metro's Silver Line with one station located on the I-110 Freeway at Pacific Coast Highway. The Silver Line connects El Monte, Downtown LA and San Pedro. It travels on the I-10 Freeway between El Monte and Downtown LA and travels on the I-110 Freeway between Downtown LA and San Pedro. Metro operates four additional bus lines in the Wilmington-Harbor City Community Plan Area.

Los Angeles Unified School District (LAUSD)

Public schools in the City of Los Angeles are under the jurisdiction of the Los Angeles Unified School District (LAUSD). The LAUSD provides public education for over 900,000 students at 557 schools in eight local districts. The LAUSD is subject to the overview of the State of California Legislature and is entirely independent of the City of Los Angeles' governance. Decision-making and budgeting are done by elected governing boards, and site and construction standards are established by the State Department of Education (Section 39000 of the Government Code).

The LAUSD develops an annual Planning and Development Branch Strategic Execution Plan, which describes goals and progress for school site planning. However, pursuant to State laws, the LAUSD is not required to obtain review of their public school projects from the Department of City Planning prior to obtaining any necessary permits. The LAUSD's estimate of future enrollment levels and school needs is determined through the evaluation of the capacity of each LAUSD school to accommodate the projected future population, and the analysis of school-by-school enrollment trends. In 2000, the LAUSD began a $20 billion building and modernization program. By 2008, the school district had completed 180 new schools.

The Los Angeles Unified School District currently operates 13 schools in the Wilmington-Harbor City Community Plan Area. Of these schools, 9 are elementary (K-5), one is middle (6-8), two are SPAN (K-8), and one is high school (9-12).

Proposed Plan - Winter 2024

EXHIBIT A2:

Community Plan Policy Document Revisions

Harbor Los Angeles Community Plans
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)

For consideration by the City Planning Commission

February 8, 2024

EXHIBIT A2

Harbor Gateway Policy Document Revisions:

Policy Document (Plan Text)
Revisions to the Harbor Gateway Community Plans Policy Documents (Plan Text) include revisions, noted in underlined text, to the following policies to address broader accessibility:

Harbor Gateway Policy Document:

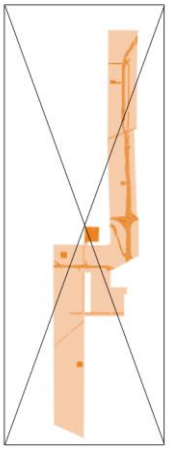
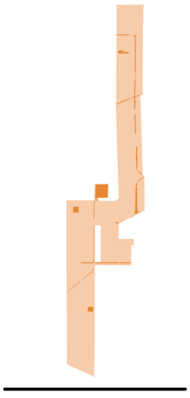
- Map and text revisions in Chapter 1, General Plan Land Use Descriptions beginning on page 17.

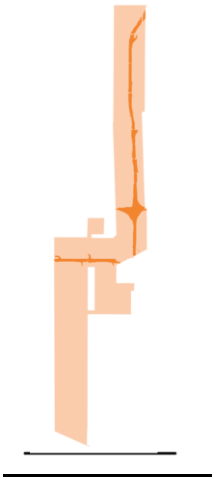
Regional Center	Regional Center areas function as hubs of regional commerce and activity, and are usually located near major transportation hubs or along major transportation corridors. ~~Buildings typically feature~~ The building form ranges from Mid Rise to High Rise, active shopfronts along active streets. Regional Centers typically provide a significant number of jobs, in addition to residential, retail, government, entertainment and cultural facilities, and health facilities on a regional scale. The residential density generally ranges from 1 unit per 400 square feet of lot area to 1 unit per 200 square feet of lot area; residential density may also be limited by floor area
Villages	Villages Villages are characterized by walkable and fine-grained block patterns that serve as historic and cultural regional niche market destinations. The building form ranges from Low-Rise to Mid-Rise. Commercial uses, such as restaurants, retail, services, and small offices may be interspersed with a range of housing types; commercial uses on the ground floor help promote a pedestrian atmosphere. Adaptive reuse of historic buildings and infill development is responsive to the historic and cultural legacy of these areas. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to ~~1 unit per 200 square feet of lot area.~~being limited by floor area.

Neighborhood Center	Neighborhood Center areas are focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees. The building form ranges from Low Rise to Mid Rise and is ~~and are typically~~ characterized by pedestrian-scale commercial development. Uses generally include a mix of residential and commercial uses, such as local businesses and services. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to 1 unit per 400 square feet of lot area.
Medium Neighborhood Residential	Medium Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from Very-Low Rise to Low Rise and b~~B~~uildings are typically oriented toward the street. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to ~~1 unit per 200 square feet of lot area; the residential density of Medium Neighborhood Residential that are close to transportation hubs and/or Regional Centers may be~~ being limited by floor area.
Medium Residential	Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers. The building form Very Low Rise to Low Rise. Supportive institutional uses may also be provided in certain Residential Use Districts ~~areas~~. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 800 square feet of lot area.
Low Neighborhood Residential	Low Neighborhood Residential areas are primarily residential and may integrate limited localserving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form is Very Low Rise and b~~B~~uildings are typically oriented toward the street. The

	residential density generally ranges from 2 ~~to 4~~ units per lot~~, or 1 unit per 4,000 square feet of lot area~~ to 1 unit per 1,000 square feet of lot area.
Low Medium Residential	Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form ranges from House Scale to Low Rise. The residential density generally ranges from ~~1 unit per 3,000 square feet of lot area~~ 2 units per lot to 1 unit per 1,000 square feet of lot area.
Low Residential	Low Residential areas provide single unit housing~~,~~ ~~ranging from single family to fourplexes in various contexts,~~ typically set away from centers of activity. The building form ranges House Scale to Low Rise. The minimum size of each lot is ~~typically ranges from~~ 4~~5~~,000 square feet ~~to 7,500 square feet. The residential density generally ranges from 1 unit per 6,000 square feet of lot area to 1 unit per 4,000 square feet of lot area~~ and residential density is limited to 1 unit per lot.
Very Low Residential	Very Low Residential areas provide predominantly residential use, most typically in hillside areas or in flat less dense areas where parcels are larger and street grids are less compact. The building form is Residential Agriculture or Estate Scale. The minimum size of each lot typically ranges from 7,500 square feet to 20,000 square feet. The residential density is generally 1 unit per lot or 2 units per lot.
Hybrid Industrial	Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Low-Rise to Mid-Rise. Uses include light industrial, commercial, and office, with selective live/work uses. The residential density generally ranges from 1 unit per 1,500 square feet of lot area to ~~1 unit per 200 square feet of lot area; the~~

	~~residential areas may also be~~ limited by floor area.
Light Industrial	Light Industrial areas preserve and sustain industrial activity while serving as a jobs base. The building form ranges from Very-Low Rise to Low Rise and t~~T~~he site layout typically varies to accommodate a range of industries. Uses include manufacturing, warehouse and distribution, research and development, office, and limited commercial. Housing is generally not permitted in Light Industrial areas, but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.
Production	Production areas preserve and sustain industrial activity while serving as a regional jobs base. The building form ranges from Very Low-Rise to Mid-Rise. Site layout and development in these areas are flexible to accommodate goods movement, loading, and distribution needs. Uses include heavy industrial and evolving and innovative industries, such as light assembly and manufacturing, clean technology, incubators, and research and development facilities. Housing is generally not permitted in Production areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.
Markets	Markets are bustling centers of commercial activity, each with its own mini-economy of specialized commercial uses, including wholesale. The building form generally ranges from Low-Rise to Moderate-Rise. Adaptive-reuse and rehabilitation of structures and warehouses maintain the built environment and support sustainable development. Uses also include retail, limited housing, and goods movement activities. The residential density is limited by floor area.
Open Space	Open Space areas primarily serve as public recreational sites or parks but can include reservoirs and nature reserves. These largely open areas are intended for passive and active

	outdoor recreation, public gathering, and education. The building form, if there are accessory structures or buildings on site, typically facilitates recreational and/or communal activities, such as playground equipment, restrooms, and community centers. The Open Space designation does not allow residential uses.
Public Facility ~~389 Net Acres~~ ~~15 of Plan Area~~  143 Net Acres 5% of Plan Area 	Public Facilities Public Facilities areas serve as centers of civic life, promoting governmental, institutional, and cultural functions. These areas provide for the use and development of land typically owned by government agencies. The building form generally ranges from House Scale to Mid Rise, ~~and feature~~ with a variety of site layouts and flexible building designs that support civic activity and an active public realm. Uses include government offices, libraries, schools, and service systems. Housing is not typically associated with Public Facilities but may be permitted on a limited basis
Public Facility- Freeways 232 Net Acres 9% of Plan Area	Public Facilities - Freeways Public Facilities-Freeways comprises land dedicated to freeways that exist within the Plan Area, including storage and parking uses, that is owned by the California Department of Transportation (Caltrans).

	Public Facilities- Freeways comprises land dedicated to freeways that exist within the Plan Area, including storage and parking uses, that is owned by the California Department of Transportation (Caltrans).

Revisions to Policies:

- Revision to Policy LU 4.1in Chapter 2, on page 27.

  LU 4.1 Discourage the displacement of existing residents and provide housing relocation assistance and services for persons displaced as a result of public or private actions.

  LU 4.2 Encourage the replacement of demolished affordable housing stock with new, quality affordable housing opportunities and strive for a no net loss of affordable housing units in the plan area.

  LU 4.3 Support development projects that offer former low-income tenants of demolished units with the first right of refusal on leases for the new housing units.

- Revision to Policy LU 5.6 in Chapter 2, on page 27.
  LU 5.6 Protect residential ~~**character**~~ districts with a buffer or separation from commercial uses, such as locating parking areas and landscaping between commercial and residential areas, and where appropriate, providing a buffer by means of a solid wall and/or landscaped setback.

- Revision to Policy LU 6.1 in Chapter 2, on page 73.
  LU 6.1 Explore the application of ~~**character districts to support**~~ efforts to conserve architecturally distinctive residential neighborhoods such as Athens on the Hill, and the Chacksfield-Merit Tract.

- Revision to Policy LU 6.8 in Chapter 2, on page 73.
  LU 6.8 Support residential ~~**character**~~ districts with buffers or separation from commercial uses, such examples include, but not limited to, locating parking areas and landscaping between commercial and residential areas, and where feasible apply buffers such as solid walls and/or landscaped setback.

- Revision to Policy Future Program P25 in Chapter 6, on page 73.

- **Future Programs P25.** SurveyLA Eligible Historic Resources: Support local efforts to protect and restore historic resources, including efforts to establish Historic Preservation Overlay Zones (HPOZs) or other Individual Historic Resources Review and/or Conservation District ~~overlays~~ Supplemental Districts for eligible areas of Harbor Gateway identified in the findings of the Los Angeles Historic Resources Survey.

EXHIBIT A2

Wilmington-Harbor City Policy Document Revisions:

Policy Document (Plan Text)
Revisions to the Wilmington-Harbor City Community Plans Policy Documents (Plan Text) include revisions, noted in underlined text, to the following policies to address broader accessibility

- Map and text revisions in Chapter 1, General Plan Land Use Descriptions beginning on page 19.

Community Center	Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs. The building form is Low Rise. The use range is broad and may include commercial, residential, institutional facilities, cultural and entertainment facilities, and neighborhood-serving uses. The residential density generally ranges from 1 unit per 800 square feet of lot area to 1 unit per 4~~2~~00 square feet of lot area.
Villages	Villages are characterized by walkable and fine-grained block patterns that serve as historic and cultural regional niche market destinations. The building form ranges from Low-Rise to Mid-Rise. Commercial uses, such as restaurants, retail, services, and small offices may be interspersed with a range of housing types; commercial uses on the ground floor help promote a pedestrian atmosphere. Adaptive reuse of historic buildings and infill development is responsive to the historic and cultural legacy of these areas. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to ~~1 unit per 200 square feet of lot area.~~being limited by floor area.

Neighborhood Center	Neighborhood Center areas are focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees. The building form ranges from Low Rise to Mid Rise and is ~~and are typically~~ characterized by pedestrian-scale commercial development. Uses generally include a mix of residential and commercial uses, such as local businesses and services. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to 1 unit per 400 square feet of lot area.
Medium Neighborhood Residential	Medium Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from Very-Low Rise to Low Rise and b~~B~~uildings are typically oriented toward the street. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to ~~1 unit per 200 square feet of lot area; the residential density of Medium Neighborhood Residential that are close to transportation hubs and/or Regional Centers may be~~ being limited by floor area.
Medium Residential	Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers. The building form Very Low Rise to Low Rise. Supportive institutional uses may also be provided in certain Residential Use Districts ~~areas~~. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 800 square feet of lot area.

Low Neighborhood Residential	Low Neighborhood Residential areas are primarily residential and may integrate limited localserving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form is Very Low Rise and b~~B~~uildings are typically oriented toward the street. The residential density generally ranges from 2 ~~to 4~~ units per lot~~, or 1 unit per 4,000 square feet of lot area~~ to 1 unit per 1,000 square feet of lot area.
Low Medium Residential	Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The building form ranges from House Scale to Low Rise. The residential density generally ranges from ~~1 unit per 3,000 square feet of lot area~~ 2 units per lot to 1 unit per 1,000 square feet of lot area.
Low Residential	Low Residential areas provide single unit housing~~, ranging from single family to fourplexes in various contexts,~~ typically set away from centers of activity. The building form ranges House Scale to Low Rise. The minimum size of each lot is ~~typically ranges from~~ 4~~5~~,000 square feet ~~to 7,500 square feet. The residential density generally ranges from 1 unit per 6,000 square feet of lot area to 1 unit per 4,000 square feet of lot area~~ and residential density is limited to 1 unit per lot.
Compact Residential	Compact Residential areas are predominantly pedestrian-scale residential neighborhoods with compact lots and blocks, but corner lots may contain neighborhood-scaled shops and amenities that provide local services. The building form is House Scale. The minimum size of each lot typically ranges from 3,000 square feet to 5,000 square feet. The residential density generally ranges from 1 unit per lot to 4 units per lot.

Hybrid Industrial	Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Low-Rise to Mid-Rise. Uses include light industrial, commercial, and office, with selective live/work uses. The residential density generally ranges from 1 unit per 1,500 square feet of lot area to ~~1 unit per 200 square feet of lot area; the residential areas may also be~~ limited by floor area.
Light Industrial	Light Industrial areas preserve and sustain industrial activity while serving as a jobs base. The building form ranges from Very-Low Rise to Low Rise and t~~T~~he site layout typically varies to accommodate a range of industries. Uses include manufacturing, warehouse and distribution, research and development, office, and limited commercial. Housing is generally not permitted in Light Industrial areas, but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.
Production	Production areas preserve and sustain industrial activity while serving as a regional jobs base. The building form ranges from Very Low-Rise to Mid-Rise. Site layout and development in these areas are flexible to accommodate goods movement, loading, and distribution needs. Uses include heavy industrial and evolving and innovative industries, such as light assembly and manufacturing, clean technology, incubators, and research and development facilities. Housing is generally not permitted in Production areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

Industrial	Industrial areas are centers of industrial activity while serving as a regional jobs base. The building form is Very-Low Rise to Low Rise. Site layout and development in these areas are flexible to accommodate a range of vehicles, equipment, and industries. Uses include office, warehouse, distribution, heavy manufacturing, recycling and waste transfer, utilities, and mining. The Industrial designation does not allow residential uses.
Open Space	Open Space areas primarily serve as public recreational sites or parks but can include reservoirs and nature reserves. These largely open areas are intended for passive and active outdoor recreation, public gathering, and education. The b~~B~~uilding form, if there are accessory structures or buildings on site, typically facilitates recreational and/or communal activities, such as playground equipment, restrooms, and community centers. The Open Space designation does not allow residential uses.
Public Facility ~~445~~ Net Acres ~~8%~~ of Plan Area 326 Net Acres 6% of Plan Area 	Public Facilities areas serve as centers of civic life, promoting governmental, institutional, and cultural functions. These areas provide for the use and development of land typically owned by government agencies. The building form generally ranges from House Scale to Mid Rise, ~~and feature~~ with a variety of site layouts and flexible building designs that support civic activity and an active public realm. Uses include government offices, libraries, schools, and service systems. Housing is not typically associated with Public Facilities but may be permitted on a limited basis

Public Facility- Freeways 	Public Facilities- Freeways comprises land dedicated to freeways that exist within the Plan Area, including storage and parking uses, that is owned by the California Department of Transportation (Caltrans).

Revisions to Programs:

- Revision to Program 26 in Chapter 6, Implementation on page 73.

  P26. SurveyLA Eligible Historic Resources: Support local efforts to protect and restore historic resources, including efforts to establish Historic Preservation Overlay Zones (HPOZs) or other Individual Historic Resources Review and/or Conservation District ~~overlays~~ Supplemental Districts for eligible areas of Wilmington and Harbor City identified in the findings of the Los Angeles Historic Resources Survey.

EXHIBIT A3:

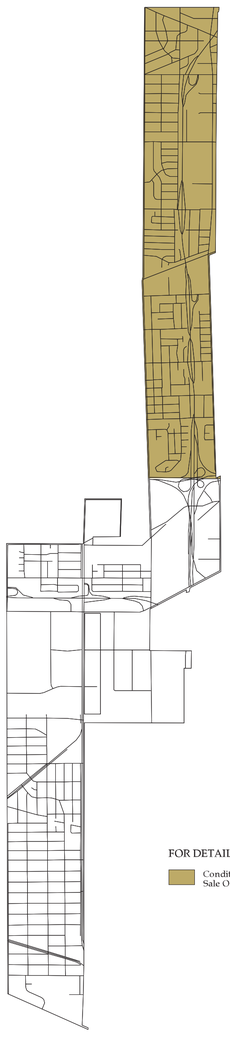
Existing General Plan Land Use Maps

Harbor Los Angeles Community Plans
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)

For consideration by the City Planning Commission

February 8, 2024

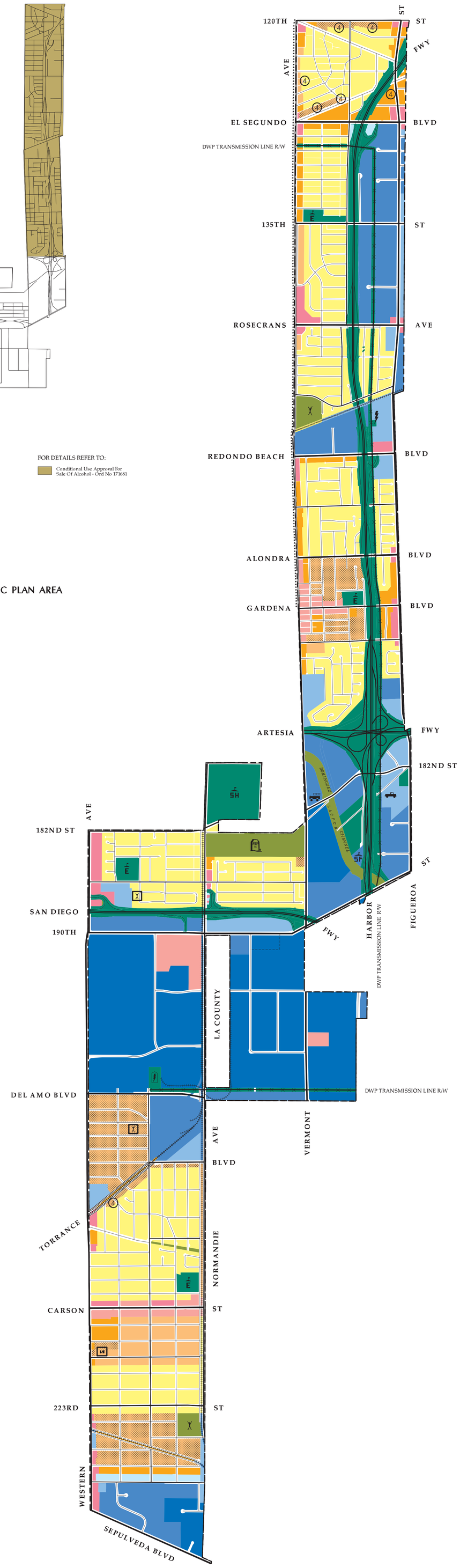
EXHIBIT A3

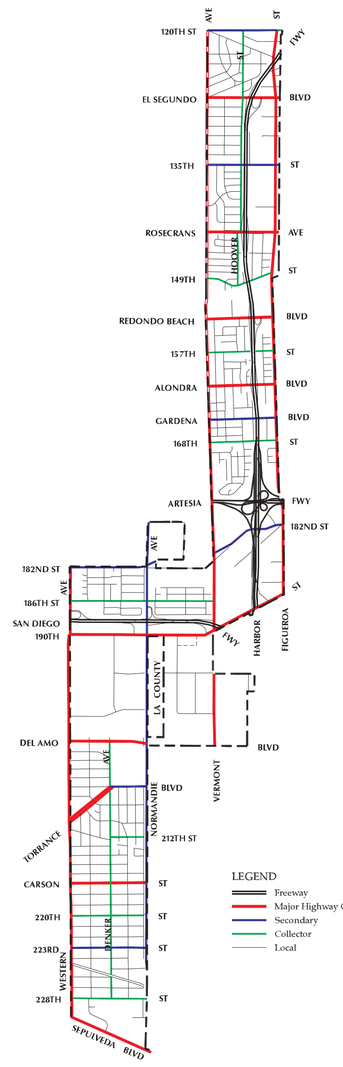


FOR DETAILS REFER TO:

Conditional Use Approval For Sale Of Alcohol - Ord No 171681

SPECIFIC PLAN AREA





LEGEND

- Freeway
- Major Highway Class II
- Secondary
- Collector
- Local

GENERALIZED CIRCULATION
(See Note "D")

LAND USE

RESIDENTIAL		CORRESPONDING ZONES [10]
SINGLE FAMILY		
	LOW [1]	RS,R1,RD6 ,[3] RE9
MULTIPLE FAMILY		
	LOW MEDIUM I [1]	R2,RD5,RD4,RD3
	LOW MEDIUM II [1]	RD2,RD1.5
	MEDIUM [1]	R3

COMMERCIAL		
	NEIGHBORHOOD [1]	CR,C1,C2,C4, RAS3,P
	HIGHWAY ORIENTED [1]	CR,C1,C2, RAS3,P

INDUSTRIAL [5,8]		
	COMMERCIAL MANUFACTURING [1]	CM,P
	LIMITED [1]	M1,MR1,P
	LIGHT [1]	M2,MR2,P
	HEAVY [1]	M3,P

OPEN SPACE, PUBLIC FACILITIES [7]		
	OPEN SPACE	OS,A1
	PUBLIC FACILITIES [11]	PF

CIRCULATION

- Freeway [6]
- Scenic Divided Major Hwy II
- Divided Major Hwy II
- Scenic Major Hwy II
- Major Hwy II
- Secondary Hwy
- Collector Street
- Local Street [6]
- Railroad R/W

SERVICE SYSTEMS

SCHOOL SITES
- Public Elementary School
- Public Senior High School
- Special School Facility

RECREATIONAL SITES
- Neighborhood Park

UTILITY LINE

- DWP Transmission Line

OTHER FACILITIES
- Fire Station
- Community Library
- Maintenance Yard
- Power Distribution Station
- Power Recieving Station
- Cemetary

ADMINISTRATIVE BOUNDARY

- City Boundary
- Community Boundary

NOTES:
- Proposed [2]

FOOTNOTES

1. Height District No. 1, unless otherwise specified on the Plan Map.
2. Boxed symbol denote the general location of a potential facility. The symbol does not designate any specific property for acquisition.
3. RD6 Zone permits apartments and attached housing.
4. Height District No. 1XL.
5. Industrial areas not within specific plan study area boundaries or the area bounded by San Diego Freeway to the north, Del Amo Boulevard to the south, Western Avenue to the west and Harbor Freeway to the east, are intended to be limited to Height District 1VL.
6. Local streets and freeways are shown for reference only.
7. PF Zone may be qualified by [Q] Conditions to render it compatible with the surrounding land uses.
8. Hotel Development in M1 and M2 Zones may be permitted by conditional use permits in conformance with Section 12.24.B1 of the Los Angeles Municipal Code.
9. Existing mobilehome parks are consistent with the Plan. Future mobilehome parks shall be consistent with the Plan when developed in the RMP Zone.
10. Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, Plan footnotes or other Plan map or text notations.

    Zone established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate.

    It is the intent of the Plan that the entitlements granted shall be one of the zone designatios within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.
11. The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF Zone as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines that a property zone PF is surplus, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500 feet of the property boundary and still be considered consistent with the adopted Plan.

* Bikeways are shown on the Citywide Bikeways System maps contained in the City's 2010 Bicycle Plan, a component of the Transportation Element of the General Plan, which was adopted by the City Council on March 1, 2011.

Notes :

A. The text of the Community Plan can be accessed on the City Of Los Angeles' Web Page (www.lacity.org/PLN).
B. Other Special Area Maps may not be included on this document.
C. Parcel level information (plan designation and zoning) can be found on the City Of Los Angeles' ZIMAS Map Automation Web Site.
D. Generalized Circulation is for reference only. For detailed information, see the "Street and Highway Designation" maps prepared and maintained by Public Works/Bureau of Engineering.

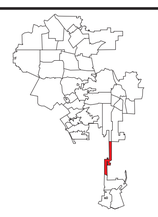
Disclaimer : The City Of Los Angeles is neither responsible nor liable for any inaccuracies,errors or omissions with respect to the material contained on this map. This map and all materials contained on it are distributed and transmitted "as is" without warranties of any kind, either express or implied, including without limitation,warranties of title or implied warranties of merchantability or fitness for a particular purpose. The City Of Los Angeles is not responsible for any special, indirect, incidental, or consequential damages that may arise from the use of, or the inability to use,the map and\or the materials contained on the map whether the materials contained on the map are provided by the City Of Los Angeles, or a third party.

GENERAL PLAN LAND USE MAP (as of December 06 1996)

HARBOR GATEWAY COMMUNITY PLAN

A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES

City Of Los Angeles - City Planning Department - Systems And GIS Division Michael LoGrande - Director



NORTH
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FEET

PLOT DATE : 11/08/12

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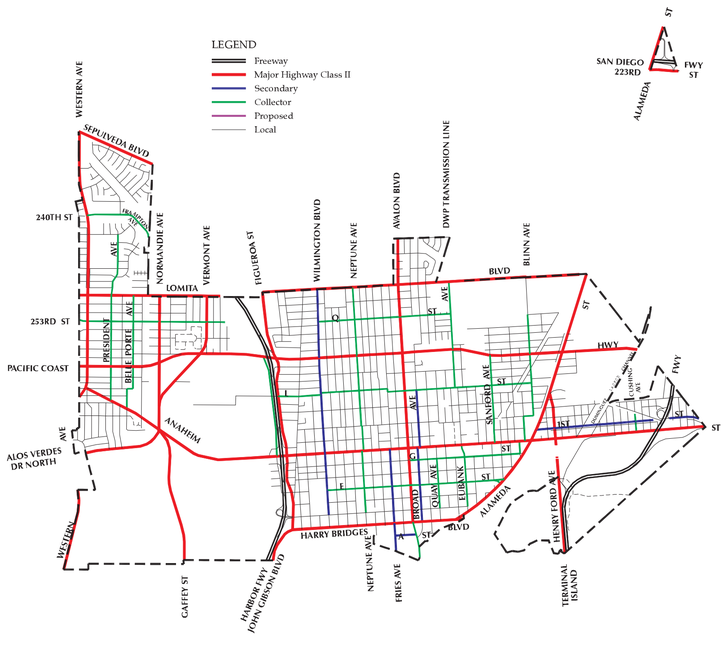
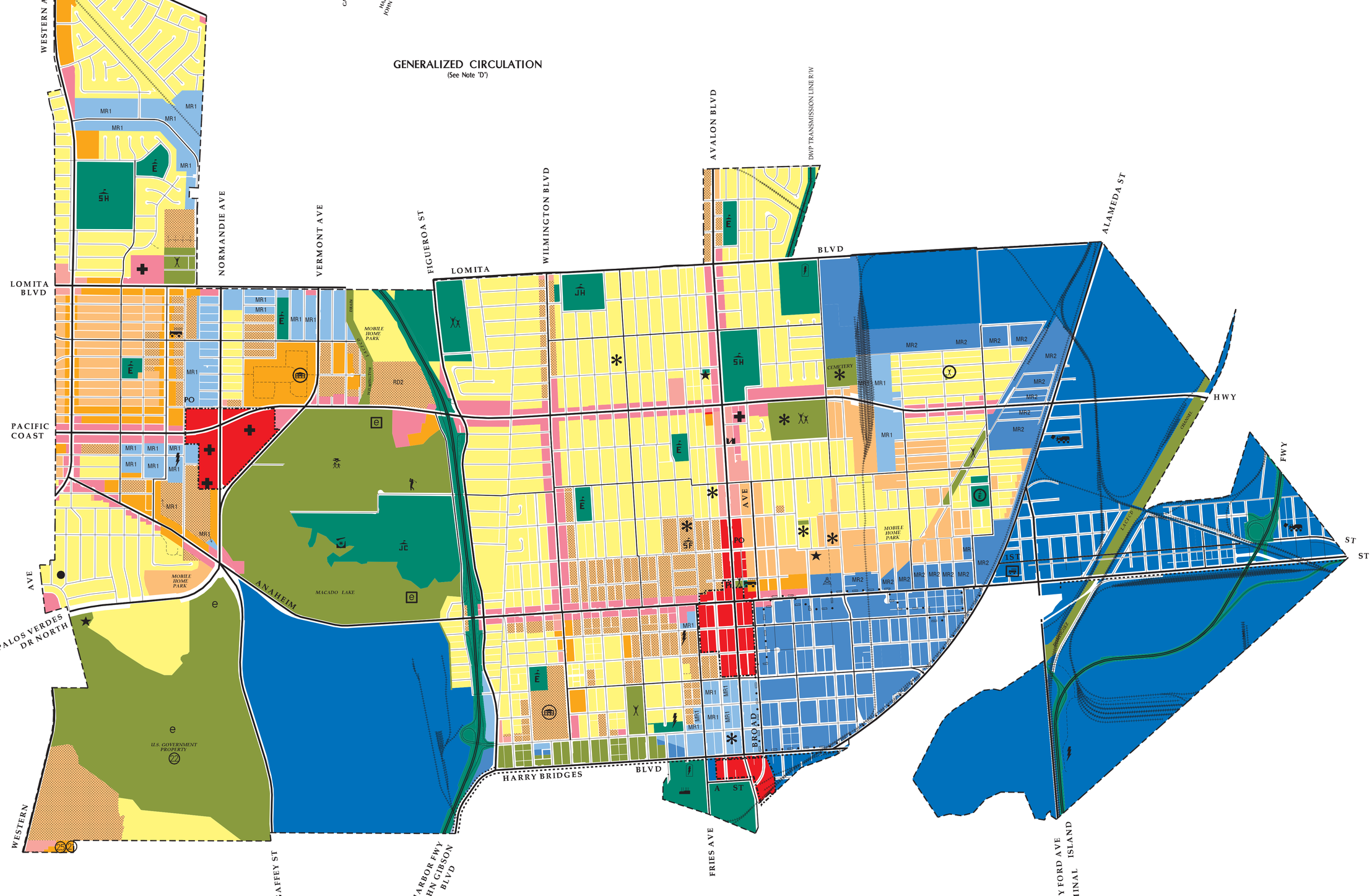
EXHIBIT A3



GENERALIZED CIRCULATION
(See Note 'D')



LAND USE

RESIDENTIAL

	CORRESPONDING ZONES[13]	MULTIPLE FAMILY	CORRESPONDING ZONES[13]
LOW DENSITY: LOW[2]	RE9,RS,R1,RU, RD6,RD5	LOW MEDIUM I[2]	R2,[3]RD3,RD4,RZ3, RZ4,RU,RW1
		LOW MEDIUM II[2]	RD1.5,RD2,RW2, RZ2.5
		MEDIUM[4]	R3

COMMERCIAL[5]		INDUSTRIAL[5,10]	
NEIGHBORHOOD COMMERCIAL[6,7]	C1,C1.5,C2,C4, RAS3,P	LIMITED INDUSTRIAL	CM,MR1,M1,P[12]
GENERAL COMMERCIAL[6,7]	C1.5,C2,C4, RAS3,P	LIGHT INDUSTRIAL[11]	MR2,M2,P[12]
COMMUNITY COMMERCIAL[8,9]	CR,C2,C4,RAS3, P,PB	HEAVY INDUSTRIAL	M3,P

OPEN SPACE, PUBLIC FACILITIES	
OPEN SPACE	OS,A1
PUBLIC FACILITIES[13]	PF

CIRCULATION

- Freeway[14]
- Scenic Major Highway II
- Major Highway II
- Secondary Highway
- Collector Street
- Local Street[14]
- Private Street
- Railroad

ADMINISTRATIVE BOUNDARY

- City Boundary
- Community Boundary

UTILITY LINES

- Transmission Line

SPECIAL BOUNDARY

- Industrial Park Boundary (CRA)
- Coastal Zone Boundary
- Community Center

NOTES:

- Proposed[15]
- Proposed Site Expansion[16]

SERVICE SYSTEMS[15,16]

SCHOOL SITES
- Public Elementary School
- Public Junior High School
- Public Senior High School
- Junior College
- Special School Facility

RECREATIONAL SITES
- Neighborhood Park
- Community Park
- Regional Park
- Public Golf Course

OTHER FACILITIES
- Fire Station
- Community Library
- Cultural/Historical Site
- Special Facility
- Hospital, Health Center
- Power Distribution Station
- Power Receiving Station
- Power Steam Station
- Reservoir
- Pumping Station
- Solid Waste Transfer Station
- Oil Collection Center
- PO Post Office
- Public Housing
- P Municipal Off-Street Parking Lot
- e Ecologically Important Area

FOOTNOTES :

1. Gross acreage includes abutting streets.
2. Maximum height of 30 feet from adjacent grade.
3. Only the R2 zone is proposed within the area designated for Low Medium I Density Housing and located generally easterly of Western Avenue and westerly of Belleporte Avenue, from 251st Street to 256th Street, in order to retain existing neighborhood characteristics and scale.
4. Medium density housing developments (but not including special housing developments designed exclusively for elderly or handicapped persons) shall be calculated as to permitted maximum density on the basis of not more than one dwelling unit per one thousand square feet of lot area, and shall have a maximum height of 3 stories and 45 feet from adjacent grade.
5. No new billboard signs shall be erected within 300 feet of any lot located in an "A" or "R" Zone.
6. Maximum height of # 3 stories and 45 feet from adjacent grade and maximum 1:5:1 floor area ratio.
7. Except for hotels, motels, and apartment hotels, residential development on properties designated for Limited, Highway Oriented or Neighborhood and Office Commercial uses shall comply with the use and area provisions of the RD1.5 zone. The development of any hotel, motel or apartment hotel may be approved through a conditional use procedure pursuant to Section 12.24C of the Municipal Code provided such development does not exceed a project density of one guest room per 500 square feet of lot area and is found not be materially detrimental to the character of development in the immediate neigborhood. In approving the development of any such hotel,motel or apartment hotel,to appropriate-decision- makers may impose conditions deemed necessary to protect the best interest of surrounding property or the adjacent neighborhhod or to secure an appropriate development in harmony with the objectives set forth in this Plan. The developments of any hotel,motel or apartment hotel shall not be approved on the properties designated for Limited Commercial uses.
8. Maximum height of 3 stories and 45 feet from the adjacent grade and maximum 3:1 floor areas ratio.
9. Properties designated for Community Commercial uses shall be reserved for commercial and parking uses, except developments combining residential and commercial uses shall be approved through a procedure similar to a conditional use. Such combined residential and commercial development shall require findings that land uses surrounding the proposed development site will not be inimical to th health,safety, and welfare of prospective residents of such quarters. In approving such combined residential and commercial development, the appropriate decisions makers may impose conditions necessary to assure that the proposed development is compatible with surrounding development and zoning and consistent with the intent and objectives of this Plan.
10. Maximum height of 3 stories and 45 feet from adjacent grade and maximum 1:5:1 floor area ratio,except unlimited height and maximum 1:5:1 floor area ratio shall be permitted for oil refineries.
11. Maximum height of 3 stories and 45 feet from adjacent grade and maximum 3:1 floor area ratio within the Wilmington Industrial Park.
12. Those areas proposed for the MR1 or MR2 zoning classifications are specifically identified on the Plan Map.
13. The Public Facility (PF) planning land use designation is premised on the ownership and use of the property by a government agency. The designation of the PF Zone as a corresponding zone is based on the same premise. The Plan also intends that when a board or governing body of a government agency officially determines that a property zone PF is surplus, and no other public agency has indicated an intent to acquire, and the City is notified that the agency intends to offer the property for sale to a private purchaser, then the property may be rezoned to the zone(s) most consistent within 500 feet of the property boundary and still be considered consistent with the adopted Plan.
14. Local streets and freeways are shown for reference only.
15. Boxed symbols denote the general location of a potential facility. The symbol does not designate any specific property for acquisition.
16. Circled symbol indicates need for upgrading. Upgrading could involve on-site improvements, replacement of facilities.
17. A height district change may be permitted to allow maximum height of 6 stories and 75 feet from adjacent grade and a maximum 3:1 floor area ratio for hospitals and medical offices,subject to appropriate mitigation measures being implemented to assure use compatibility and to control the effects of traffic generation on surrounding streets and neighborhoods.
18. Industrial uses which do not adversely impact residential uses are the prefered uses of land for this area. Development of new Heavy Industrial uses on individual properties shall be approved through a procedure similar to a conditional use. Such development proposals shall be evaluated,in part,for any potentially adverse project impacts upon the physical and human environment in the general vicinity,adverse impacts upon the circulation system,and as to how such proposals relate to other goals,objectives and policies set forth in this Plan. In no instance should such proposals be approved unless mitigation measures are established and monitored to reduce all potentially adverse project impacts to a level where no significant effect upon the environment will result from project operations.

    Heavy Industrial uses existing inthis area on the adoption date of this Plan may be upgraded,relocated,rearranged,replaced,converted or altered or new facilities maybe constructed on an existing site without discretionary approval,provided that the primary industrial use is not increased,enlarged,altered,or expanded beyond 20% of its current capacity.
19. No increase in density for the Normont Terrace and Dana Strand Village public housing projects shall be affected unless a project rehabilitation or modernization plan provides a mix of both low- and moderate-income family and market rate housing units,and it is determined that surrounding streets and highways can accomodate the traffic generated.
20. The planning boundary of the Wilmington-Harbor City Community Plan should be modified in future Plan updates to exclude the area south of Harry Bridges Boulevard between Lagoon Avenue and Figueroa Street, and the area west of Henry Ford Avenue between the Cerritos Channel and the north arm of the East Basin. These areas are largely devoted to Port-related uses,and should be incorporated into and included within the planning boundary of the Port Of Los Angeles Element of the City's General Plan.
21. Maximum height of any building shall not exceed 38.5 feet from the natural or finished grade,whichever is lower.
22. The portion of the U.S. Naval Reservation which is designated Open Space is intended to correspond to the A1 zone.
23. Existing mobilehome parks are consistent with the Plan. Future mobilehome parks shall be consistent with the Plan when developed in the RMP Zone.
24. Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, Plan footnotes or other Plan map or text notations.

    Zone established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate.

    It is the intent of the Plan that the entitlements granted shall be one of the zone designatios within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.
25. Notwithstanding Footnote Nos. 6 and 7 above, for property located at 28000 S. Western Avenue, as identified per Case No. CPC 2004-5008 ZC-GPA-ZV-ZAA-SPR ,residential development shall not exceed 136 dwelling units, 64 feet in height, and a maximum floor area of 194,000 square feet.

* Bikeways are shown on the Citywide Bikeways System maps contained in the City's 2010 Bicycle Plan, a component of the Transportation Element of the General Plan, which was adopted by the City Coucil on March 1, 2011.

Notes :

A. The text of the Community Plan can be accessed on the City Of Los Angeles' Web Page (www.lacity.org/PLN).
B. Other Special Area Maps may not be included on this document.
C. Parcel level information (plan designation and zoning) can be found on the City Of Los Angeles' ZIMAS Map Automation Web Site.
D. Generalized Circulation is for reference only. For detailed information, see the "Street and Highway Designation" maps prepared and maintained by Public Works/Bureau of Engineering.

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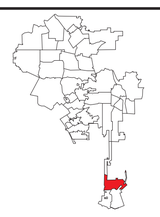
GENERAL PLAN LAND USE MAP (as of March 04 2014)

WILMINGTON - HARBOR CITY COMMUNITY PLAN

A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES

City Of Los Angeles - City Planning Department - Systems And GIS Division Michael LoGrande - Director



PLOT DATE : 04/02/14

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EXHIBIT A4:

Proposed General Plan Land Use Maps

Harbor Los Angeles Community Plans
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)

For consideration by the City Planning Commission

February 8, 2024

Harbor Gateway

Proposed General Plan Land Use Map

LOS ANGELES CITY PLANNING

DRAFT

EXHIBIT A4

PROPOSED LAND USE	CORRESPONDING ZONES: FORM	USE	DENSITY	SPECIAL DISTRICT
Regional Center	MB6	CX10	4	--
Villages	LB3	CX8	6	--
Neighborhood Center	LM4, MB5	CX6, CX8	8, 4	--
Medium Neighborhood Residential	LM3	RX4	8	--
Medium Residential	LM3	RG3	8	--
Low Neighborhood Residential	VN3	RX3	30, 20	--
Low Medium Residential	H2, VN3	RG3	2L, 15, 20, 30	--
Low Residential	H1	RG3	1L	--
Very Low Residential	HE3	RG3	1L	--
Hybrid Industrial	LB2	IX6	8	--
Markets	LB2	I4	N	--
Light Industrial	LB2	I5, I6	N	--
Production	LF3	I8	N	--
Open Space	VF2	OS1	N	--
Public Facilities	LB2, LF3, LM3, MB6, VN3	P1	1L, 15, 8, 4, N	--
Freeways	--	--	--	FWY

SERVICE SYSTEMS

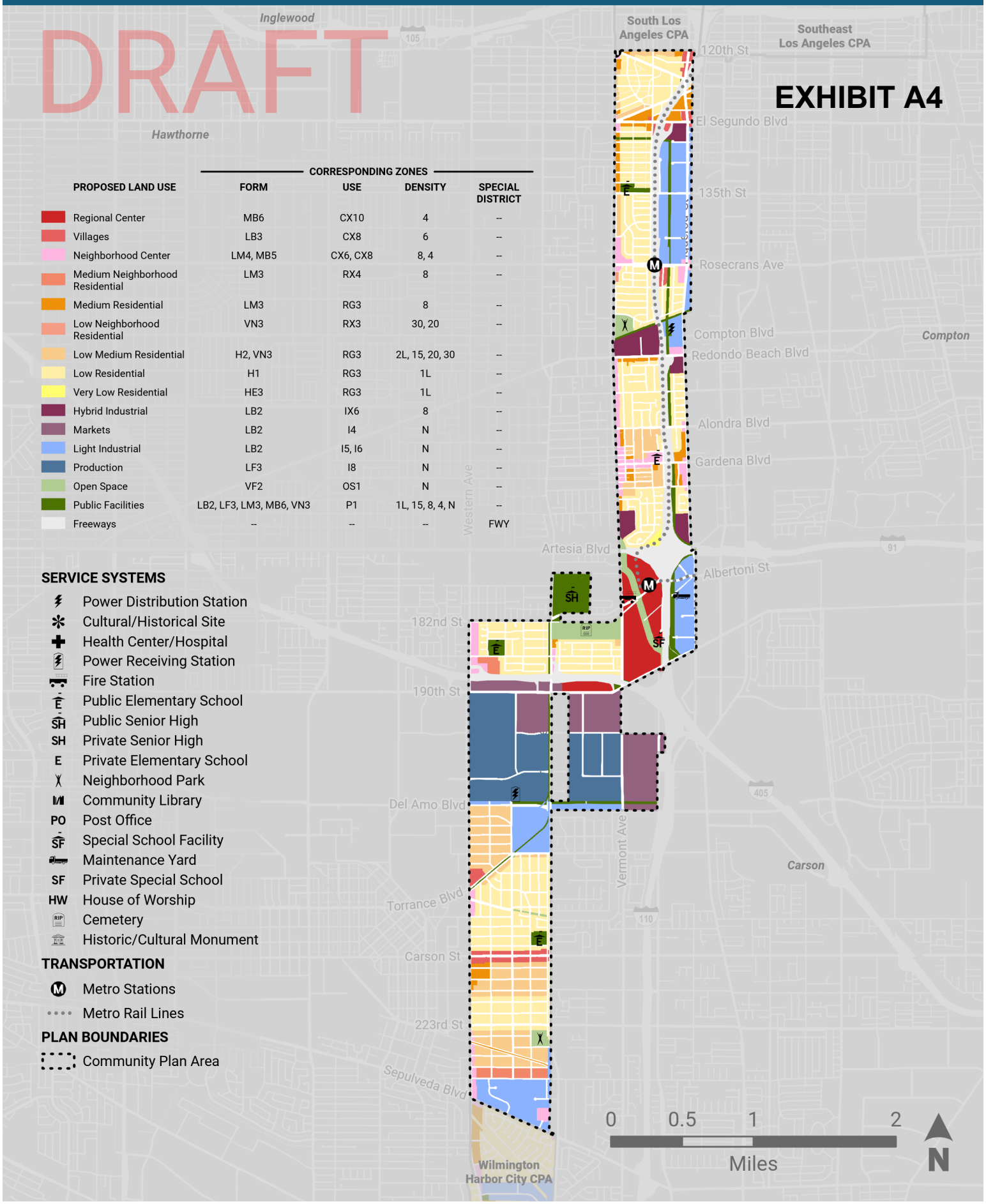
- Power Distribution Station
- Cultural/Historical Site
- Health Center/Hospital
- Power Receiving Station
- Fire Station
- Public Elementary School
- Public Senior High
- Private Senior High
- Private Elementary School
- Neighborhood Park
- Community Library
- Post Office
- Special School Facility
- Maintenance Yard
- Private Special School
- House of Worship
- Cemetery
- Historic/Cultural Monument

TRANSPORTATION

- Metro Stations
- Metro Rail Lines

PLAN BOUNDARIES

- Community Plan Area



Wilmington - Harbor City

Proposed General Plan Land Use Map

LOS ANGELES CITY PLANNING

DRAFT

EXHIBIT A4

SERVICE SYSTEMS

- Power Distribution Station
- Cultural/Historical Site
- Health Center/Hospital
- Power Receiving Station
- Fire Station
- Public Elementary School
- Public Senior High
- Private Senior High
- Private Elementary School
- Neighborhood Park
- Community Library
- Post Office
- Special School Facility
- Maintenance Yard
- Private Special School
- House of Worship
- Cemetery
- Historic/Cultural Monument

TRANSPORTATION

- Metro Stations
- Metro Rail Lines

PLAN BOUNDARIES

- Community Plan Area

PROPOSED LAND USE	CORRESPONDING ZONES			
	FORM	USE	DENSITY	SPECIAL DISTRICT
Community Center	LM4	CX6, CX8, CX10	8	--
Villages	LM4	CX6	12, 10	--
Neighborhood Center	LM4	CX6, CX8	12, 10, 8	--
Medium Neighborhood Residential	LN2, LM3	RX3	10, 8	--
Medium Residential	LN2, LM3	RG3	10, 8	--
Low Neighborhood Residential	VN2, VN3	RX3	40, 20, 15	--
Low Medium Residential	H2, LN2, VN2, VN3	RG3	2L, 3L, 4L, 40, 30, 20, 15, 12, 10	--
Compact Residential	H1	RG3	1L	--
Low Residential	H1	RG3	1L	--
Hybrid Industrial	LB2	IX5, IX7	15, 10, FA	--
Light Industrial	LB2	I4, I5	N	--
Production	LF3	I7	N	--
Industrial	LF3	I8	N	--
Open Space	VF2	OS1	N	--
Public Facilities	H1, H2, VN2, VN3, VF2, LM3, LM4, LB2, LF3	P1	1L, 2L, 4L, 30, 15, 12, 10, N	--
Freeways	--	--	--	FWY

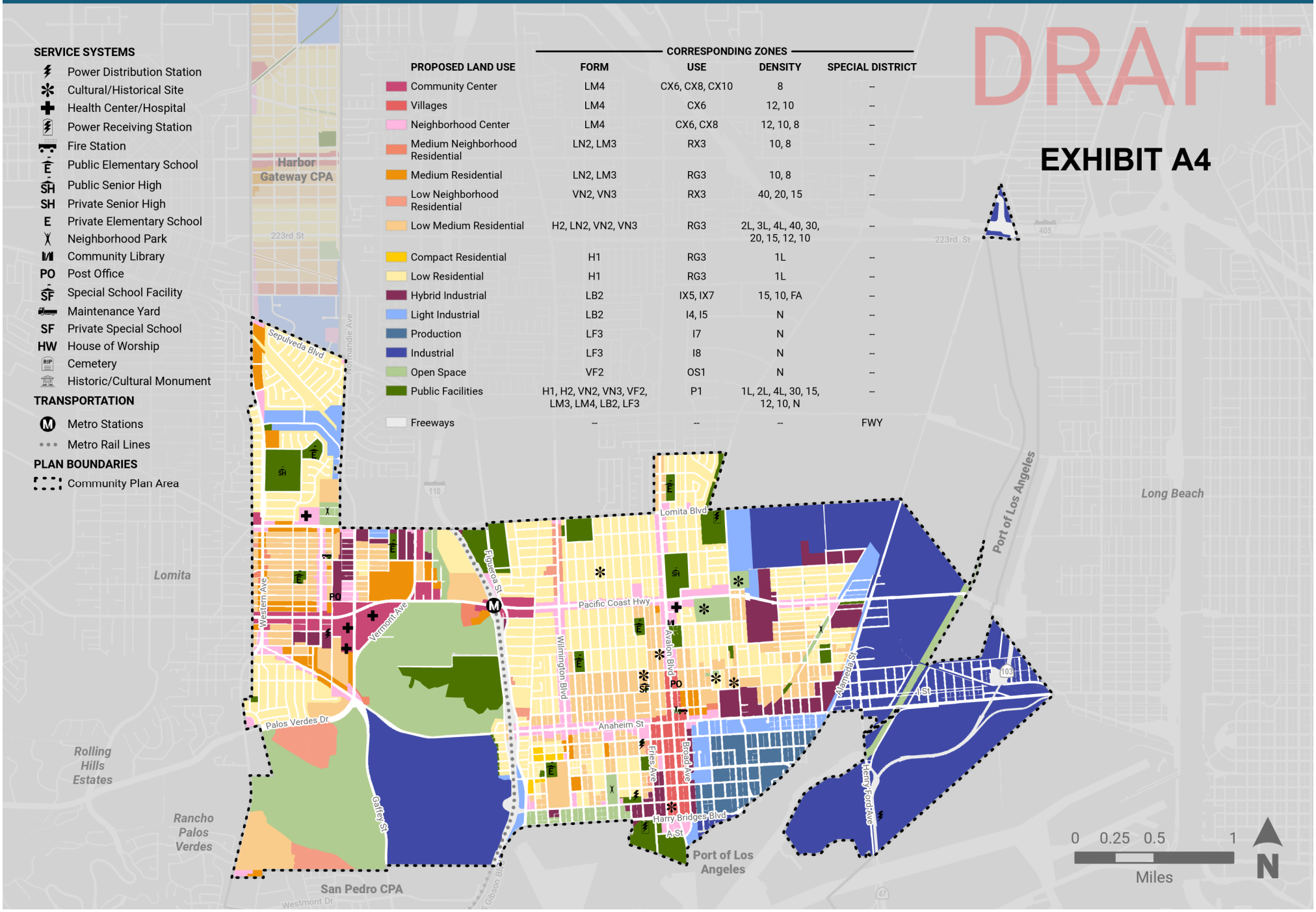


EXHIBIT A5:

General Plan Land Use Change Maps and Matrices

Harbor Los Angeles Community Plans
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)

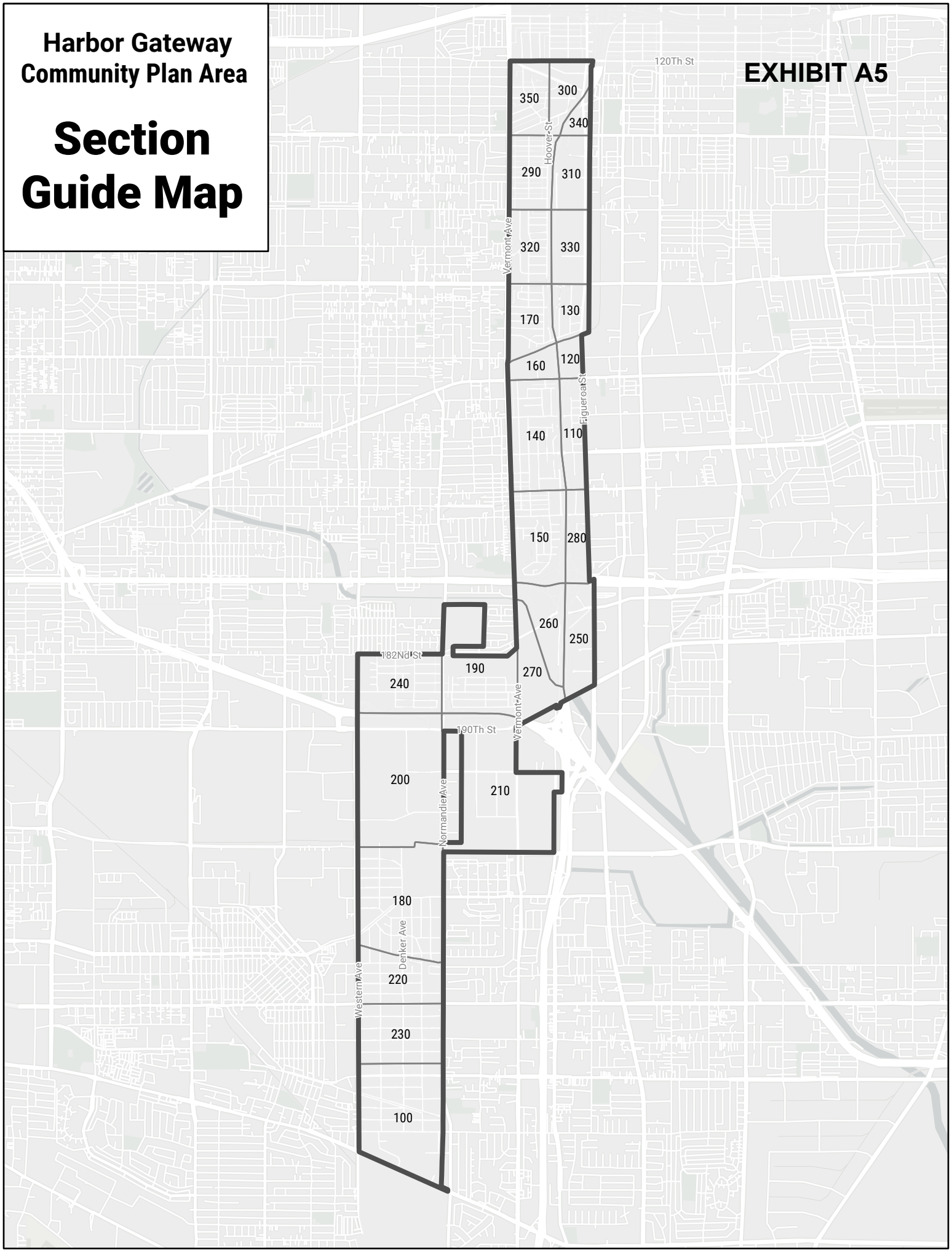
For consideration by the City Planning Commission

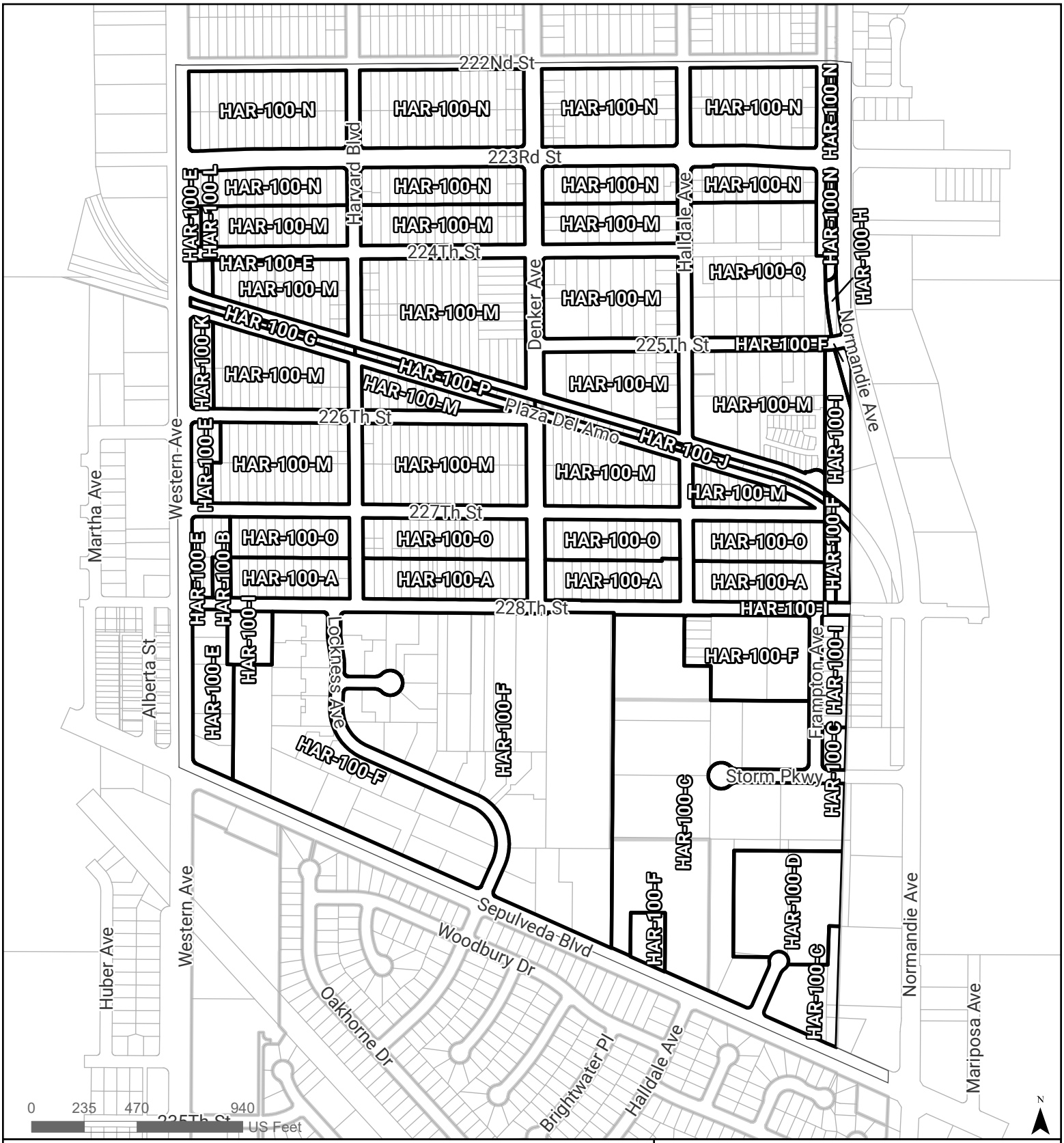
February 8, 2024

Harbor Gateway Community Plan Area

Section Guide Map

EXHIBIT A5





GPLU MAP AMENDMENTS

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Section:

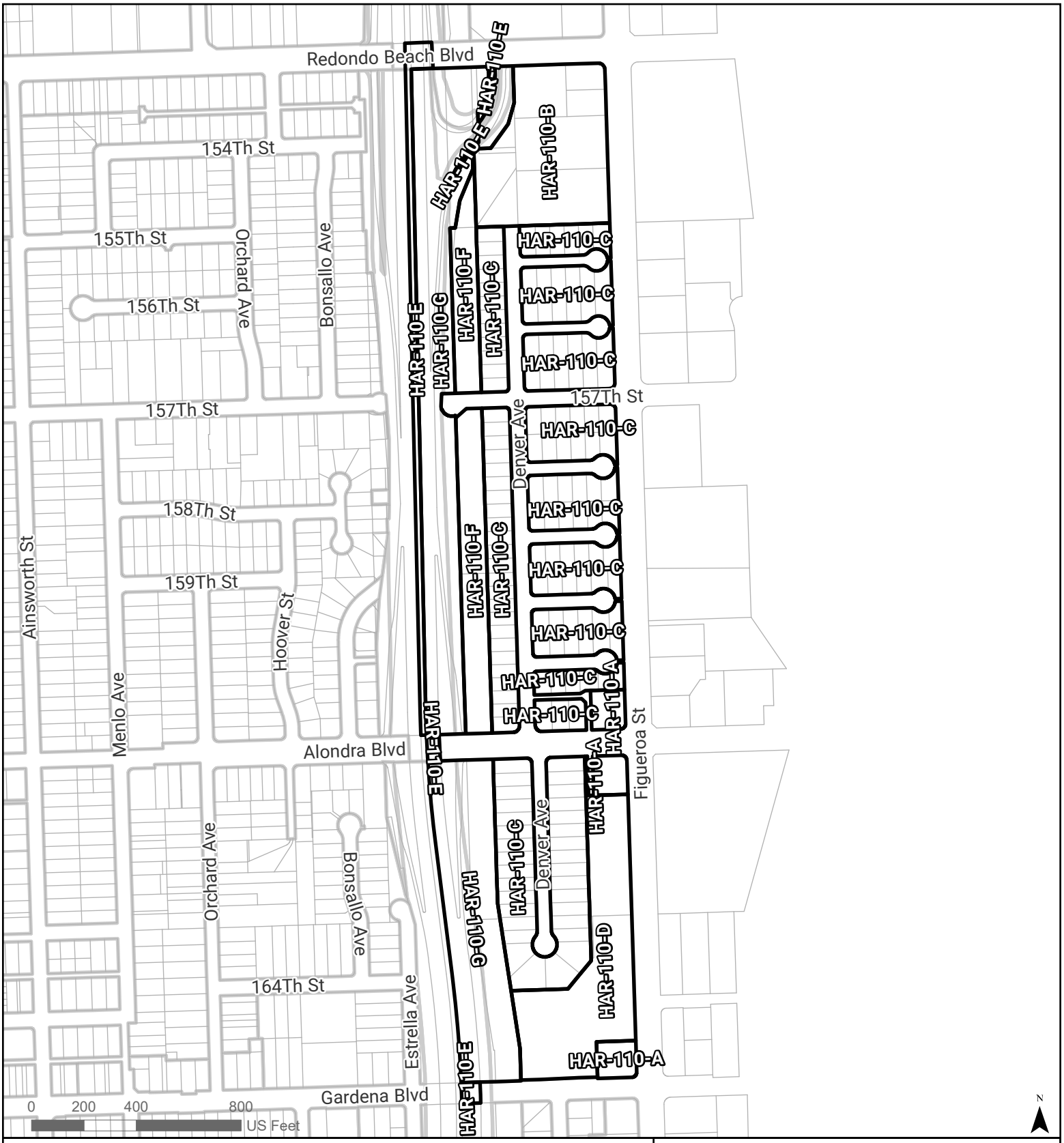
100

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

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Section:

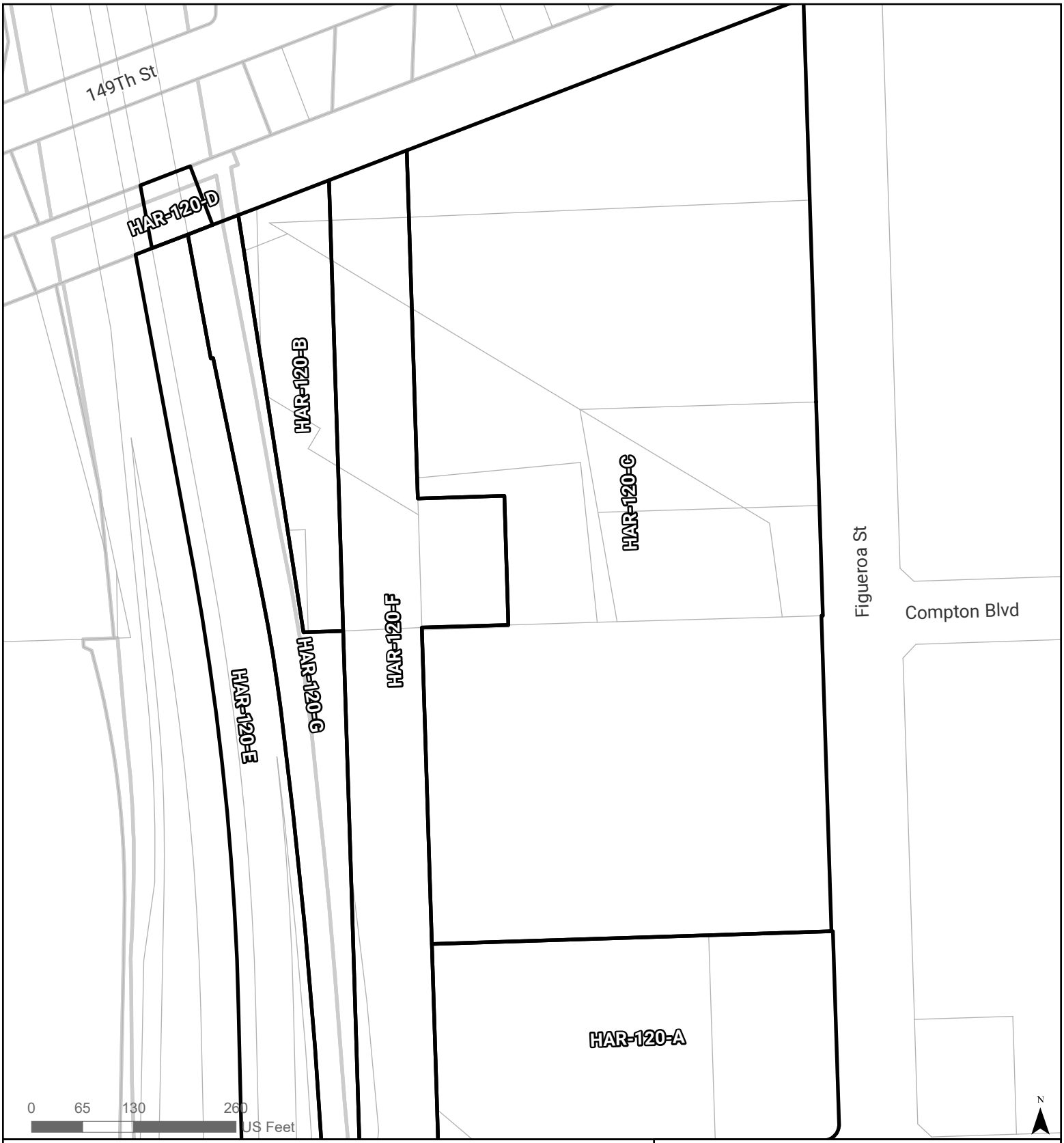
110

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

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Section:

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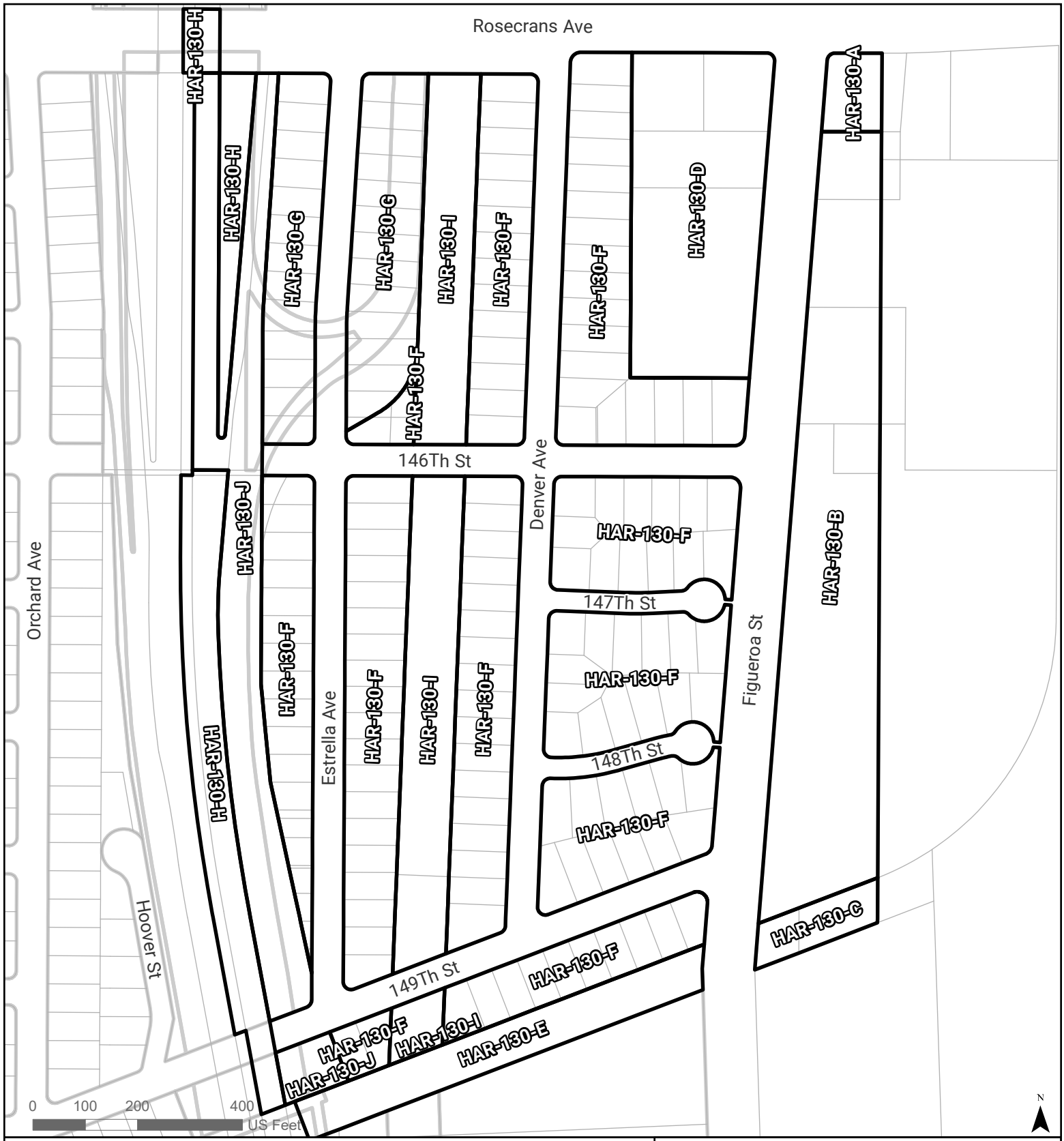
CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

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Section:

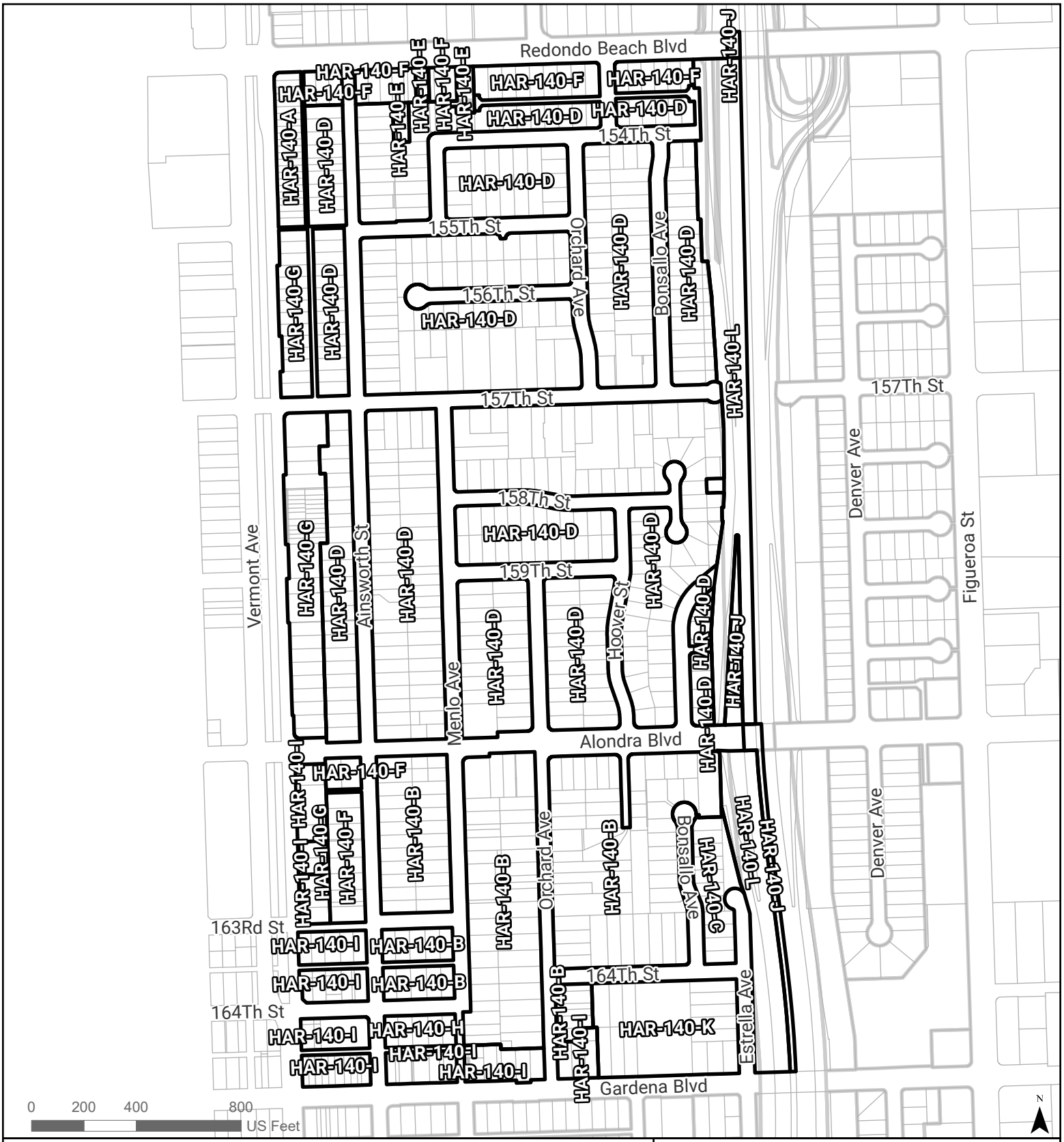
130

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

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Section:

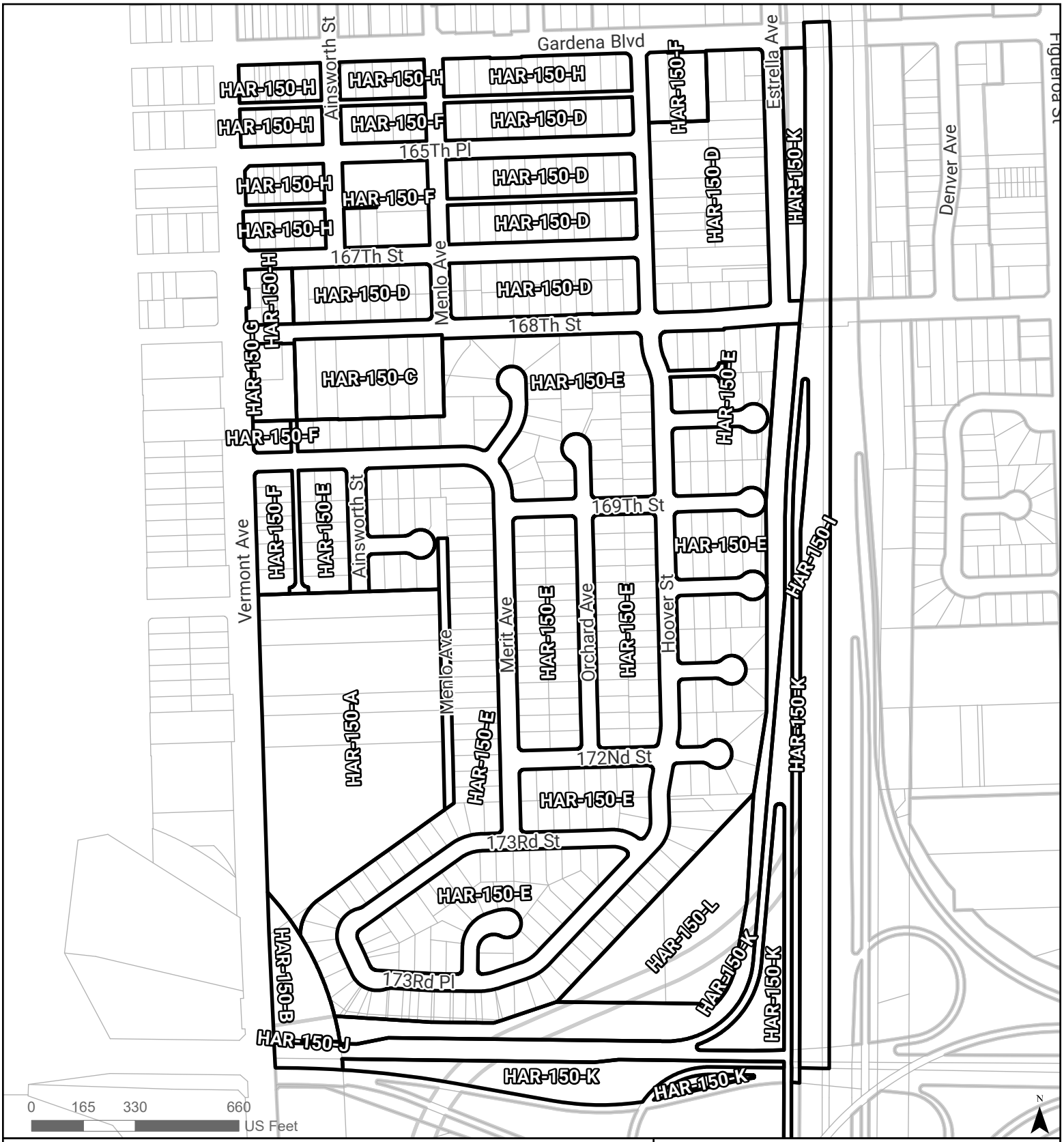
140

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

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Section:

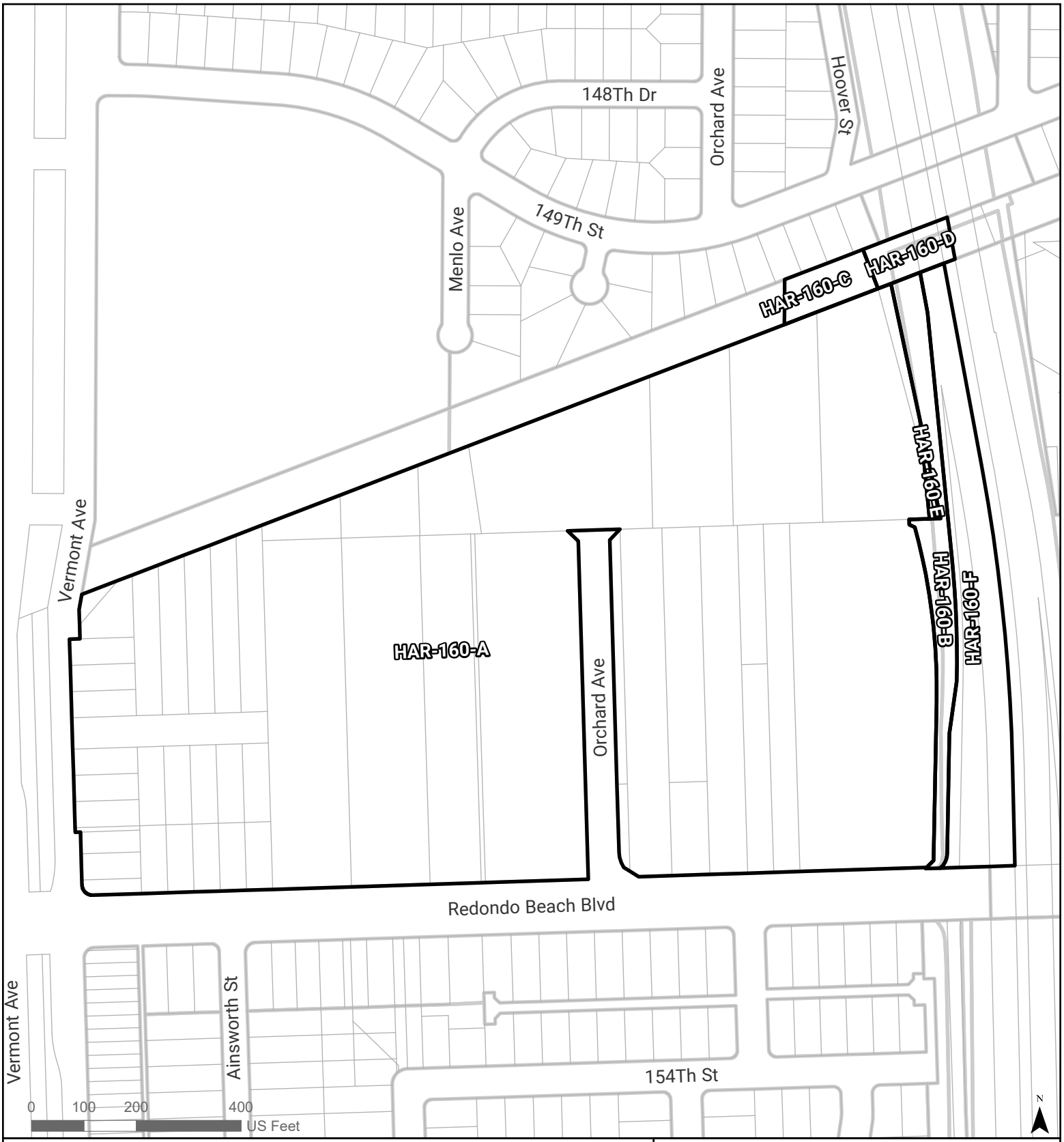
150

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

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Section:

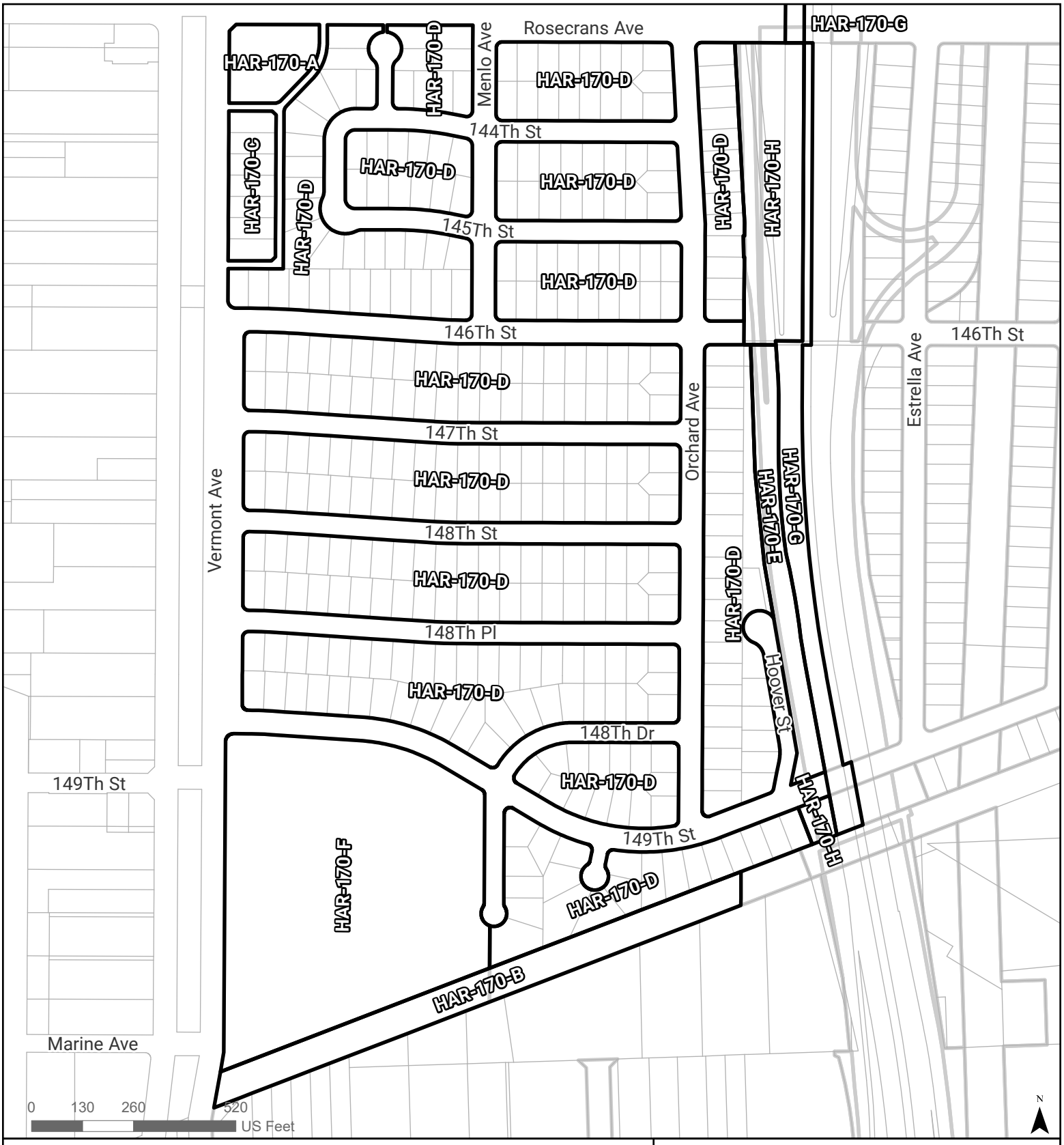
160

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

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Section:

170

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024

GPLU MAP AMENDMENTS

SUBAREAS

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Section:

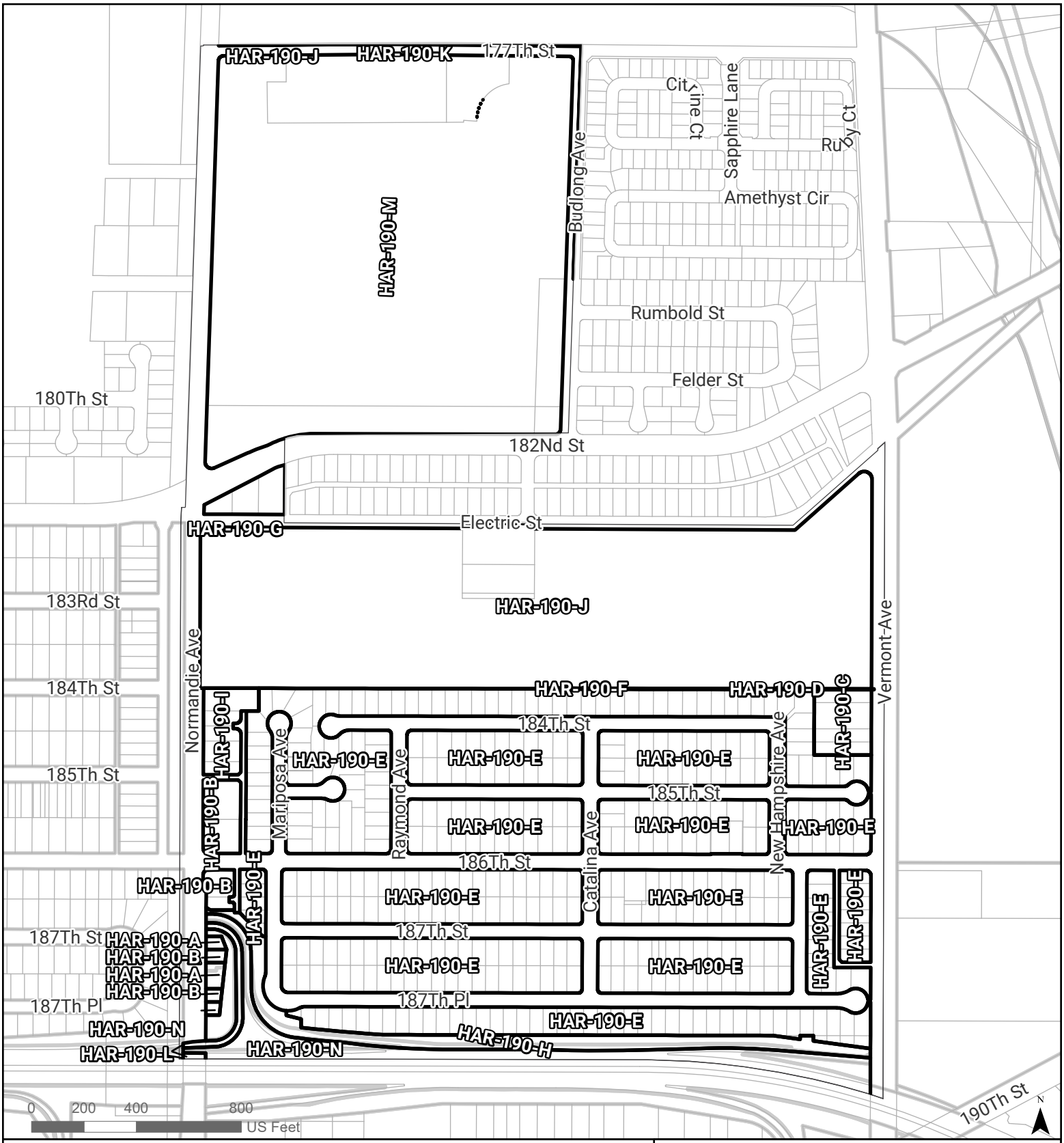
180

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

HAR-190-A, HAR-190-B, HAR-190-C, HAR-190-D, HAR-190-E, HAR-190-F, HAR-190-G, HAR-190-H, HAR-190-I, HAR-190-J, HAR-190-K, HAR-190-L, HAR-190-M, HAR-190-N

Section:

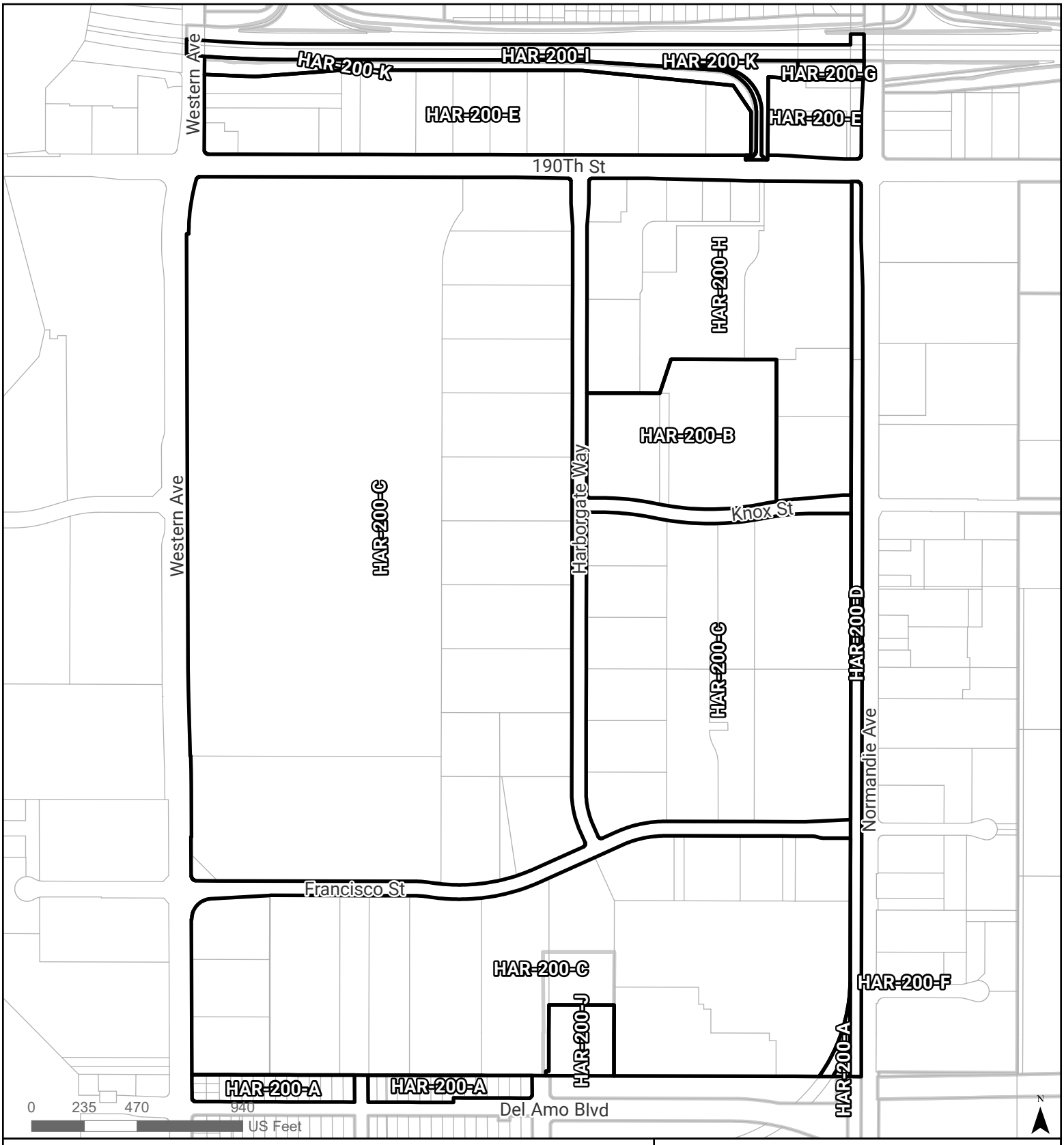
190

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

HAR-200-A, HAR-200-B, HAR-200-C, HAR-200-D, HAR-200-E, HAR-200-F, HAR-200-G, HAR-200-H, HAR-200-I, HAR-200-J, HAR-200-K

Section:

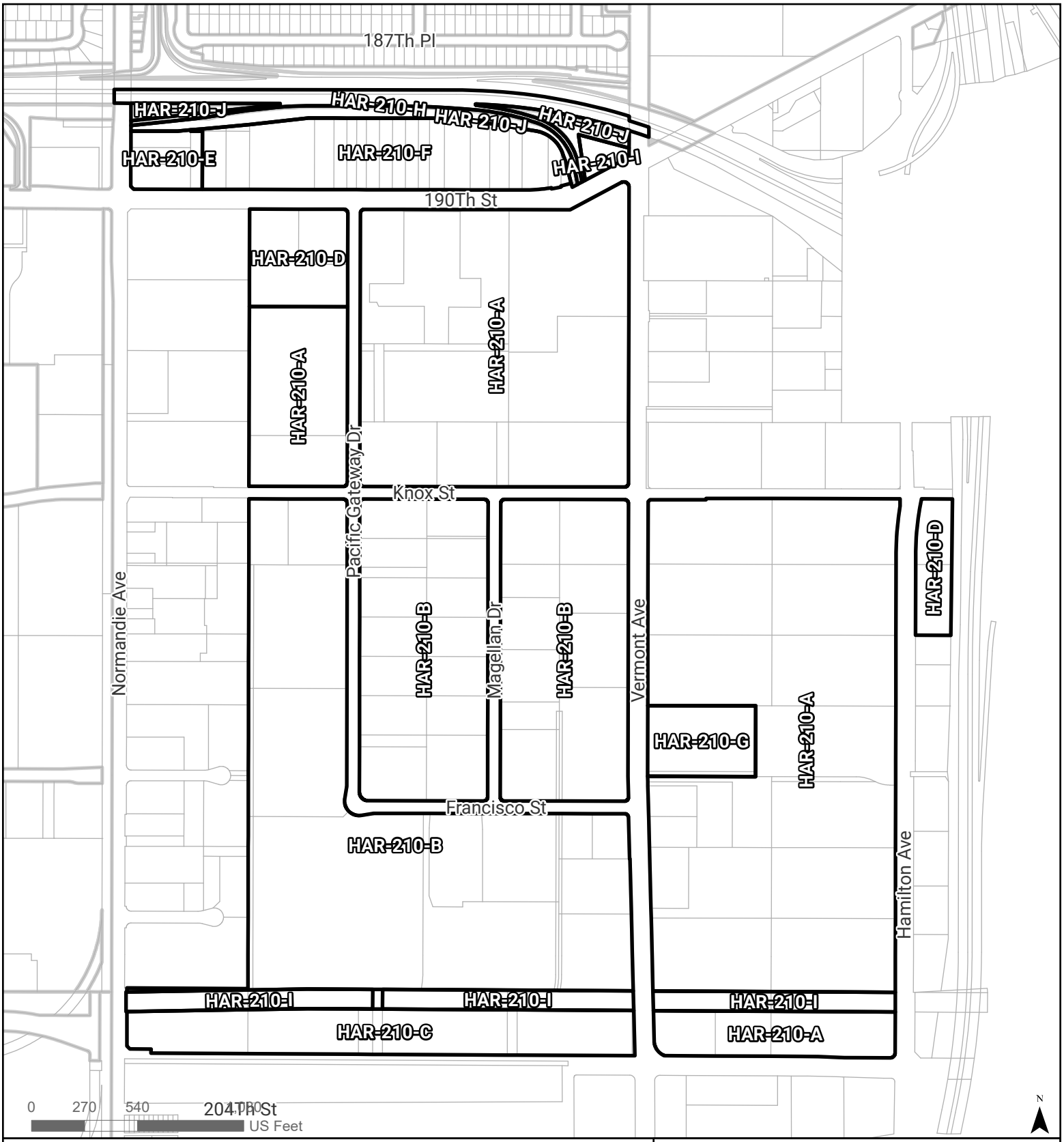
200

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

HAR-210-A, HAR-210-B, HAR-210-C, HAR-210-D, HAR-210-E, HAR-210-F, HAR-210-G, HAR-210-H, HAR-210-I, HAR-210-J

Section:

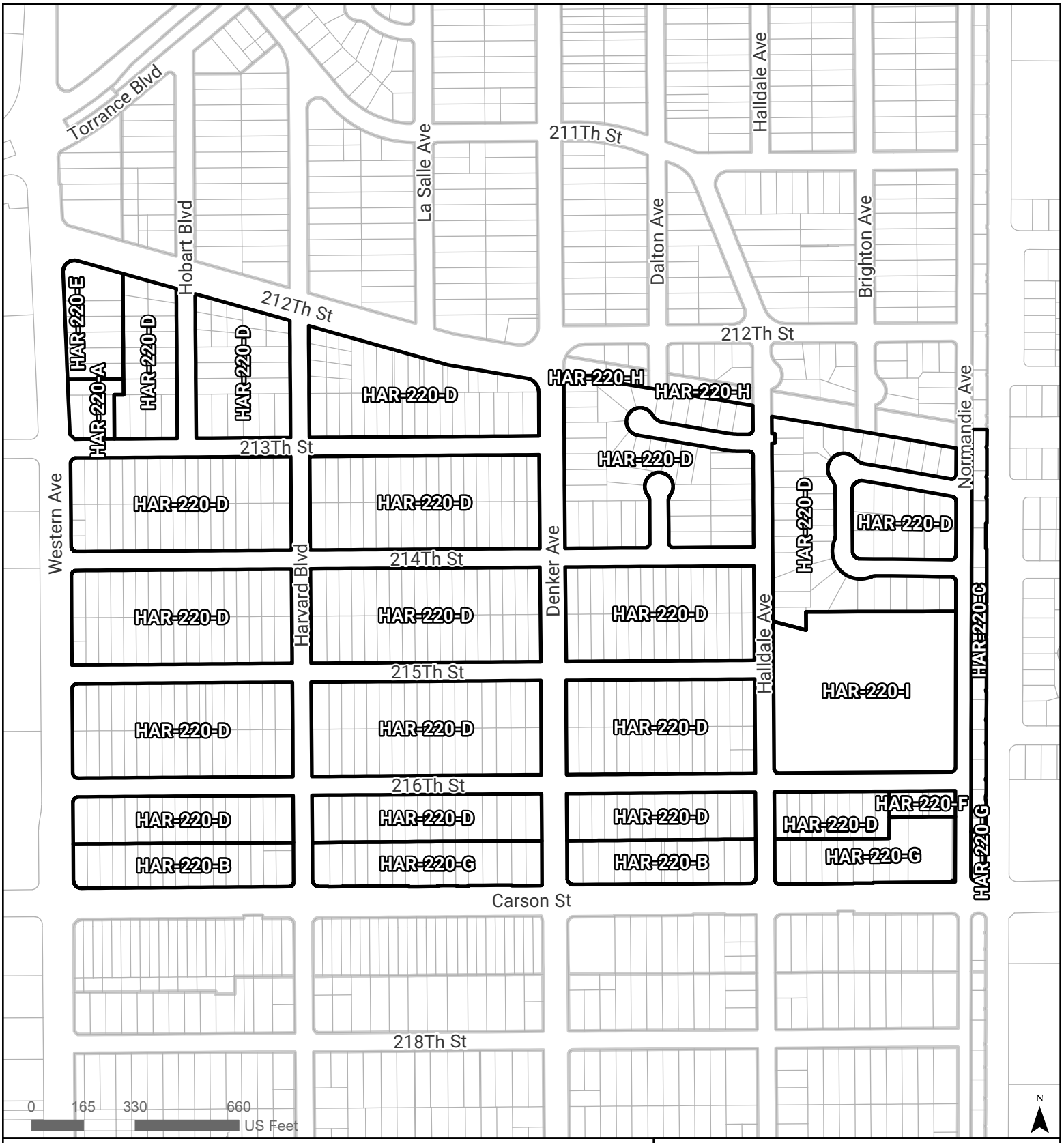
210

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

HAR-220-A, HAR-220-B, HAR-220-C, HAR-220-D, HAR-220-E, HAR-220-F, HAR-220-G, HAR-220-H, HAR-220-I

Section:

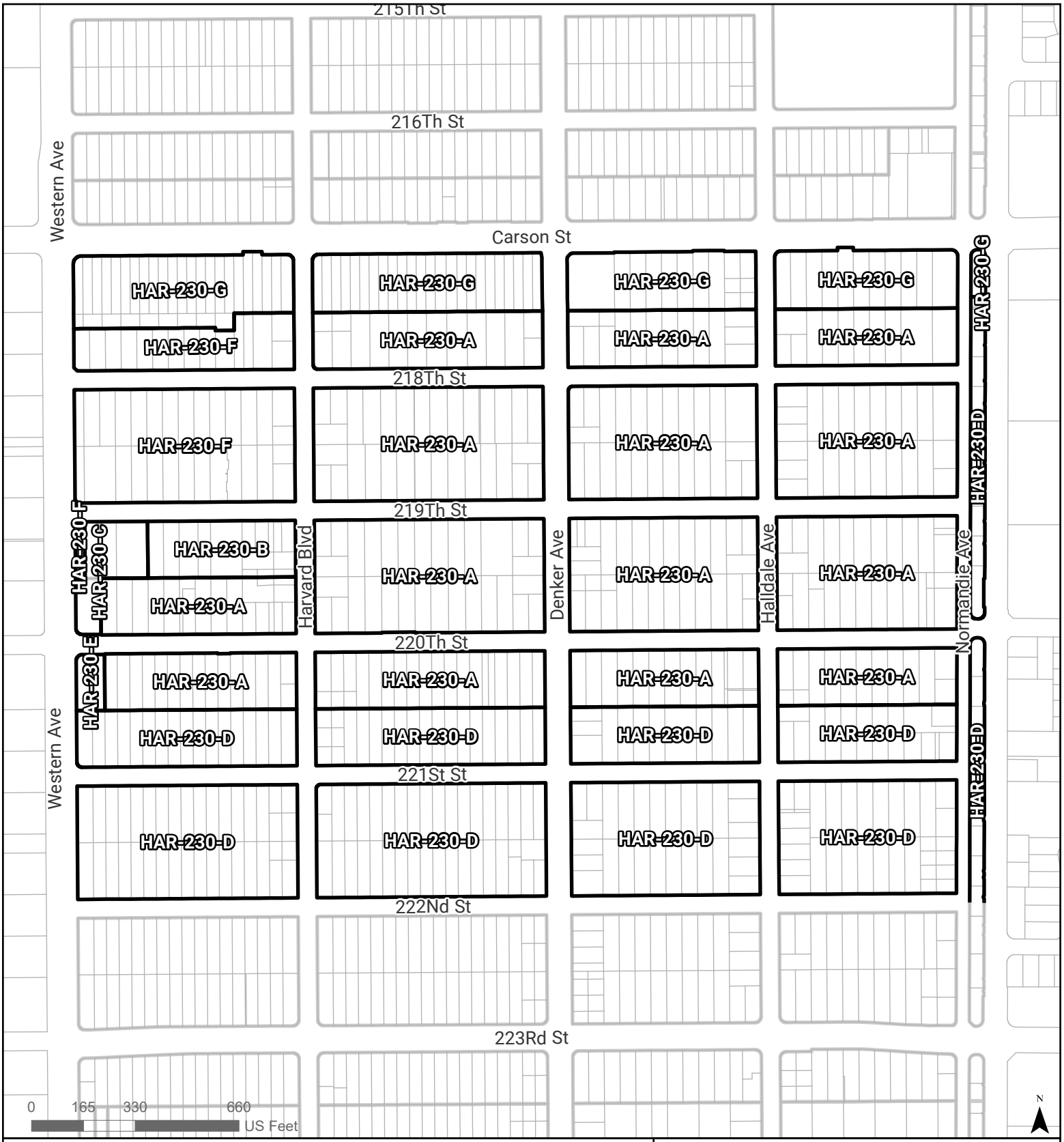
220

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

HAR-230-A, HAR-230-B, HAR-230-C, HAR-230-D, HAR-230-E, HAR-230-F, HAR-230-G

Section:

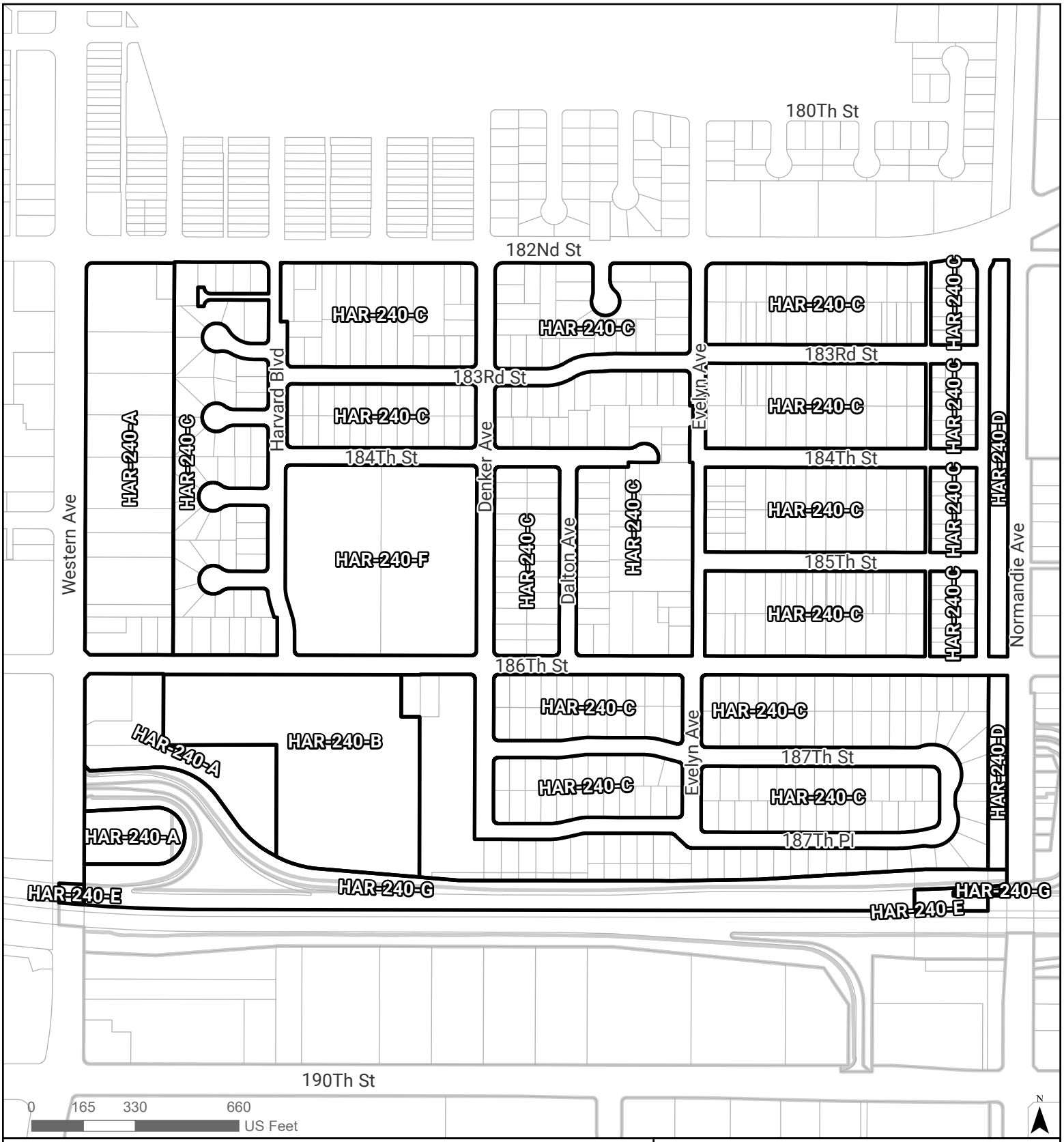
230

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

HAR-240-A, HAR-240-B, HAR-240-C, HAR-240-D, HAR-240-E, HAR-240-F, HAR-240-G

Section:

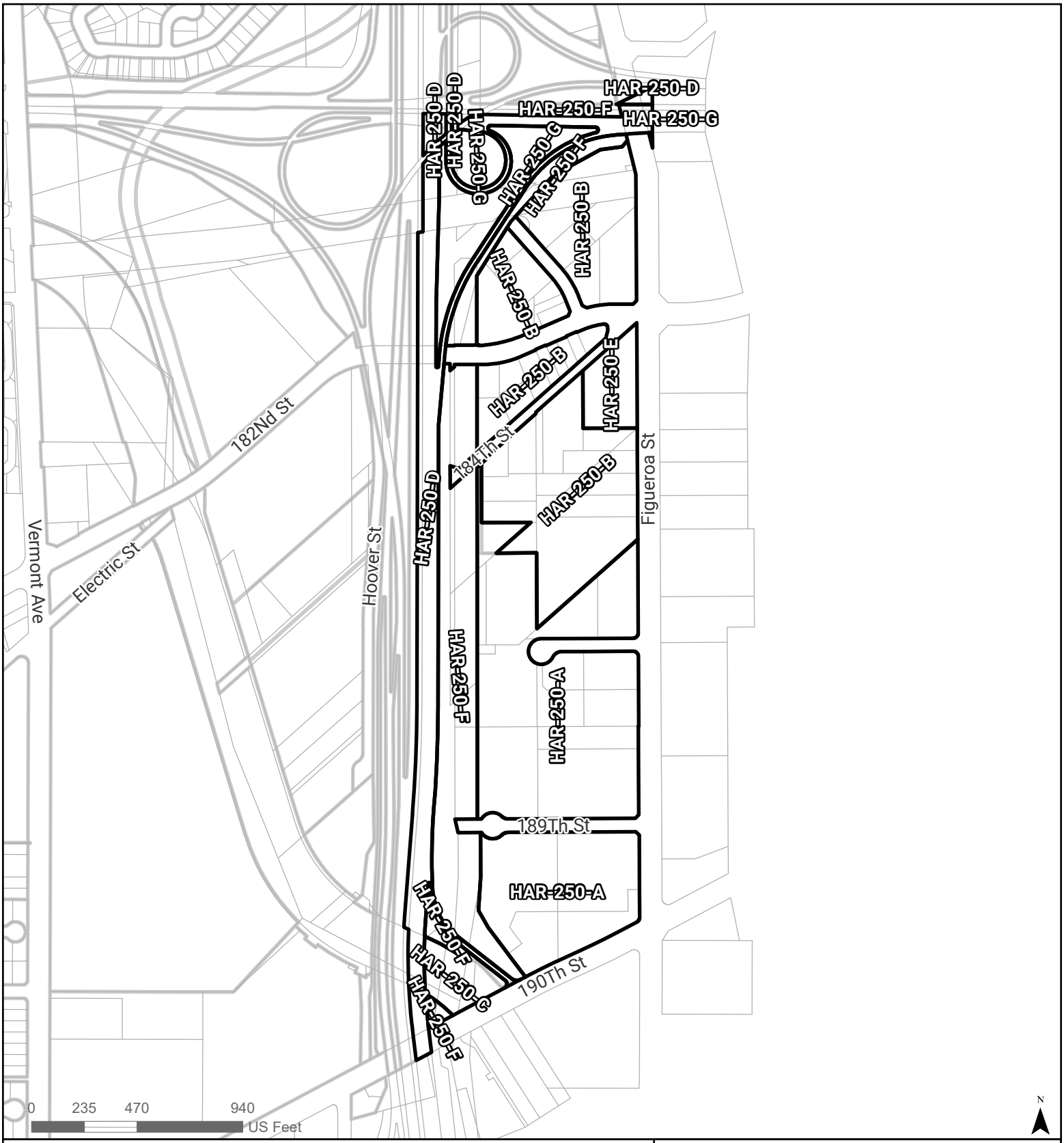
240

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

HAR-250-A, HAR-250-B, HAR-250-C, HAR-250-D, HAR-250-E, HAR-250-F, HAR-250-G

Section:

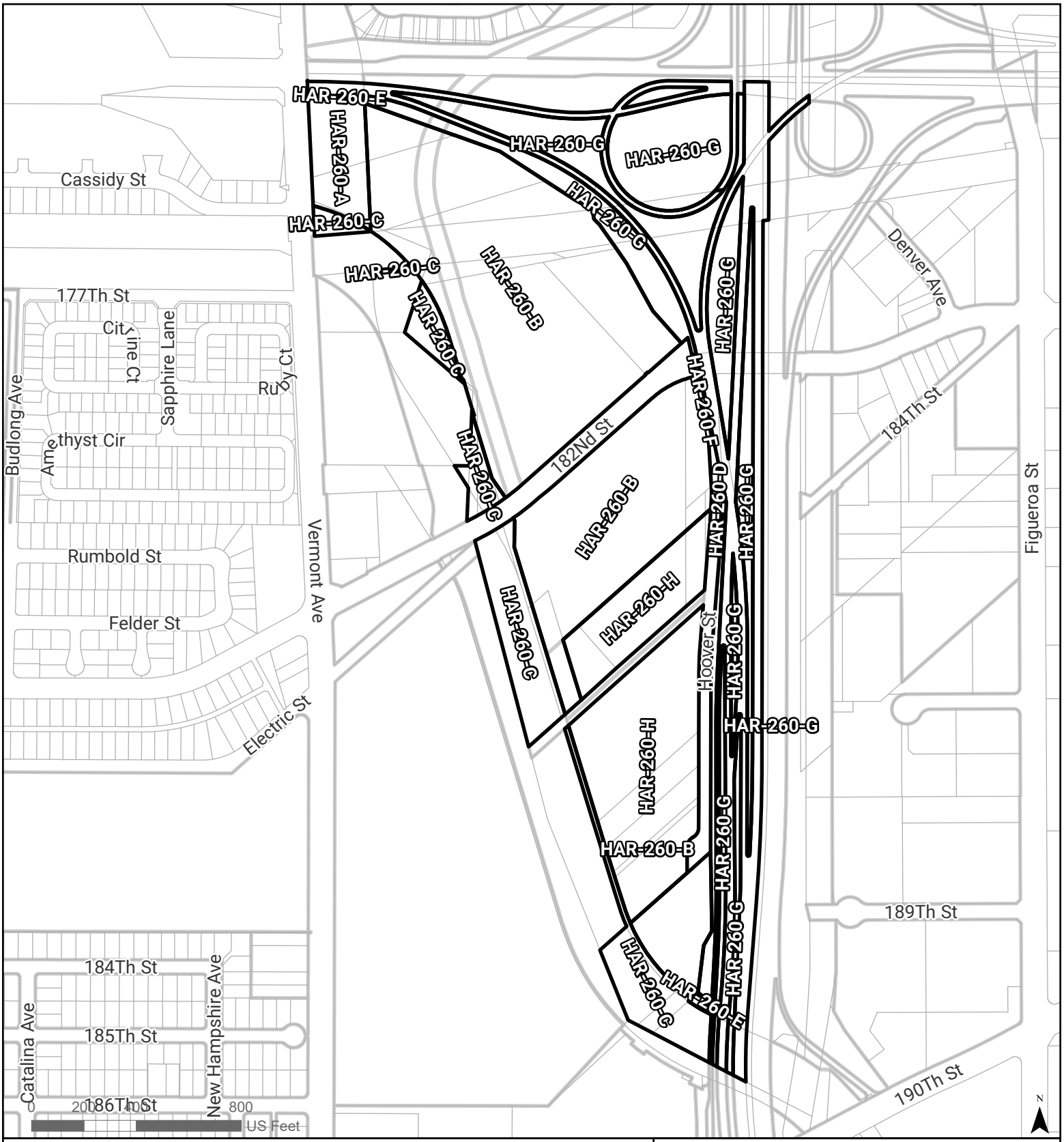
250

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

HAR-260-A, HAR-260-B, HAR-260-C, HAR-260-D, HAR-260-E, HAR-260-F, HAR-260-G, HAR-260-H

Section:

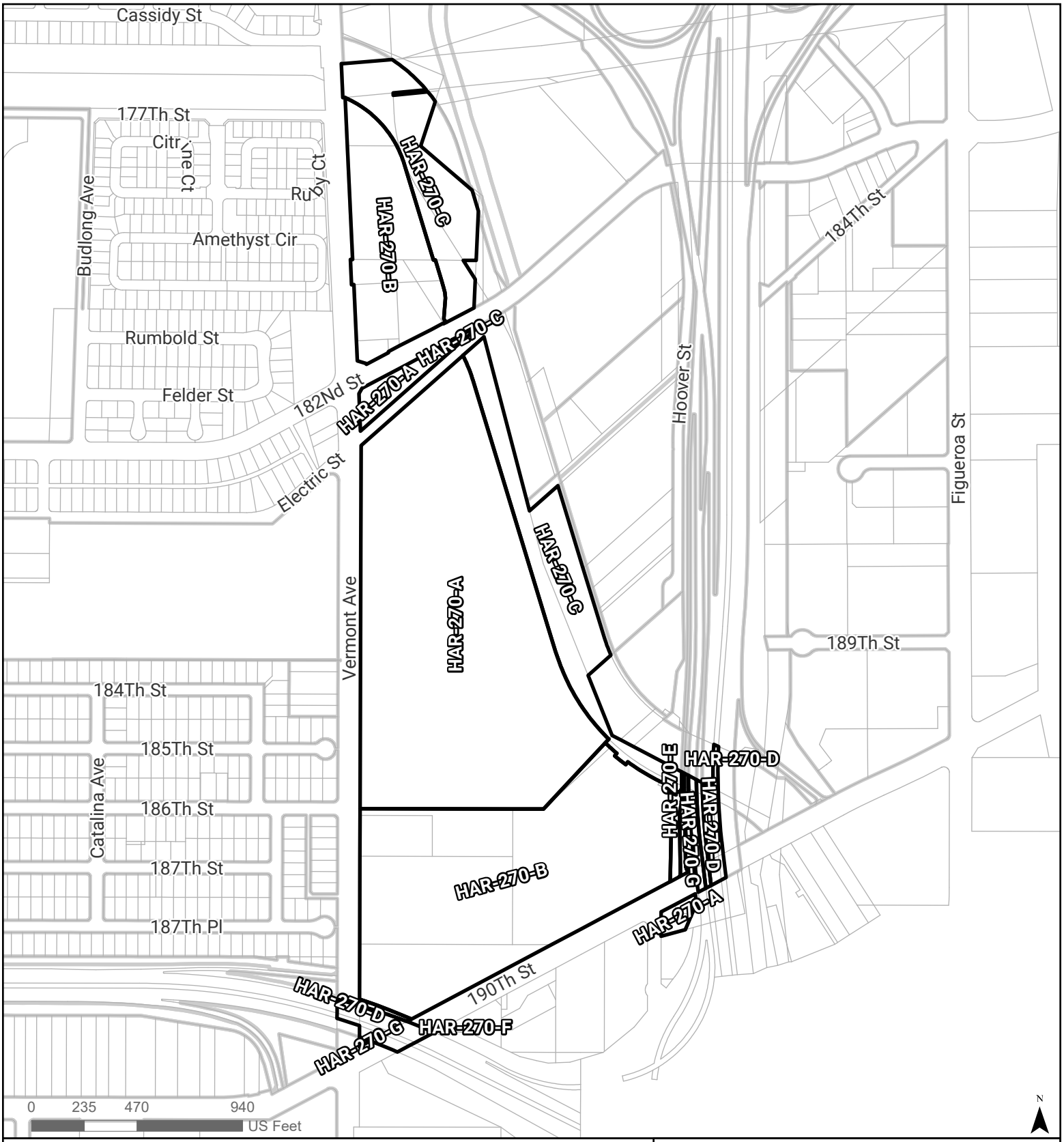
260

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

HAR-270-A, HAR-270-B, HAR-270-C, HAR-270-D, HAR-270-E, HAR-270-F, HAR-270-G

Section:

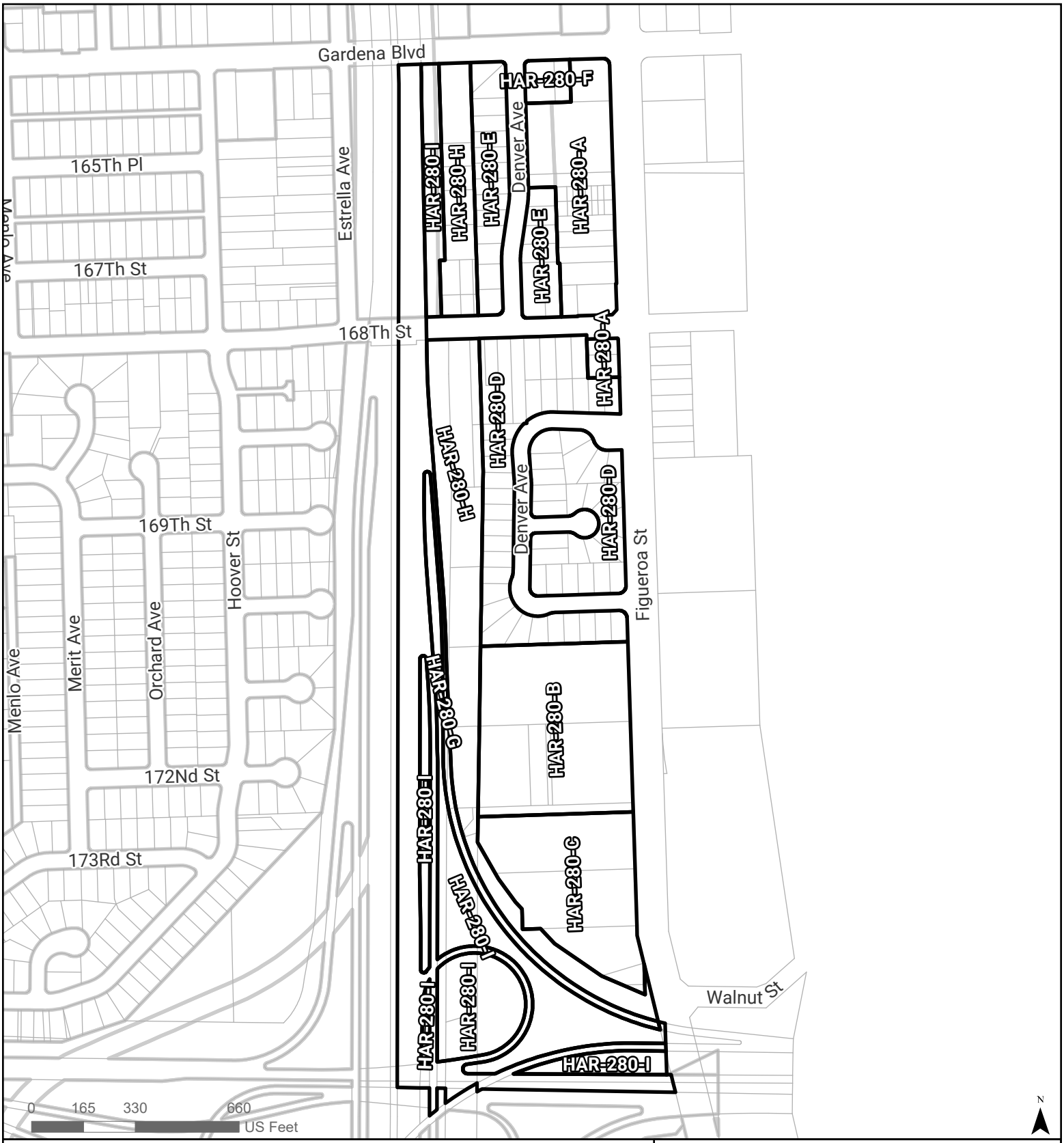
270

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

HAR-280-A, HAR-280-B, HAR-280-C, HAR-280-D, HAR-280-E, HAR-280-F, HAR-280-G, HAR-280-H, HAR-280-I

Section:

280

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024

GPLU MAP AMENDMENTS

SUBAREAS

HAR-290-A, HAR-290-B, HAR-290-C, HAR-290-D, HAR-290-E, HAR-290-F, HAR-290-G

Section:

290

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024

GPLU MAP AMENDMENTS

SUBAREAS

HAR-300-A, HAR-300-B, HAR-300-C, HAR-300-D, HAR-300-E, HAR-300-F, HAR-300-G, HAR-300-H, HAR-300-I, HAR-300-J

Section:

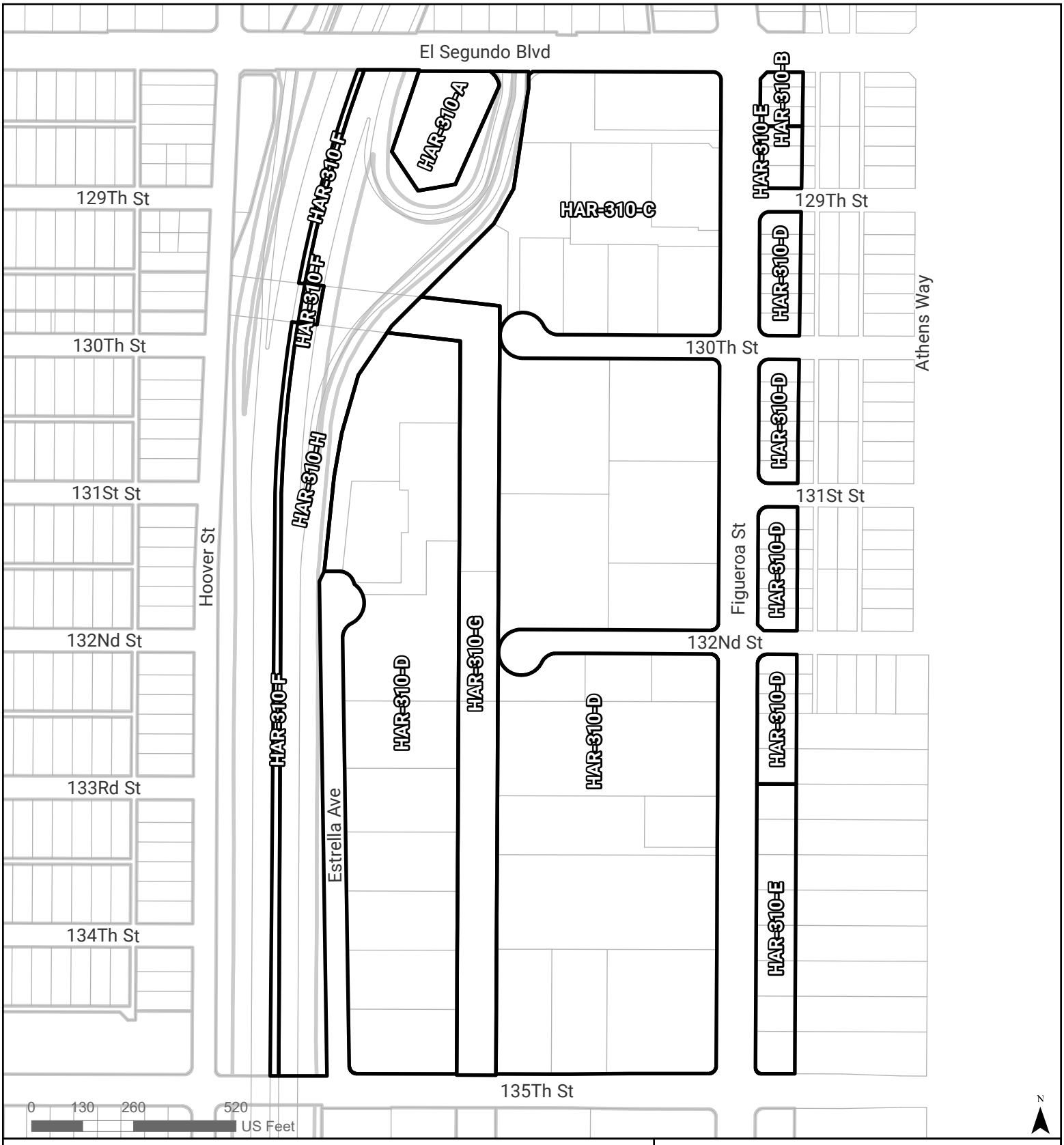
300

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

HAR-310-A, HAR-310-B, HAR-310-C, HAR-310-D, HAR-310-E, HAR-310-F, HAR-310-G, HAR-310-H

Section:

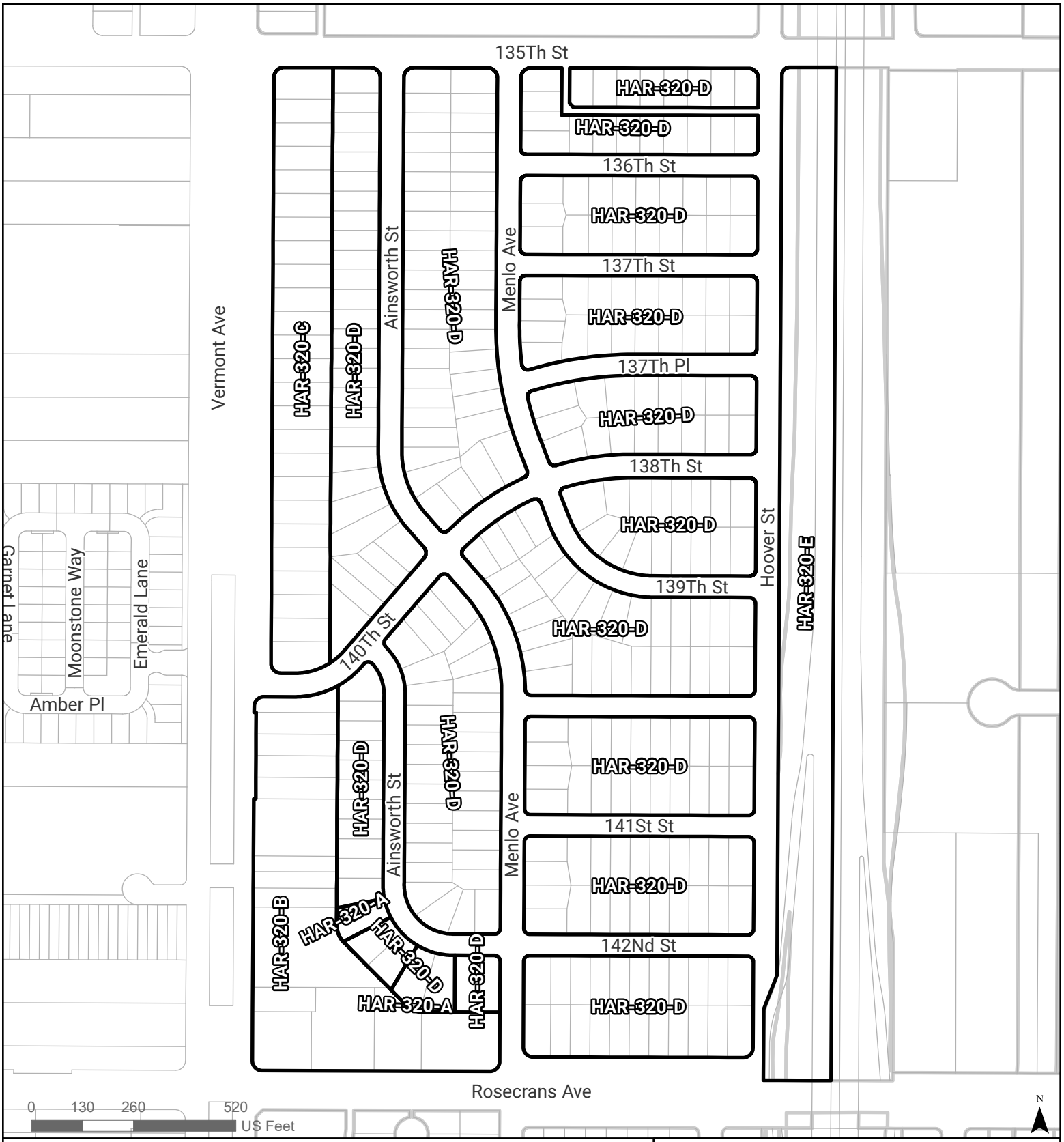
310

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

HAR-320-A, HAR-320-B, HAR-320-C, HAR-320-D, HAR-320-E

Section:

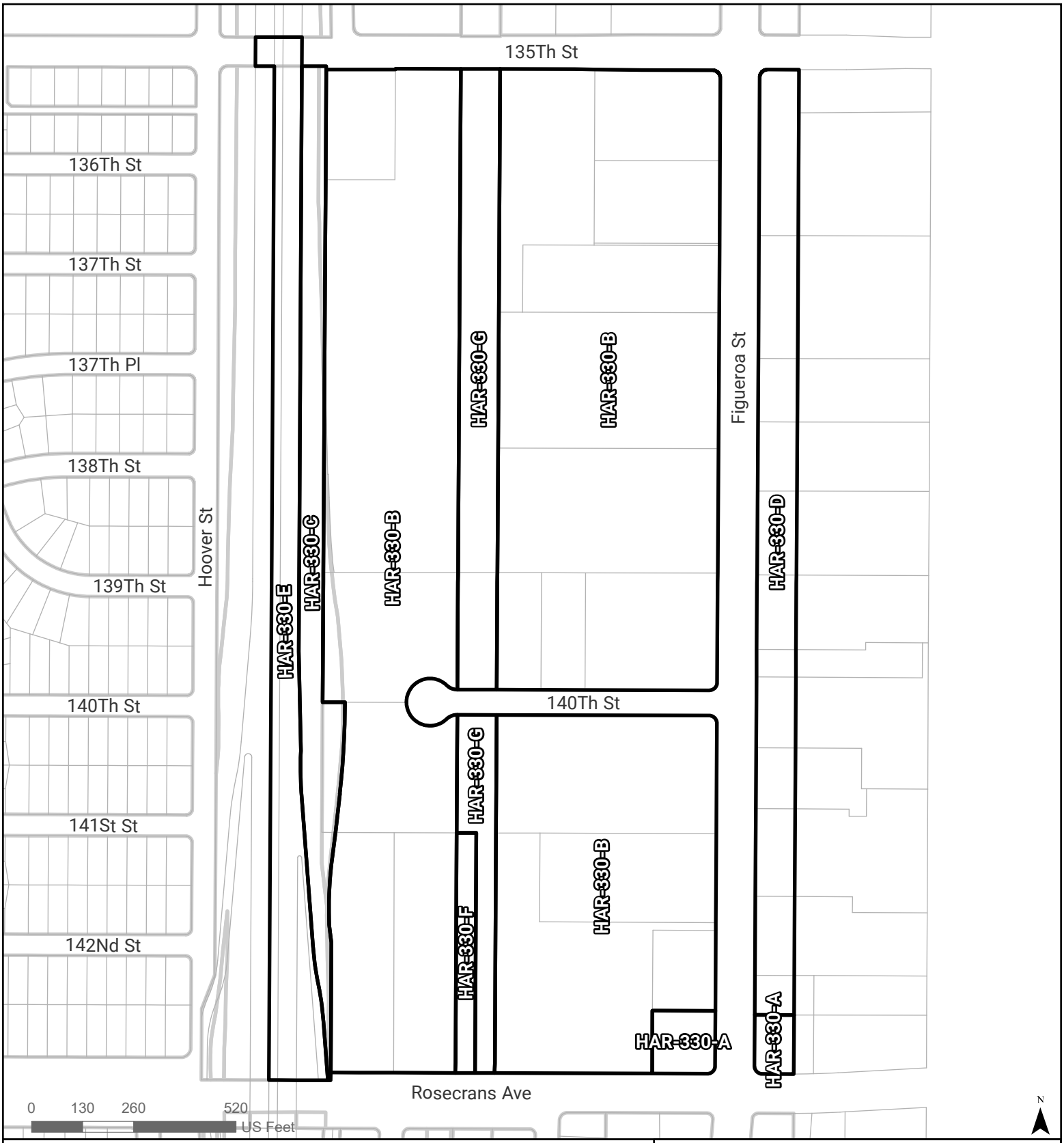
320

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

HAR-330-A, HAR-330-B, HAR-330-C, HAR-330-D, HAR-330-E, HAR-330-F, HAR-330-G

Section:

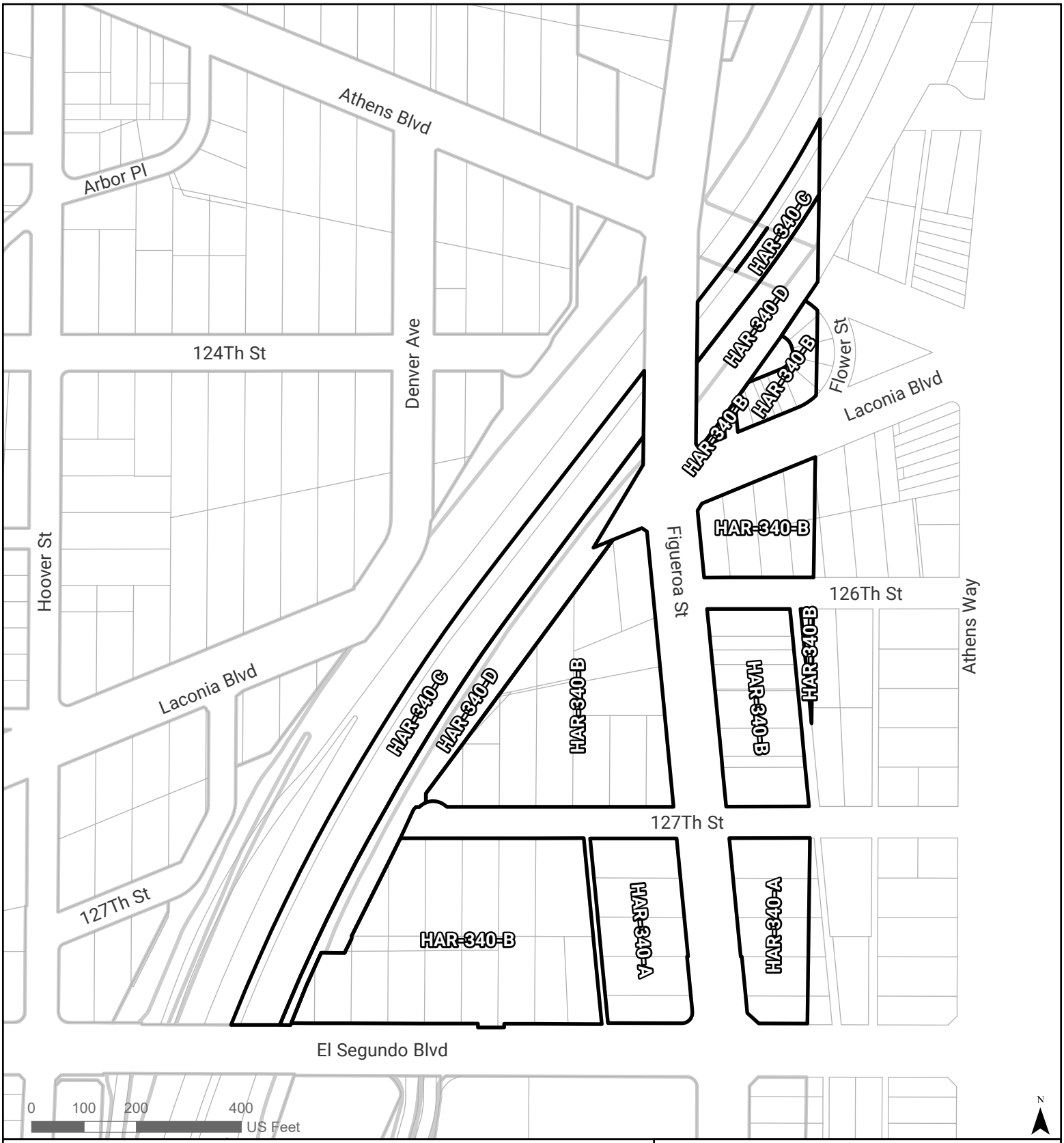
330

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

HAR-340-A, HAR-340-B, HAR-340-C, HAR-340-D

Section:

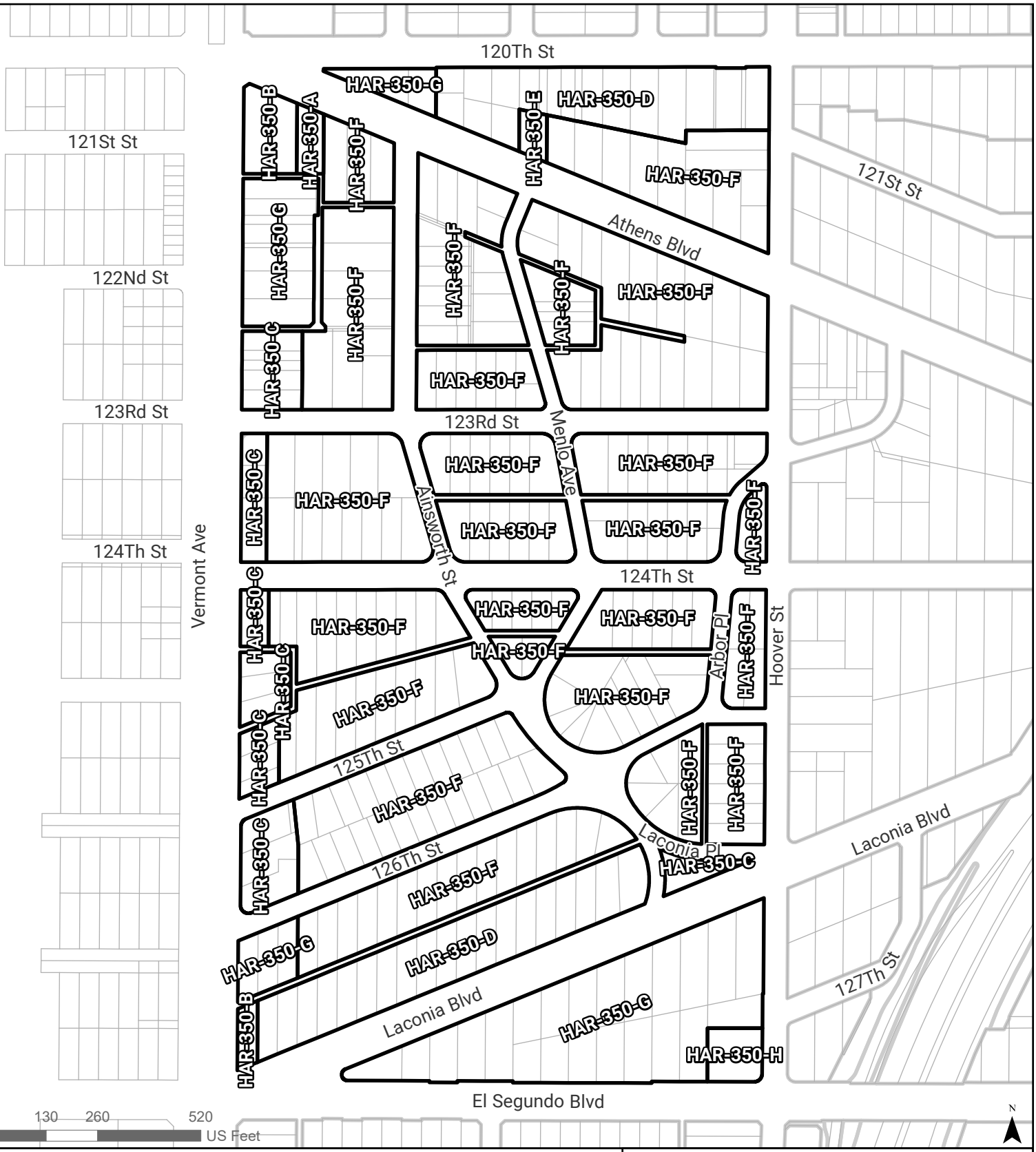
340

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024



GPLU MAP AMENDMENTS

SUBAREAS

HAR-350-A, HAR-350-B, HAR-350-C, HAR-350-D, HAR-350-E, HAR-350-F, HAR-350-G, HAR-350-H

Section:

350

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

LV / JAN 2024

EXHIBIT A5

Harbor Gateway - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
HAR-100-A	Commercial Manufacturing	Medium Neighborhood Residential
HAR-100-B	Commercial Manufacturing	Neighborhood Center
HAR-100-C	Heavy Manufacturing	Light Industrial
HAR-100-D	Heavy Manufacturing	Neighborhood Center
HAR-100-E	Highway Oriented Commercial	Neighborhood Center
HAR-100-F	Light Manufacturing	Light Industrial
HAR-100-G	Light Manufacturing	Medium Residential
HAR-100-H	Light Manufacturing	Open Space
HAR-100-I	Limited Manufacturing	Light Industrial
HAR-100-J	Limited Manufacturing	Medium Residential
HAR-100-K	Limited Manufacturing	Neighborhood Center
HAR-100-L	Low Medium I Residential	Low Medium Residential
HAR-100-M	Low Medium II Residential	Low Medium Residential
HAR-100-N	Low Residential	Low Residential
HAR-100-O	Medium Residential	Medium Neighborhood Residential
HAR-100-P	Medium Residential	Medium Residential

Harbor Gateway - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
HAR-100-Q	Open Space	Open Space
HAR-110-A	Highway Oriented Commercial	Neighborhood Center
HAR-110-B	Limited Manufacturing	Hybrid Industrial
HAR-110-C	Low Residential	Low Residential
HAR-110-D	Medium Residential	Medium Residential
HAR-110-E	Public Facilities - Freeways	Public Facilities - Freeways
HAR-110-F	Public Facilities	Public Facilities
HAR-110-G	Public Facilities	Public Facilities - Freeways
HAR-120-A	Highway Oriented Commercial	Neighborhood Center
HAR-120-B	Light Manufacturing	Light Industrial
HAR-120-C	Limited Manufacturing	Light Industrial
HAR-120-D	Limited Manufacturing	Public Facilities - Freeways
HAR-120-E	Public Facilities - Freeways	Public Facilities - Freeways
HAR-120-F	Public Facilities	Public Facilities
HAR-120-G	Public Facilities	Public Facilities - Freeways
HAR-130-A	Highway Oriented Commercial	Neighborhood Center

Harbor Gateway - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
HAR-130-B	Light Manufacturing	Light Industrial
HAR-130-C	Light Manufacturing	Public Facilities
HAR-130-D	Limited Manufacturing	Neighborhood Center
HAR-130-E	Limited Manufacturing	Public Facilities
HAR-130-F	Low Residential	Low Residential
HAR-130-G	Low Residential	Villages
HAR-130-H	Public Facilities - Freeways	Public Facilities - Freeways
HAR-130-I	Public Facilities	Public Facilities
HAR-130-J	Public Facilities	Public Facilities - Freeways
HAR-140-A	Highway Oriented Commercial	Neighborhood Center
HAR-140-B	Low Medium II Residential	Low Medium Residential
HAR-140-C	Low Medium II Residential	Low Residential
HAR-140-D	Low Residential	Low Residential
HAR-140-E	Low Residential	Medium Residential
HAR-140-F	Medium Residential	Medium Residential
HAR-140-G	Medium Residential	Neighborhood Center

Harbor Gateway - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
HAR-140-H	Neighborhood Office Commercial	Medium Residential
HAR-140-I	Neighborhood Office Commercial	Neighborhood Center
HAR-140-J	Public Facilities - Freeways	Public Facilities - Freeways
HAR-140-K	Public Facilities	Neighborhood Center
HAR-140-L	Public Facilities	Public Facilities - Freeways
HAR-150-A	Limited Manufacturing	Hybrid Industrial
HAR-150-B	Limited Manufacturing	Open Space
HAR-150-C	Low Medium I Residential	Low Medium Residential
HAR-150-D	Low Medium II Residential	Low Medium Residential
HAR-150-E	Low Residential	Low Residential
HAR-150-F	Medium Residential	Medium Residential
HAR-150-G	Medium Residential	Neighborhood Center
HAR-150-H	Neighborhood Office Commercial	Neighborhood Center
HAR-150-I	Public Facilities - Freeways	Public Facilities - Freeways
HAR-150-J	Public Facilities	Open Space
HAR-150-K	Public Facilities	Public Facilities - Freeways

Harbor Gateway - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
HAR-150-L	Public Facilities	Very Low Residential
HAR-160-A	Light Manufacturing	Hybrid Industrial
HAR-160-B	Limited Manufacturing	Hybrid Industrial
HAR-160-C	Limited Manufacturing	Public Facilities
HAR-160-D	Limited Manufacturing	Public Facilities - Freeways
HAR-160-E	Public Facilities - Freeways	Hybrid Industrial
HAR-160-F	Public Facilities - Freeways	Public Facilities - Freeways
HAR-170-A	Highway Oriented Commercial	Neighborhood Center
HAR-170-B	Limited Manufacturing	Public Facilities
HAR-170-C	Low Medium I Residential	Low Neighborhood Residential
HAR-170-D	Low Residential	Low Residential
HAR-170-E	Low Residential	Public Facilities - Freeways
HAR-170-F	Open Space	Open Space
HAR-170-G	Public Facilities - Freeways	Public Facilities - Freeways
HAR-170-H	Public Facilities	Public Facilities - Freeways
HAR-180-A	Highway Oriented Commercial	Neighborhood Center

Harbor Gateway - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
HAR-180-B	Highway Oriented Commercial	Public Facilities
HAR-180-C	Light Manufacturing	Light Industrial
HAR-180-D	Light Manufacturing	Public Facilities
HAR-180-E	Limited Manufacturing	Villages
HAR-180-F	Low Medium I Residential	Low Residential
HAR-180-G	Low Medium II Residential	Low Medium Residential
HAR-180-H	Low Medium II Residential	Open Space
HAR-180-I	Low Residential	Low Residential
HAR-180-J	Medium Residential	Public Facilities
HAR-180-K	Open Space	Open Space
HAR-180-L	Public Facilities	Public Facilities
HAR-190-A	Commercial Manufacturing	Neighborhood Center
HAR-190-B	Highway Oriented Commercial	Neighborhood Center
HAR-190-C	Low Medium II Residential	Low Medium Residential
HAR-190-D	Low Medium II Residential	Open Space
HAR-190-E	Low Residential	Low Residential

Harbor Gateway - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
HAR-190-F	Low Residential	Open Space
HAR-190-G	Low Residential	Public Facilities
HAR-190-H	Low Residential	Public Facilities - Freeways
HAR-190-I	Medium Residential	Medium Residential
HAR-190-J	Open Space	Open Space
HAR-190-K	Open Space	Public Facilities
HAR-190-L	Public Facilities - Freeways	Public Facilities - Freeways
HAR-190-M	Public Facilities	Public Facilities
HAR-190-N	Public Facilities	Public Facilities - Freeways
HAR-200-A	Heavy Manufacturing	Light Industrial
HAR-200-B	Heavy Manufacturing	Market
HAR-200-C	Heavy Manufacturing	Production
HAR-200-D	Heavy Manufacturing	Public Facilities
HAR-200-E	Light Manufacturing	Market
HAR-200-F	Light Manufacturing	Public Facilities
HAR-200-G	Light Manufacturing	Public Facilities - Freeways

Harbor Gateway - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
HAR-200-H	Neighborhood Office Commercial	Market
HAR-200-I	Public Facilities - Freeways	Public Facilities - Freeways
HAR-200-J	Public Facilities	Production
HAR-200-K	Public Facilities	Public Facilities - Freeways
HAR-210-A	Heavy Manufacturing	Market
HAR-210-B	Heavy Manufacturing	Production
HAR-210-C	Light Manufacturing	Light Industrial
HAR-210-D	Light Manufacturing	Market
HAR-210-E	Limited Manufacturing	Market
HAR-210-F	Limited Manufacturing	Regional Center
HAR-210-G	Neighborhood Office Commercial	Market
HAR-210-H	Public Facilities - Freeways	Public Facilities - Freeways
HAR-210-I	Public Facilities	Public Facilities
HAR-210-J	Public Facilities	Public Facilities - Freeways
HAR-220-A	Highway Oriented Commercial	Neighborhood Center
HAR-220-B	Highway Oriented Commercial	Villages

Harbor Gateway - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
HAR-220-C	Low Medium I Residential	Low Residential
HAR-220-D	Low Residential	Low Residential
HAR-220-E	Medium Residential	Neighborhood Center
HAR-220-F	Neighborhood Office Commercial	Low Residential
HAR-220-G	Neighborhood Office Commercial	Villages
HAR-220-H	Open Space	Open Space
HAR-220-I	Public Facilities	Public Facilities
HAR-230-A	Low Medium I Residential	Low Medium Residential
HAR-230-B	Low Medium II Residential	Low Medium Residential
HAR-230-C	Low Medium II Residential	Medium Residential
HAR-230-D	Low Residential	Low Residential
HAR-230-E	Medium Residential	Low Medium Residential
HAR-230-F	Medium Residential	Medium Residential
HAR-230-G	Neighborhood Office Commercial	Villages
HAR-240-A	Highway Oriented Commercial	Neighborhood Center
HAR-240-B	Limited Manufacturing	Medium Neighborhood Residential

Harbor Gateway - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
HAR-240-C	Low Residential	Low Residential
HAR-240-D	Low Residential	Public Facilities
HAR-240-E	Public Facilities - Freeways	Public Facilities - Freeways
HAR-240-F	Public Facilities	Public Facilities
HAR-240-G	Public Facilities	Public Facilities - Freeways
HAR-250-A	Light Manufacturing	Light Industrial
HAR-250-B	Limited Manufacturing	Light Industrial
HAR-250-C	Open Space	Public Facilities
HAR-250-D	Public Facilities - Freeways	Public Facilities - Freeways
HAR-250-E	Public Facilities	Light Industrial
HAR-250-F	Public Facilities	Public Facilities
HAR-250-G	Public Facilities	Public Facilities - Freeways
HAR-260-A	Light Manufacturing	Open Space
HAR-260-B	Light Manufacturing	Regional Center
HAR-260-C	Open Space	Open Space
HAR-260-D	Public Facilities - Freeways	Public Facilities - Freeways

Harbor Gateway - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
HAR-260-E	Public Facilities	Open Space
HAR-260-F	Public Facilities	Public Facilities
HAR-260-G	Public Facilities	Public Facilities - Freeways
HAR-260-H	Public Facilities	Regional Center
HAR-270-A	Heavy Manufacturing	Regional Center
HAR-270-B	Light Manufacturing	Regional Center
HAR-270-C	Open Space	Open Space
HAR-270-D	Public Facilities - Freeways	Public Facilities - Freeways
HAR-270-E	Public Facilities	Open Space
HAR-270-F	Public Facilities	Public Facilities
HAR-270-G	Public Facilities	Public Facilities - Freeways
HAR-280-A	Highway Oriented Commercial	Neighborhood Center
HAR-280-B	Light Manufacturing	Hybrid Industrial
HAR-280-C	Limited Manufacturing	Hybrid Industrial
HAR-280-D	Low Residential	Low Residential
HAR-280-E	Medium Residential	Medium Residential

Harbor Gateway - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
HAR-280-F	Medium Residential	Neighborhood Center
HAR-280-G	Public Facilities - Freeways	Public Facilities - Freeways
HAR-280-H	Public Facilities	Public Facilities
HAR-280-I	Public Facilities	Public Facilities - Freeways
HAR-290-A	Commercial Manufacturing	Villages
HAR-290-B	Highway Oriented Commercial	Neighborhood Center
HAR-290-C	Low Residential	Low Residential
HAR-290-D	Medium Residential	Medium Residential
HAR-290-E	Public Facilities - Freeways	Public Facilities - Freeways
HAR-290-F	Public Facilities	Public Facilities
HAR-290-G	Public Facilities	Public Facilities - Freeways
HAR-300-A	Highway Oriented Commercial	Villages
HAR-300-B	Low Medium II Residential	Low Medium Residential
HAR-300-C	Low Residential	Low Residential
HAR-300-D	Low Residential	Villages
HAR-300-E	Medium Residential	Low Medium Residential

Harbor Gateway - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
HAR-300-F	Medium Residential	Medium Residential
HAR-300-G	Medium Residential	Villages
HAR-300-H	Public Facilities - Freeways	Public Facilities - Freeways
HAR-300-I	Public Facilities	Public Facilities
HAR-300-J	Public Facilities	Public Facilities - Freeways
HAR-310-A	Commercial Manufacturing	Villages
HAR-310-B	Highway Oriented Commercial	Villages
HAR-310-C	Light Manufacturing	Hybrid Industrial
HAR-310-D	Light Manufacturing	Light Industrial
HAR-310-E	Limited Manufacturing	Light Industrial
HAR-310-F	Public Facilities - Freeways	Public Facilities - Freeways
HAR-310-G	Public Facilities	Public Facilities
HAR-310-H	Public Facilities	Public Facilities - Freeways
HAR-320-A	Highway Oriented Commercial	Low Residential
HAR-320-B	Highway Oriented Commercial	Neighborhood Center
HAR-320-C	Low Medium I Residential	Low Medium Residential

Harbor Gateway - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
HAR-320-D	Low Residential	Low Residential
HAR-320-E	Public Facilities	Public Facilities - Freeways
HAR-330-A	Highway Oriented Commercial	Neighborhood Center
HAR-330-B	Light Manufacturing	Light Industrial
HAR-330-C	Light Manufacturing	Public Facilities - Freeways
HAR-330-D	Limited Manufacturing	Light Industrial
HAR-330-E	Public Facilities - Freeways	Public Facilities - Freeways
HAR-330-F	Public Facilities	Light Industrial
HAR-330-G	Public Facilities	Public Facilities
HAR-340-A	Highway Oriented Commercial	Villages
HAR-340-B	Medium Residential	Medium Residential
HAR-340-C	Public Facilities - Freeways	Public Facilities - Freeways
HAR-340-D	Public Facilities	Public Facilities - Freeways
HAR-350-A	Highway Oriented Commercial	Low Residential
HAR-350-B	Highway Oriented Commercial	Neighborhood Center
HAR-350-C	Low Medium I Residential	Low Medium Residential

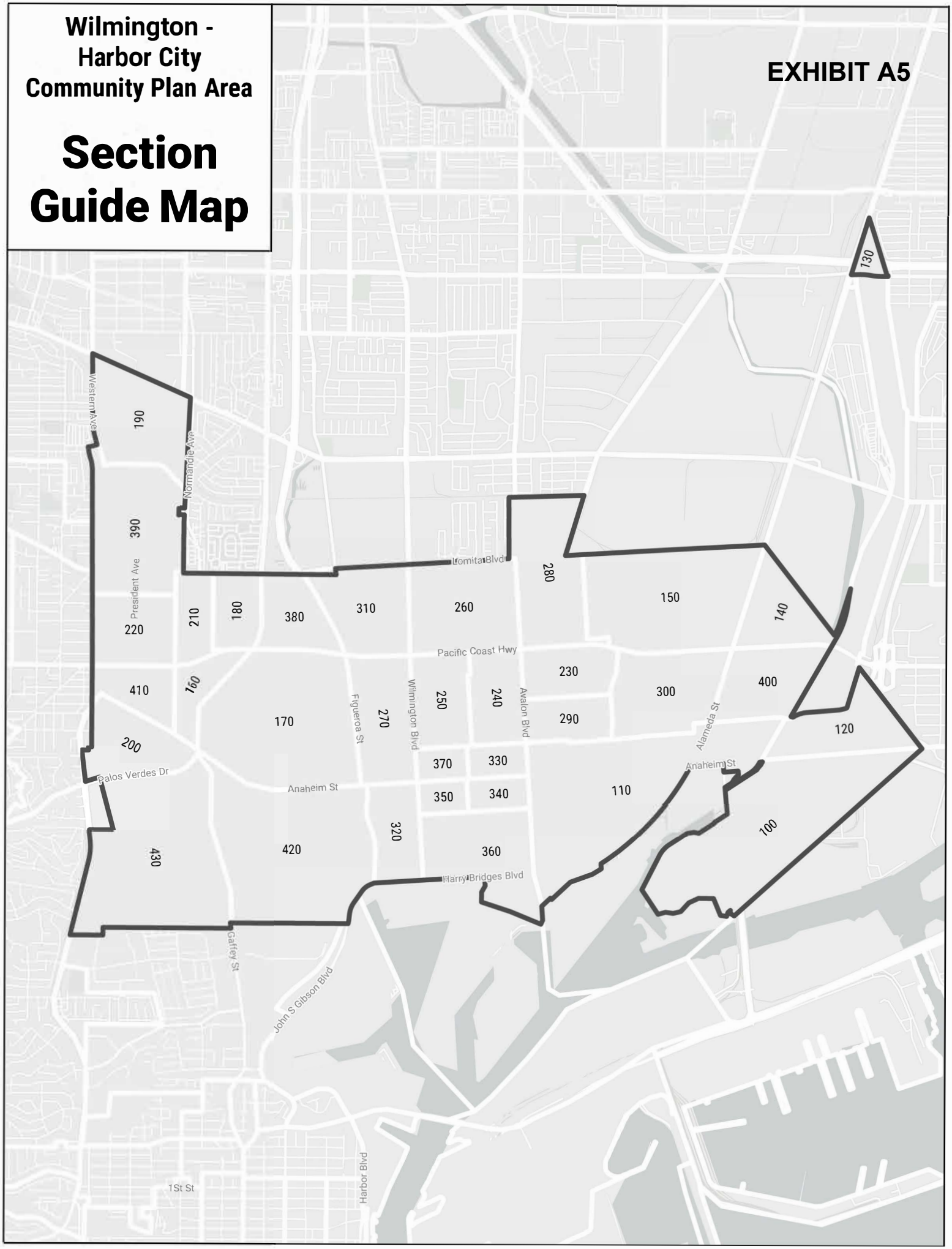
Harbor Gateway - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
HAR-350-D	Low Medium II Residential	Low Medium Residential
HAR-350-E	Low Medium II Residential	Low Residential
HAR-350-F	Low Residential	Low Residential
HAR-350-G	Medium Residential	Medium Residential
HAR-350-H	Medium Residential	Villages

Wilmington - Harbor City Community Plan Area

Section Guide Map

EXHIBIT A5



GPLU MAP AMENDMENTS

SUBAREAS

WLM-100-A, WLM-100-B, WLM-100-C, WLM-100-D

Section:

100

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

GPLU MAP AMENDMENTS

SUBAREAS

WLM-110-A, WLM-110-B, WLM-110-C, WLM-110-D, WLM-110-E, WLM-110-F, WLM-110-G, WLM-110-H, WLM-110-I, WLM-110-J, WLM-110-K, WLM-110-L, WLM-110-M, WLM-110-N, WLM-110-O, WLM-110-P, WLM-110-Q, WLM-110-R, WLM-110-S, WLM-110-T, WLM-110-U, WLM-110-V

Section:

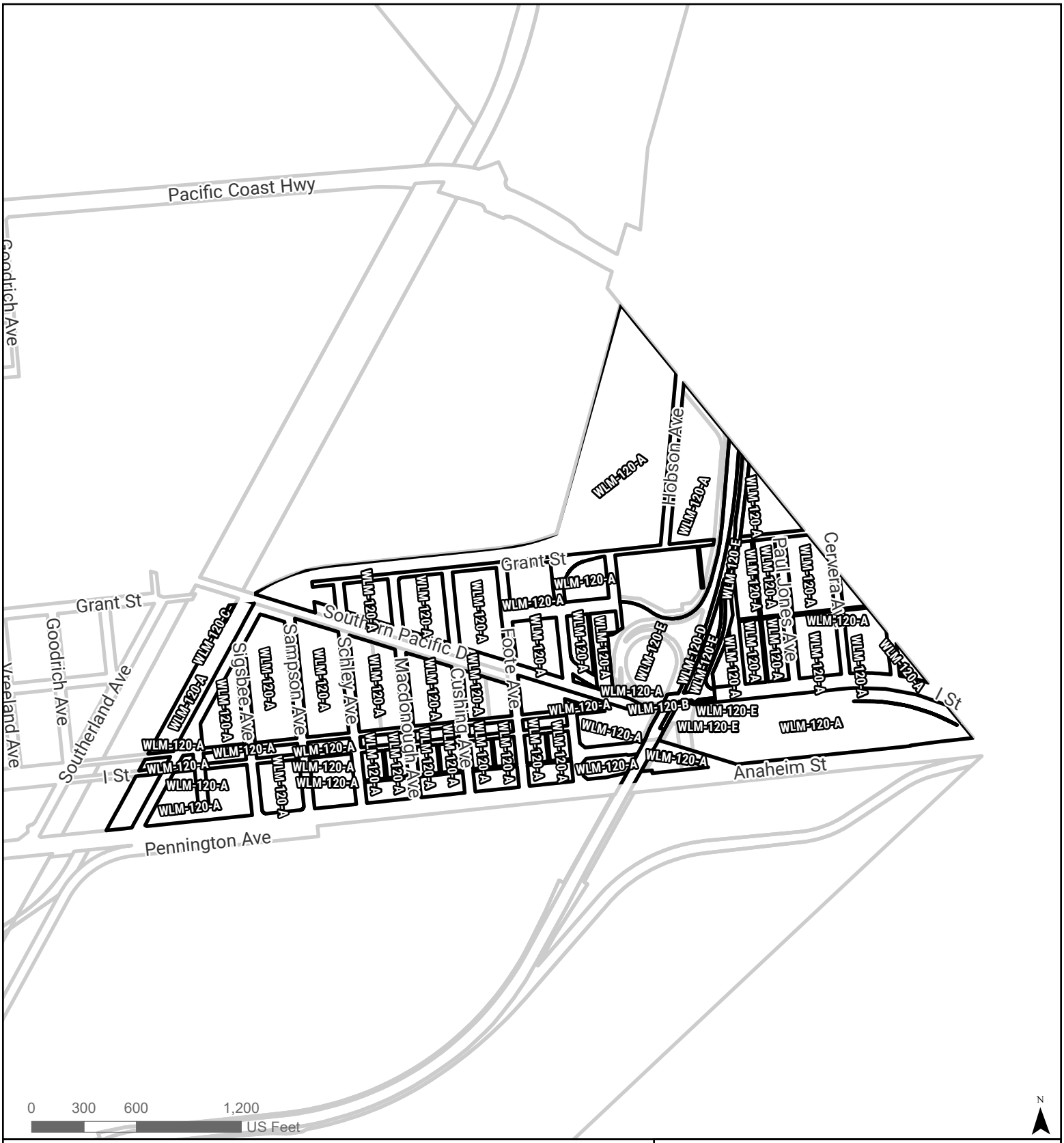
110

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-120-A, WLM-120-B, WLM-120-C, WLM-120-D, WLM-120-E

Section:

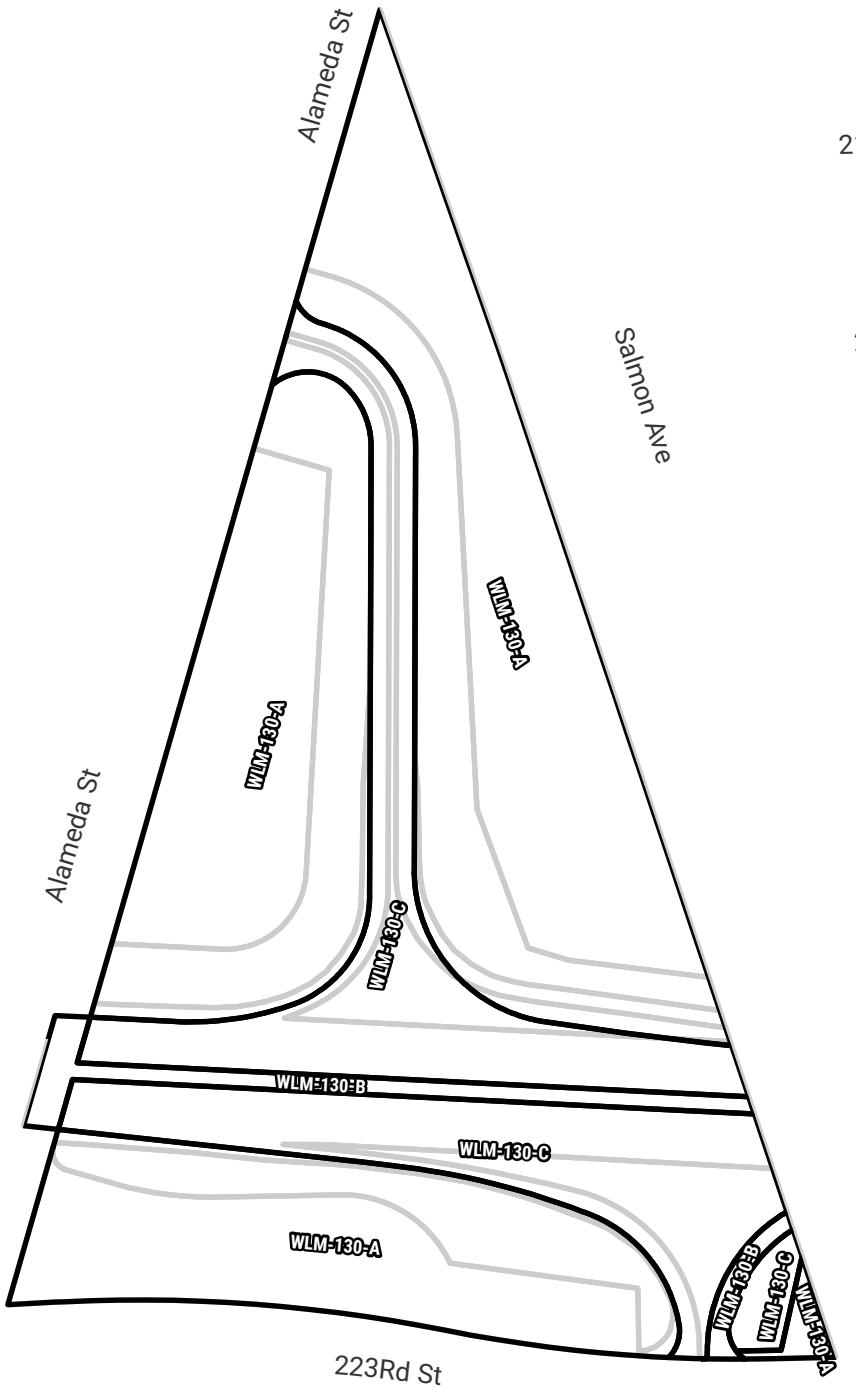
120

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-130-A, WLM-130-B, WLM-130-C

Section:

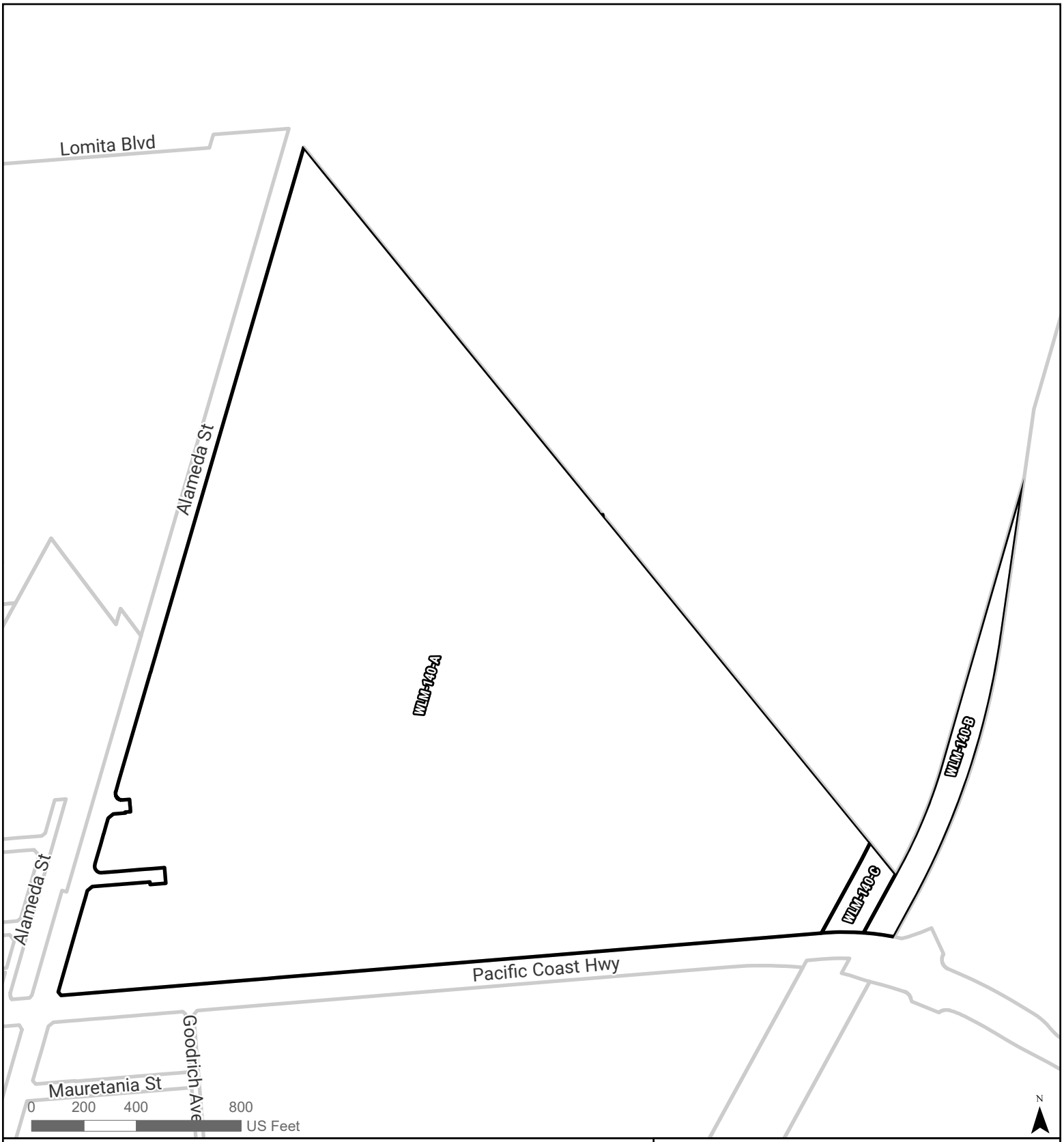
130

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-140-A, WLM-140-B, WLM-140-C

Section:

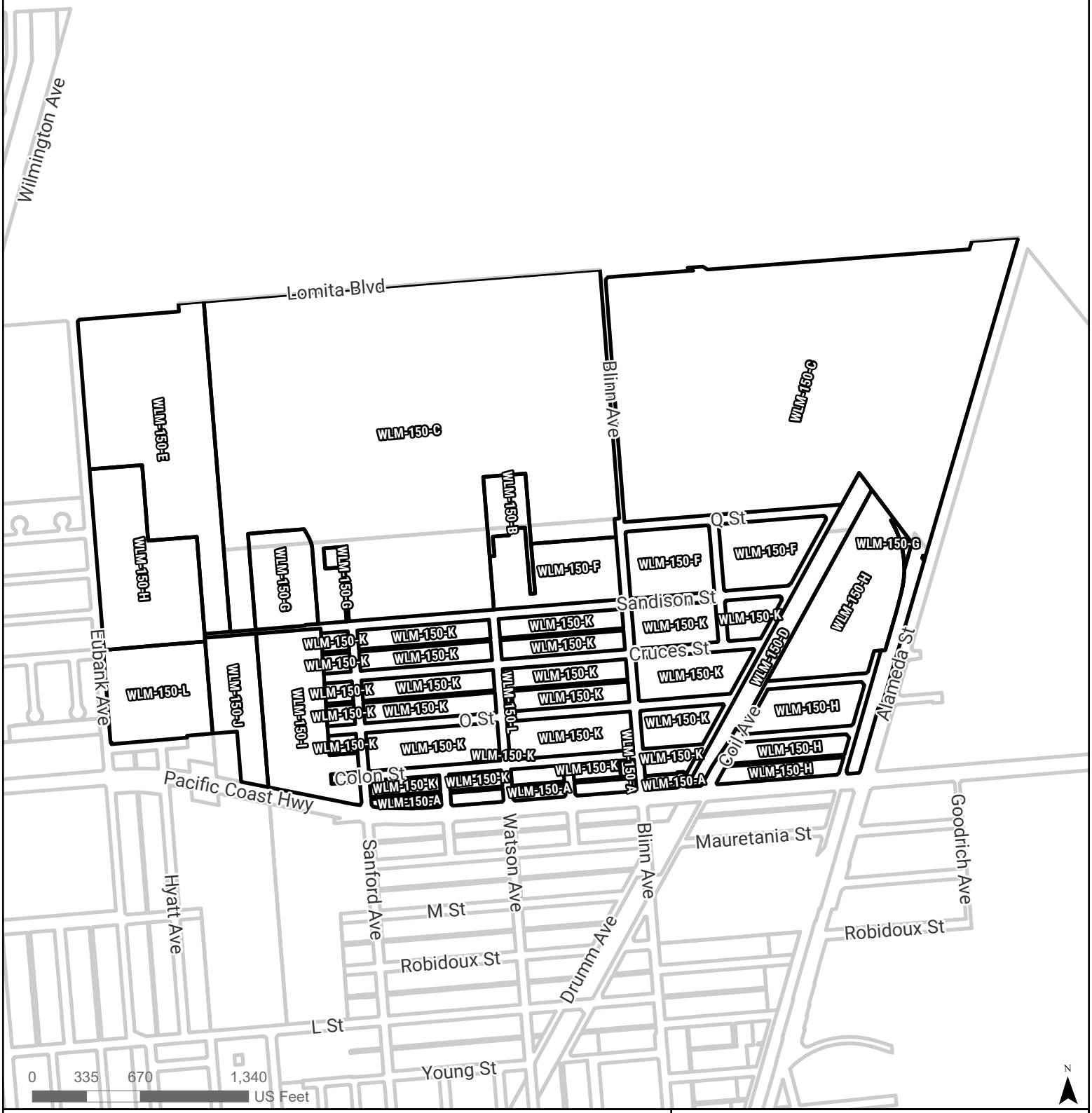
140

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-150-A, WLM-150-B, WLM-150-C, WLM-150-D, WLM-150-E, WLM-150-F, WLM-150-G, WLM-150-H, WLM-150-I, WLM-150-J, WLM-150-K, WLM-150-L

Section:

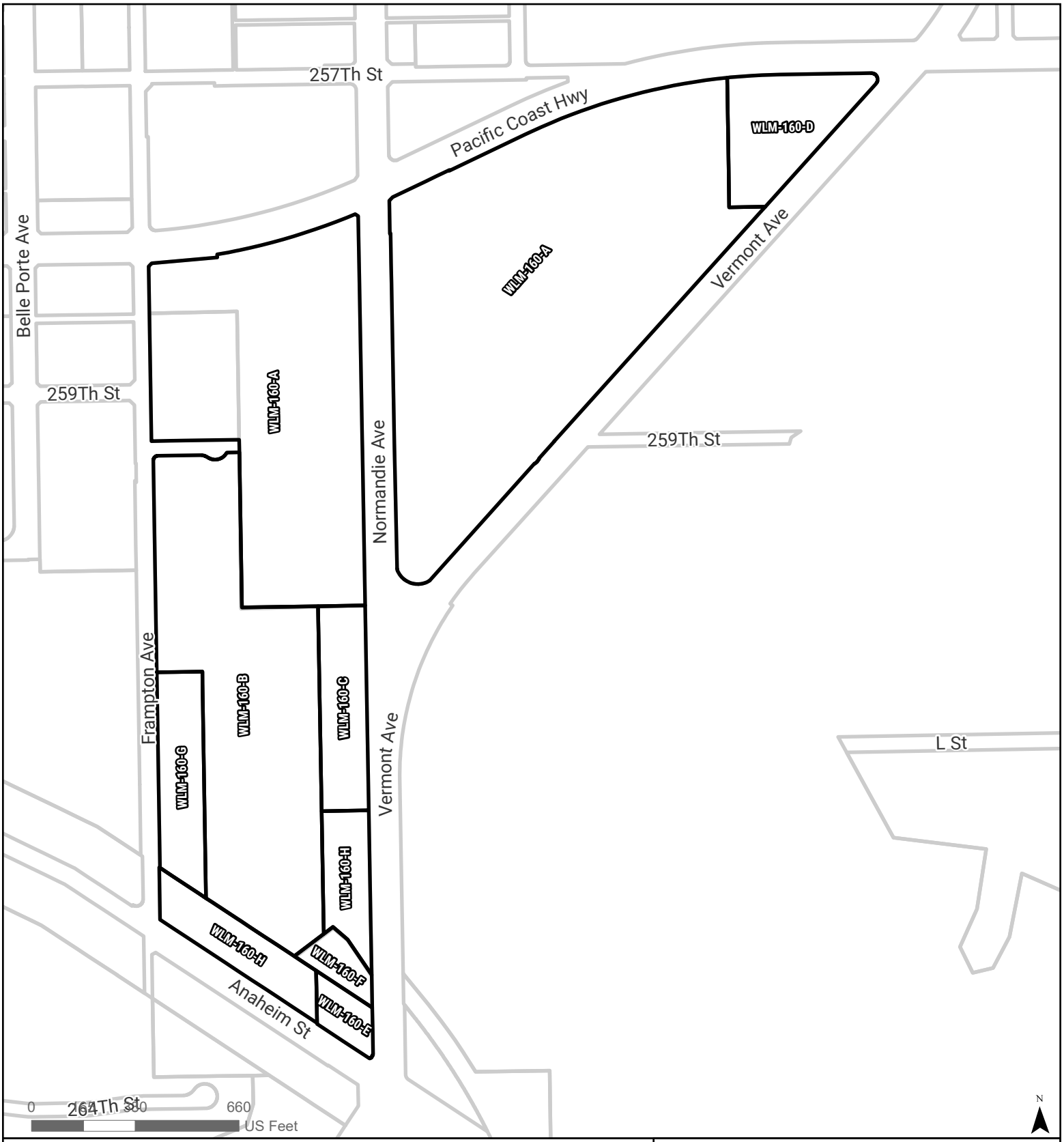
150

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-160-A, WLM-160-B, WLM-160-C, WLM-160-D, WLM-160-E, WLM-160-F, WLM-160-G, WLM-160-H

Section:

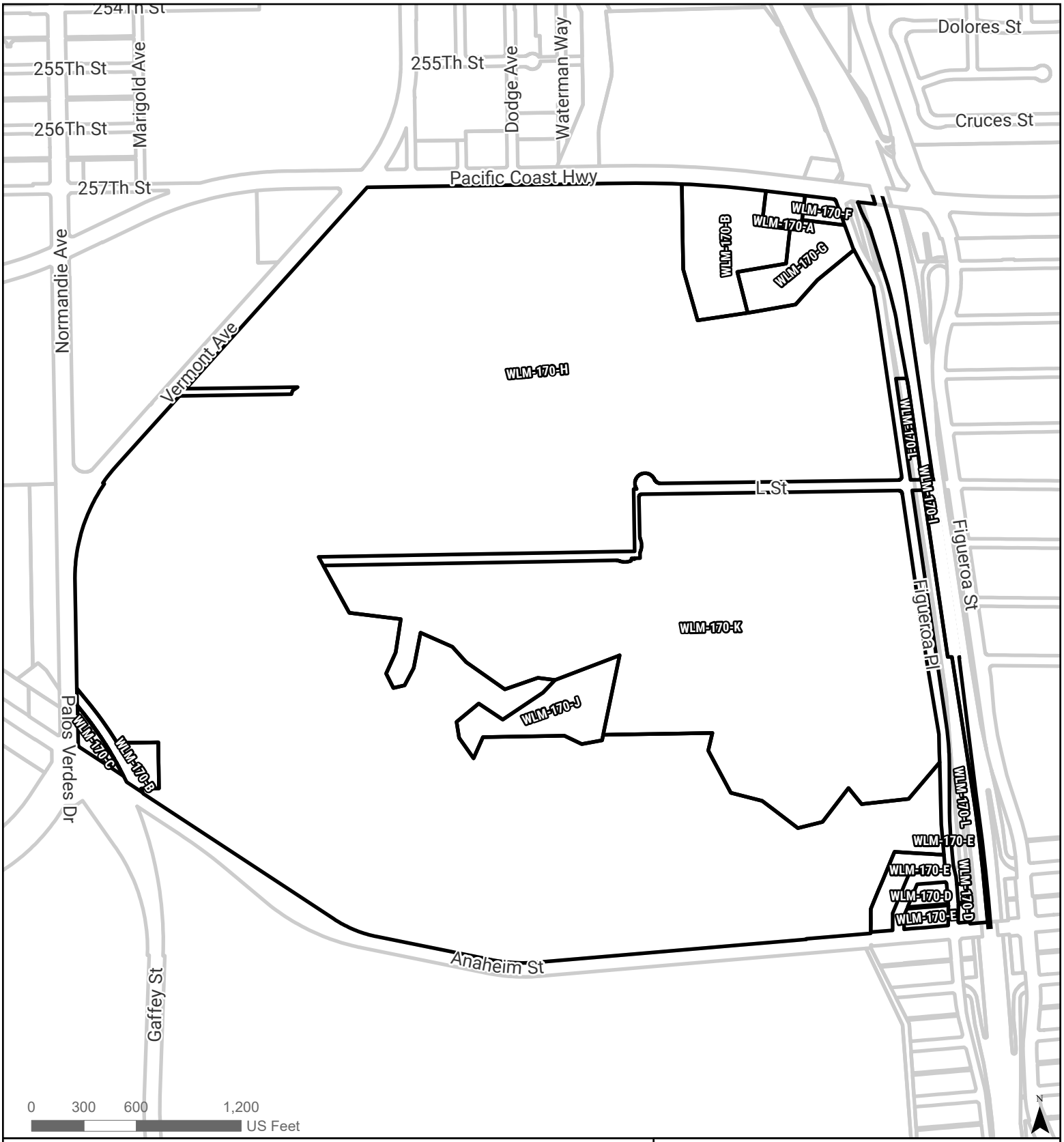
160

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-170-A, WLM-170-B, WLM-170-C, WLM-170-D, WLM-170-E, WLM-170-F, WLM-170-G, WLM-170-H, WLM-170-I, WLM-170-J, WLM-170-K, WLM-170-L

Section:

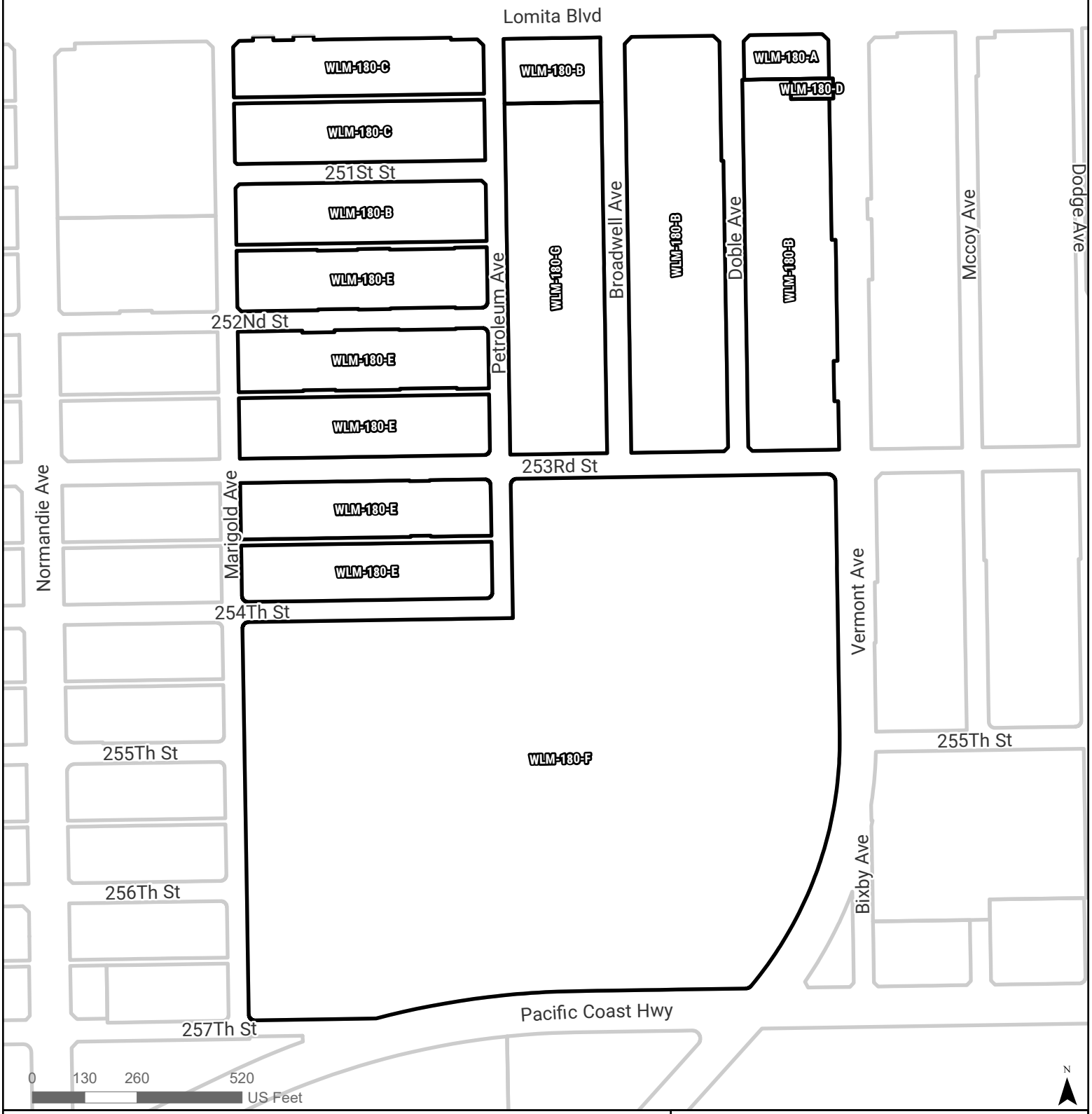
170

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-180-A, WLM-180-B, WLM-180-C, WLM-180-D, WLM-180-E, WLM-180-F, WLM-180-G

Section:

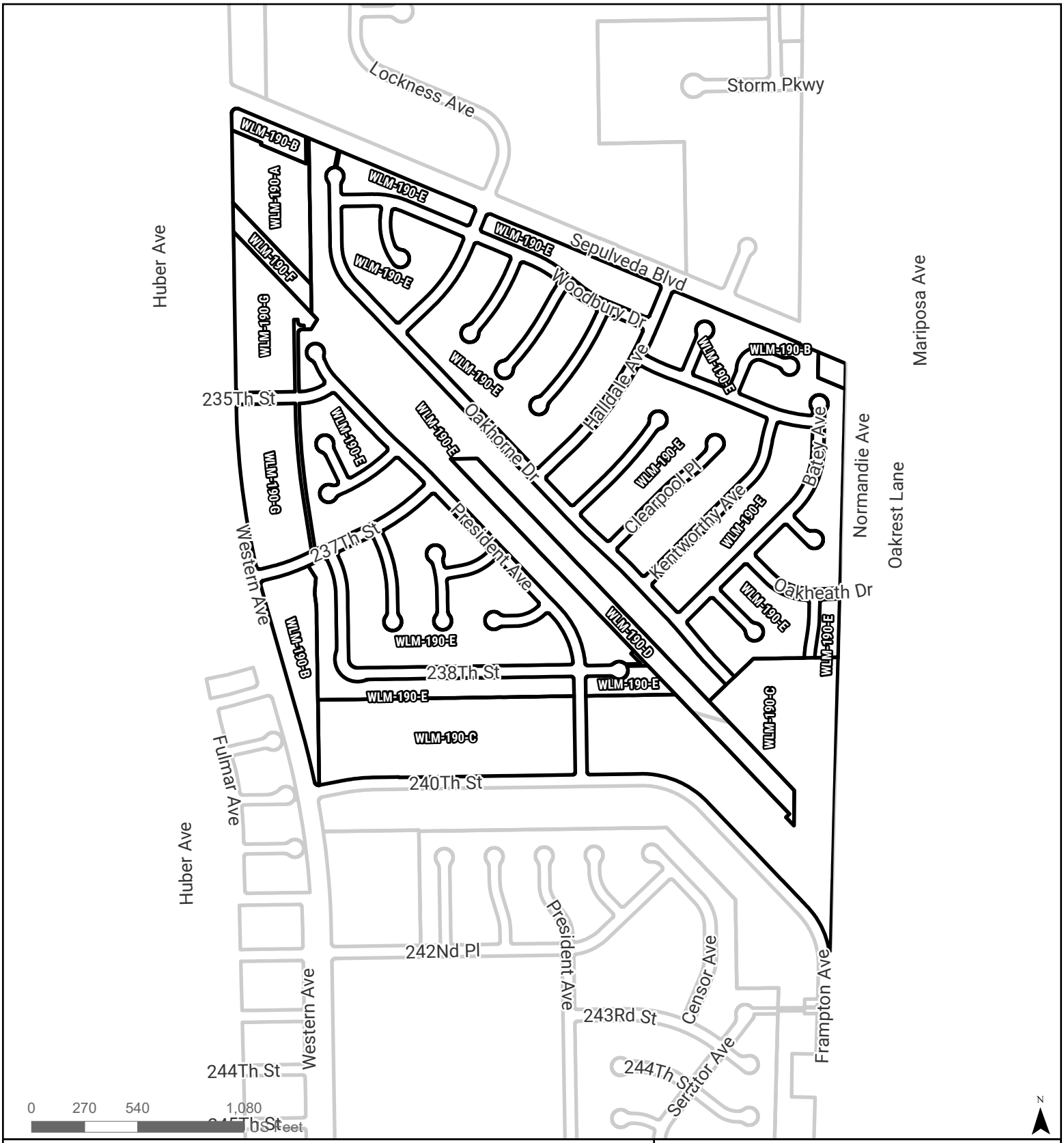
180

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-190-A, WLM-190-B, WLM-190-C, WLM-190-D, WLM-190-E, WLM-190-F, WLM-190-G

Section:

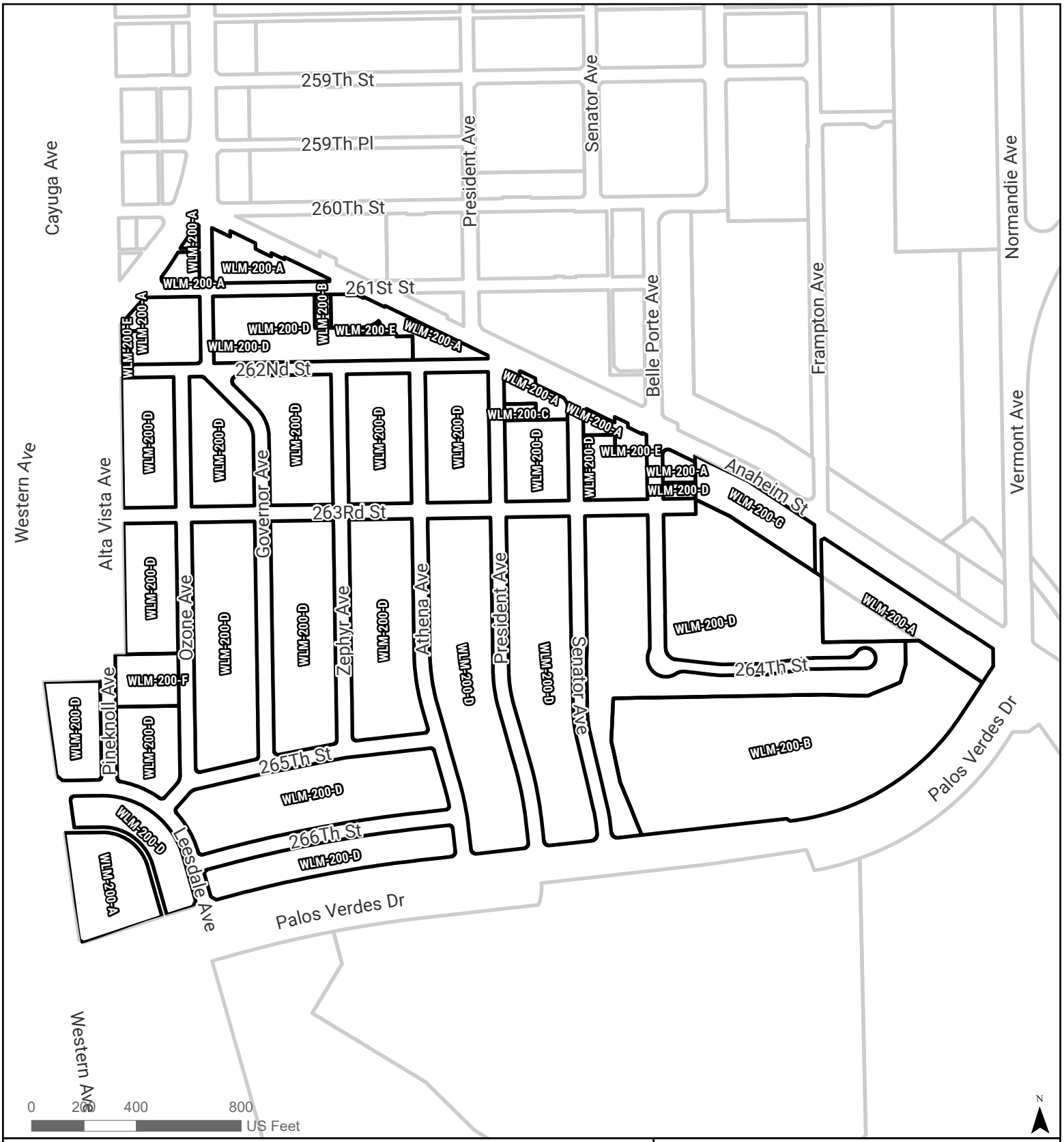
190

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-200-A, WLM-200-B, WLM-200-C, WLM-200-D, WLM-200-E, WLM-200-F, WLM-200-G

Section:

200

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

GPLU MAP AMENDMENTS

SUBAREAS

WLM-210-A, WLM-210-B, WLM-210-C, WLM-210-D, WLM-210-E, WLM-210-F, WLM-210-G, WLM-210-H, WLM-210-I, WLM-210-J, WLM-210-K, WLM-210-L

Section:

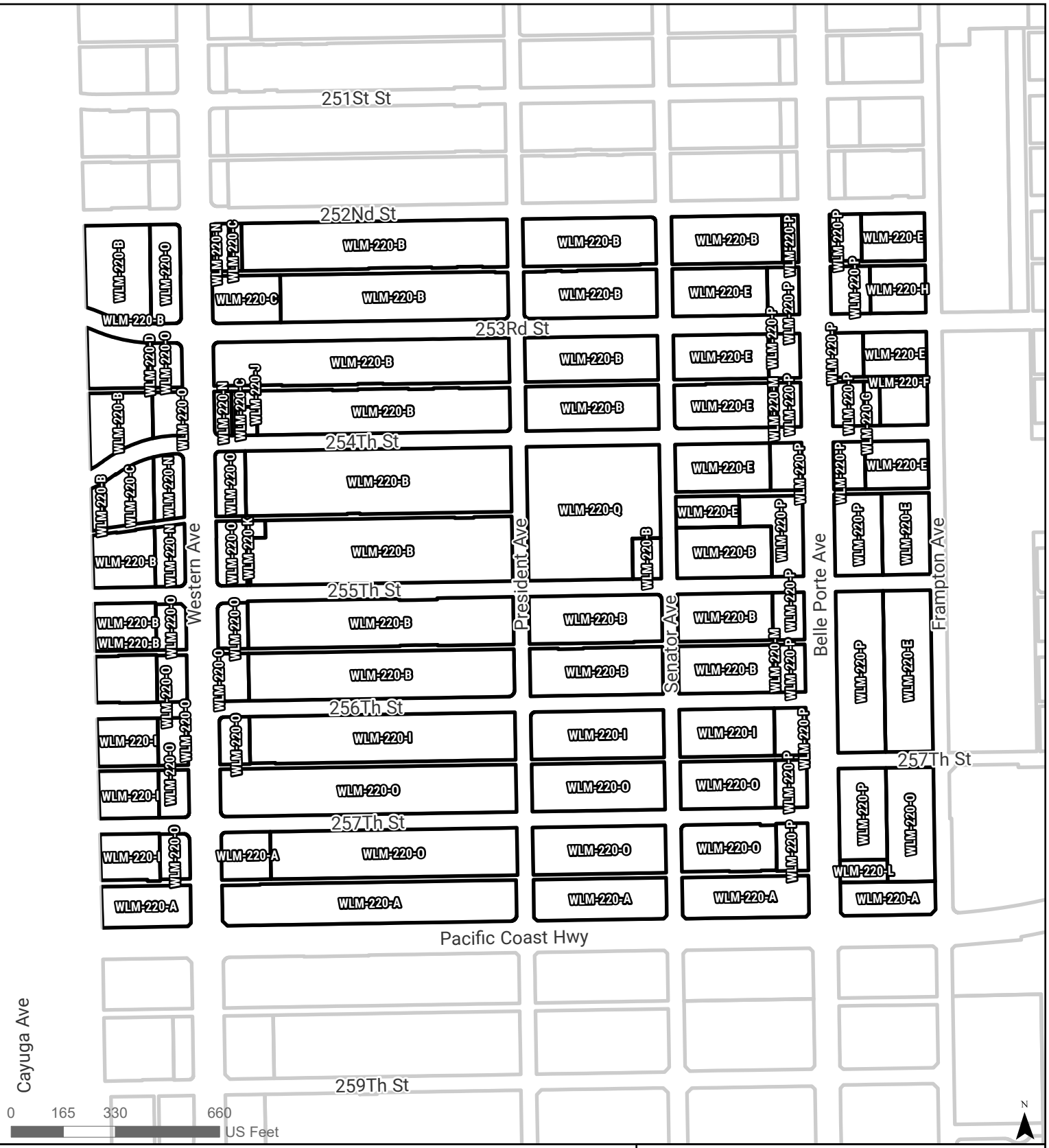
210

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-220-A, WLM-220-B, WLM-220-C, WLM-220-D, WLM-220-E, WLM-220-F, WLM-220-G, WLM-220-H, WLM-220-I, WLM-220-J, WLM-220-K, WLM-220-L, WLM-220-M, WLM-220-N, WLM-220-O, WLM-220-P, WLM-220-Q

Section:

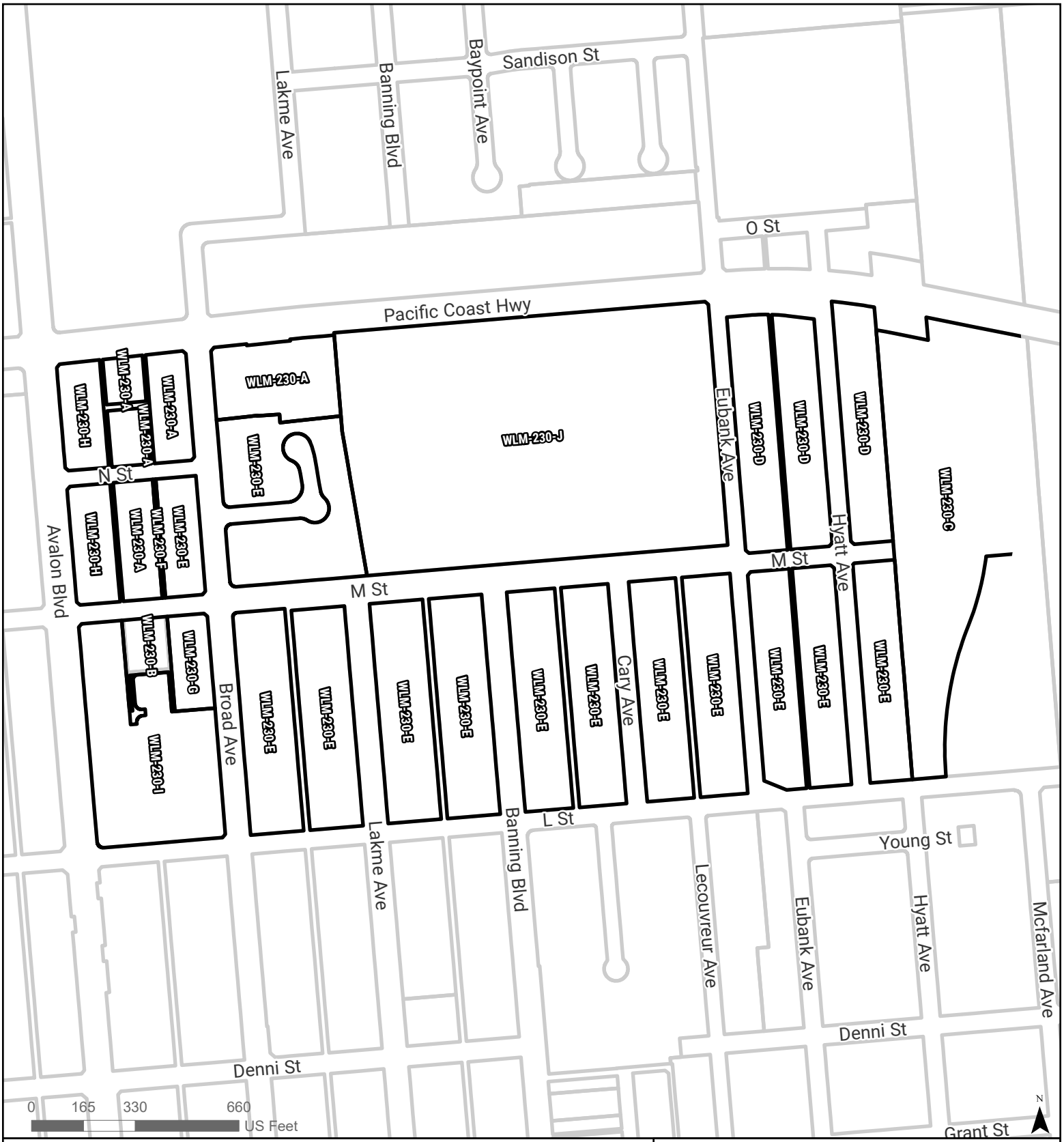
220

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-230-A, WLM-230-B, WLM-230-C, WLM-230-D, WLM-230-E, WLM-230-F, WLM-230-G, WLM-230-H, WLM-230-I, WLM-230-J

Section:

230

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

GPLU MAP AMENDMENTS

SUBAREAS

WLM-240-A, WLM-240-B, WLM-240-C, WLM-240-D, WLM-240-E, WLM-240-F, WLM-240-G, WLM-240-H, WLM-240-I, WLM-240-J

Section:

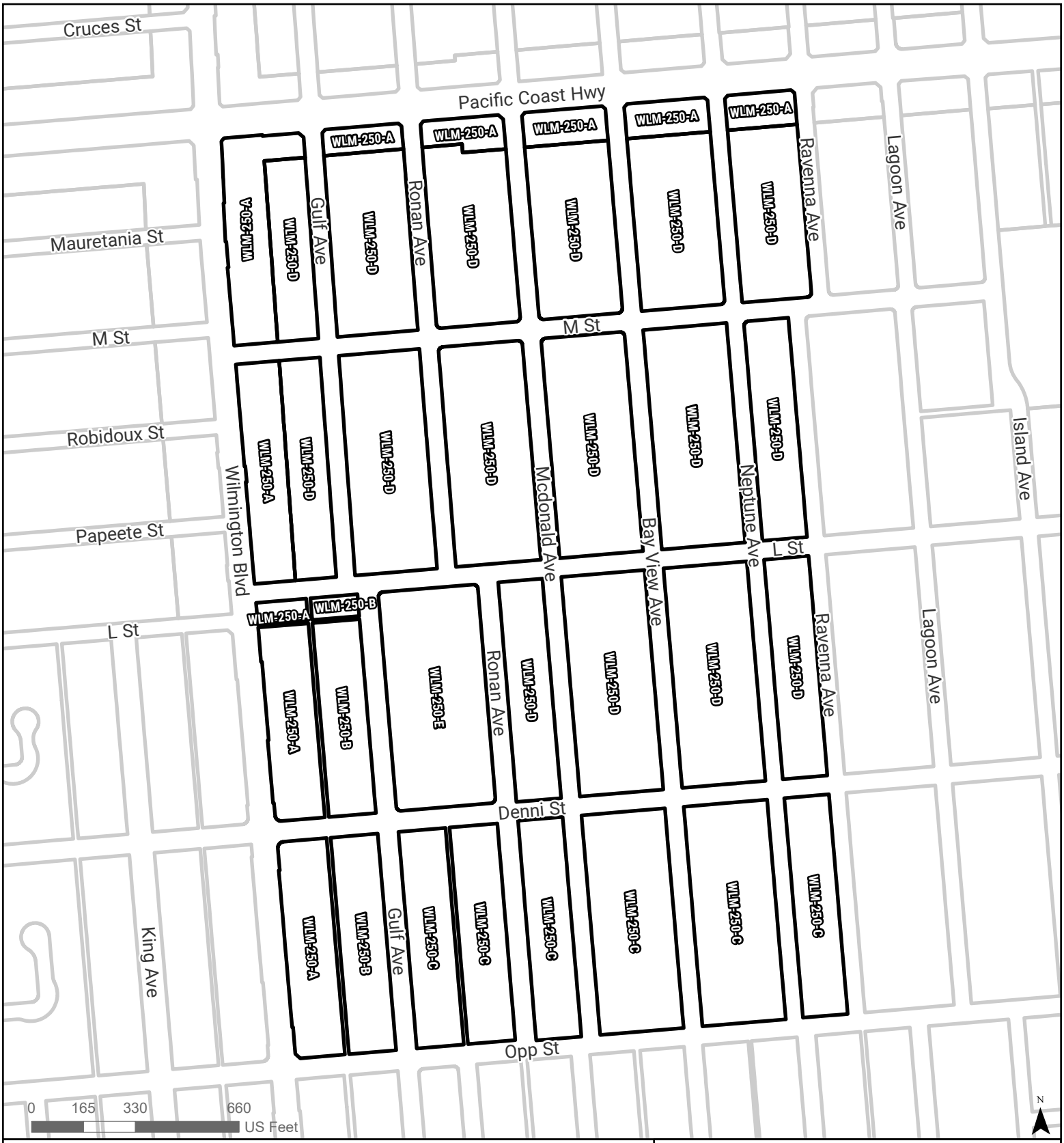
240

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-250-A, WLM-250-B, WLM-250-C, WLM-250-D, WLM-250-E

Section:

250

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

GPLU MAP AMENDMENTS

SUBAREAS

WLM-260-A, WLM-260-B, WLM-260-C, WLM-260-D, WLM-260-E, WLM-260-F, WLM-260-G, WLM-260-H

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

260

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

GPLU MAP AMENDMENTS

SUBAREAS

WLM-270-A, WLM-270-B, WLM-270-C, WLM-270-D, WLM-270-E, WLM-270-F, WLM-270-G, WLM-270-H, WLM-270-I, WLM-270-J

Section:

270

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

GPLU MAP AMENDMENTS

SUBAREAS

WLM-280-A, WLM-280-B, WLM-280-C, WLM-280-D, WLM-280-E, WLM-280-F, WLM-280-G, WLM-280-H

Section:

280

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

GPLU MAP AMENDMENTS

SUBAREAS

WLM-290-A, WLM-290-B, WLM-290-C, WLM-290-D, WLM-290-E, WLM-290-F, WLM-290-G, WLM-290-H, WLM-290-I

Section:

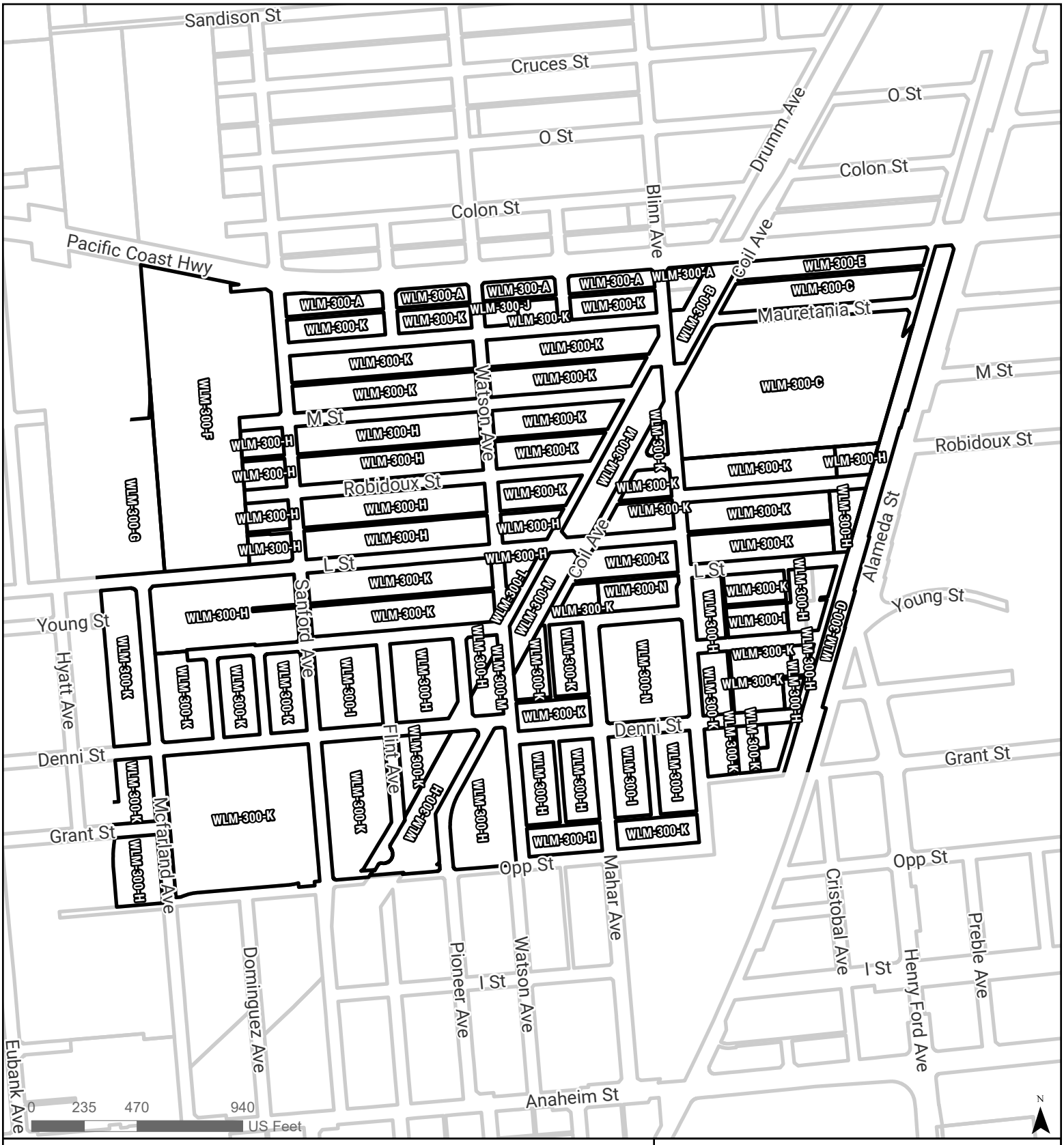
290

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-300-A, WLM-300-B, WLM-300-C, WLM-300-D, WLM-300-E, WLM-300-F, WLM-300-G, WLM-300-H, WLM-300-I, WLM-300-J, WLM-300-K, WLM-300-L, WLM-300-M, WLM-300-N

Section:

300

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

GPLU MAP AMENDMENTS

SUBAREAS

WLM-310-A, WLM-310-B, WLM-310-C, WLM-310-D, WLM-310-E, WLM-310-F, WLM-310-G, WLM-310-H, WLM-310-I, WLM-310-J, WLM-310-K, WLM-310-L

Section:

310

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

GPLU MAP AMENDMENTS

SUBAREAS

WLM-320-A, WLM-320-B, WLM-320-C, WLM-320-D, WLM-320-E, WLM-320-F, WLM-320-G, WLM-320-H, WLM-320-I, WLM-320-J, WLM-320-K, WLM-320-L, WLM-320-M, WLM-320-N

Section:

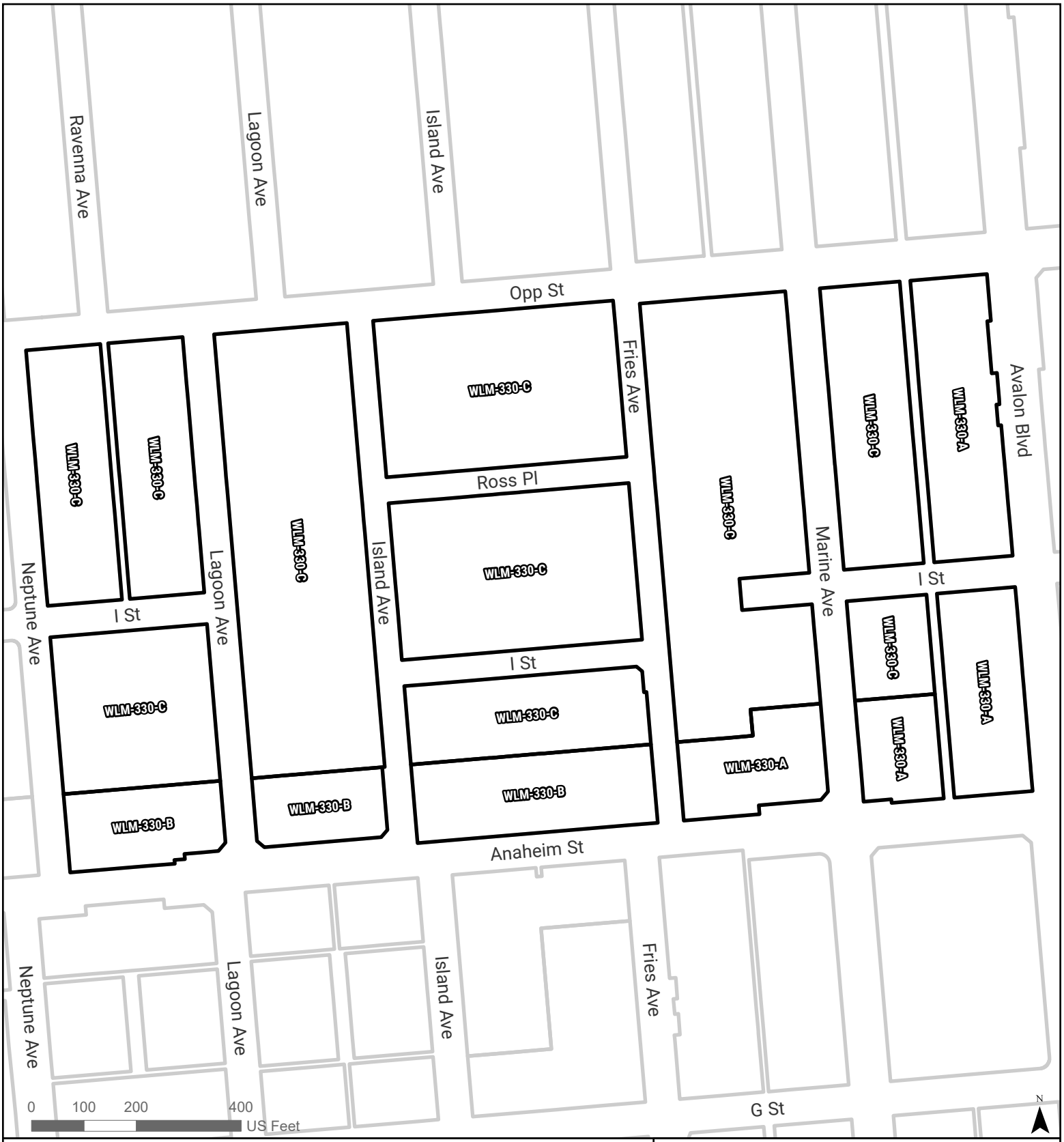
320

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-330-A, WLM-330-B, WLM-330-C

Section:

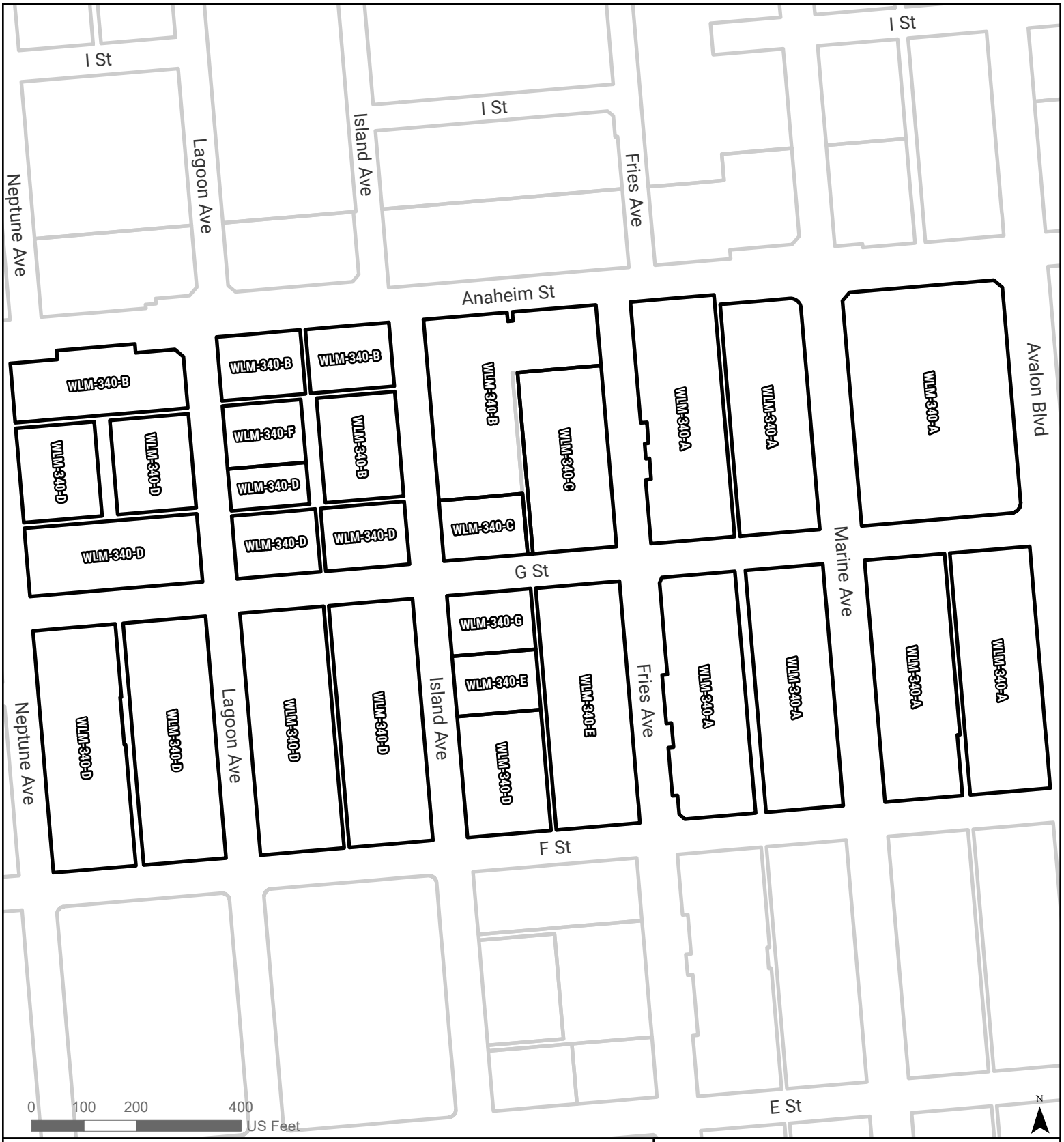
330

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-340-A, WLM-340-B, WLM-340-C, WLM-340-D, WLM-340-E, WLM-340-F, WLM-340-G

Section:

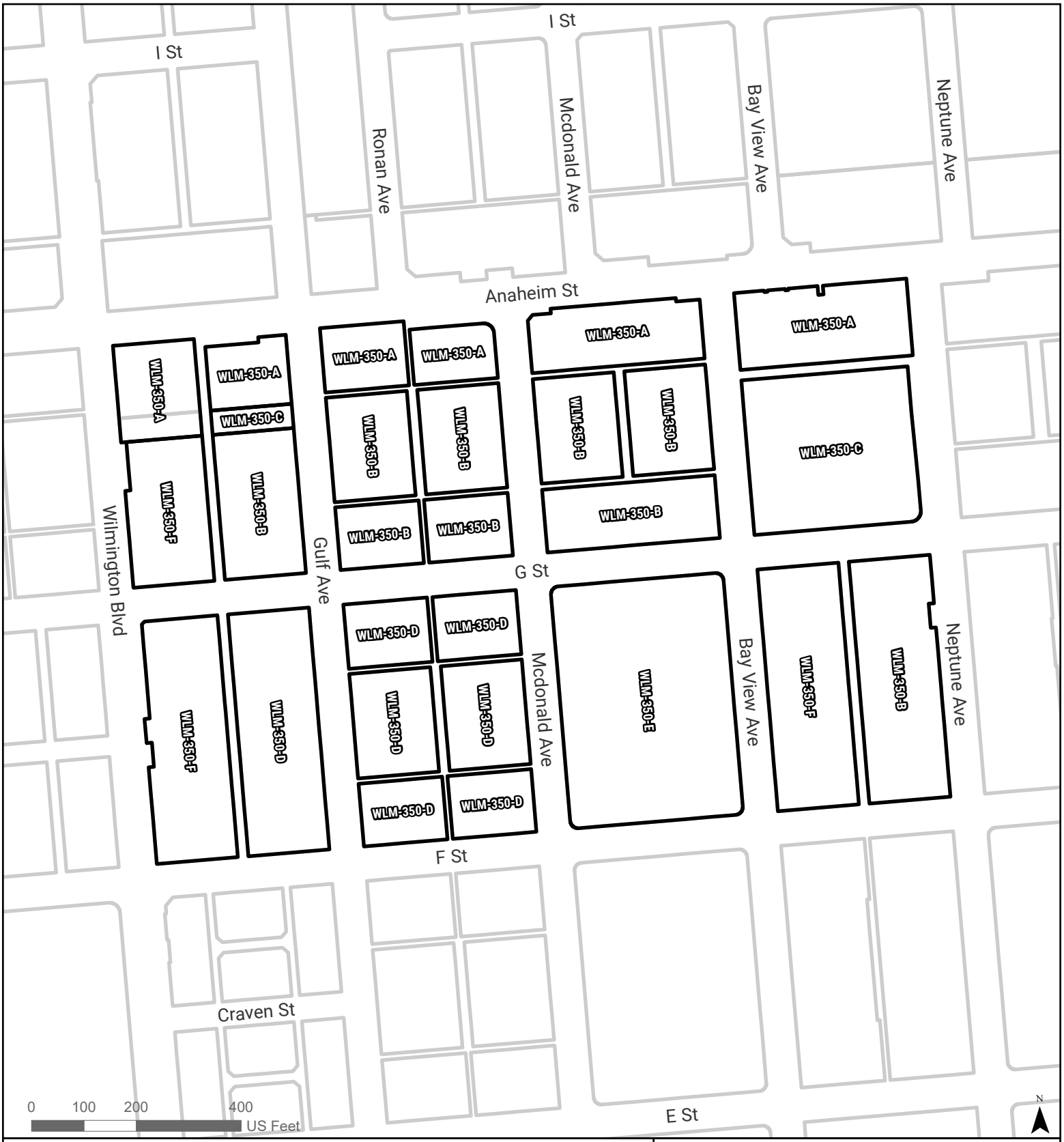
340

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-350-A, WLM-350-B, WLM-350-C, WLM-350-D, WLM-350-E, WLM-350-F

Section:

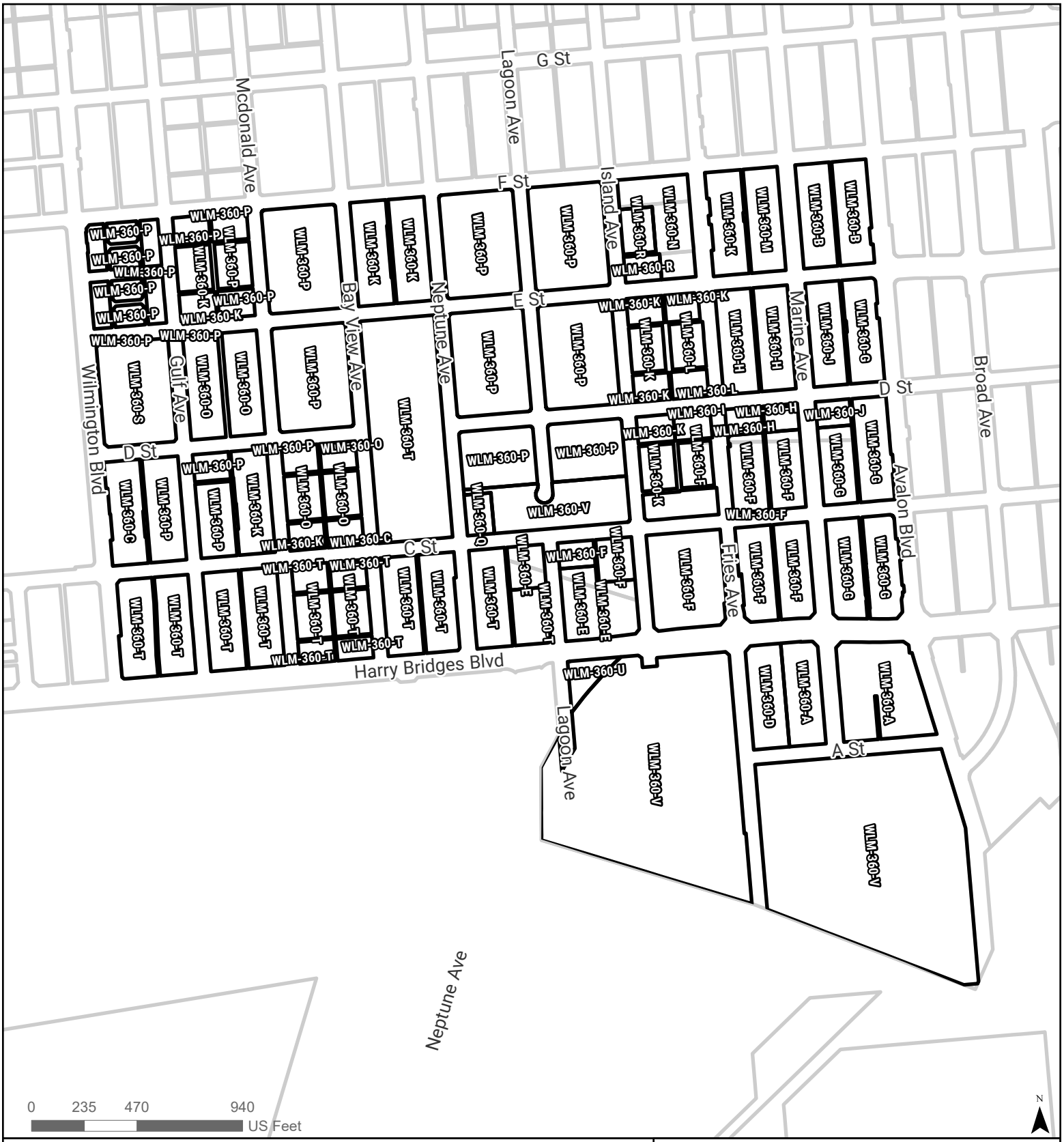
350

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-360-A, WLM-360-B, WLM-360-C, WLM-360-D, WLM-360-E, WLM-360-F, WLM-360-G, WLM-360-H, WLM-360-I, WLM-360-J, WLM-360-K, WLM-360-L, WLM-360-M, WLM-360-N, WLM-360-O, WLM-360-P, WLM-360-Q, WLM-360-R, WLM-360-S, WLM-360-T, WLM-360-U, WLM-360-V

Section:

360

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

GPLU MAP AMENDMENTS

SUBAREAS

WLM-370-A, WLM-370-B, WLM-370-C

Section:

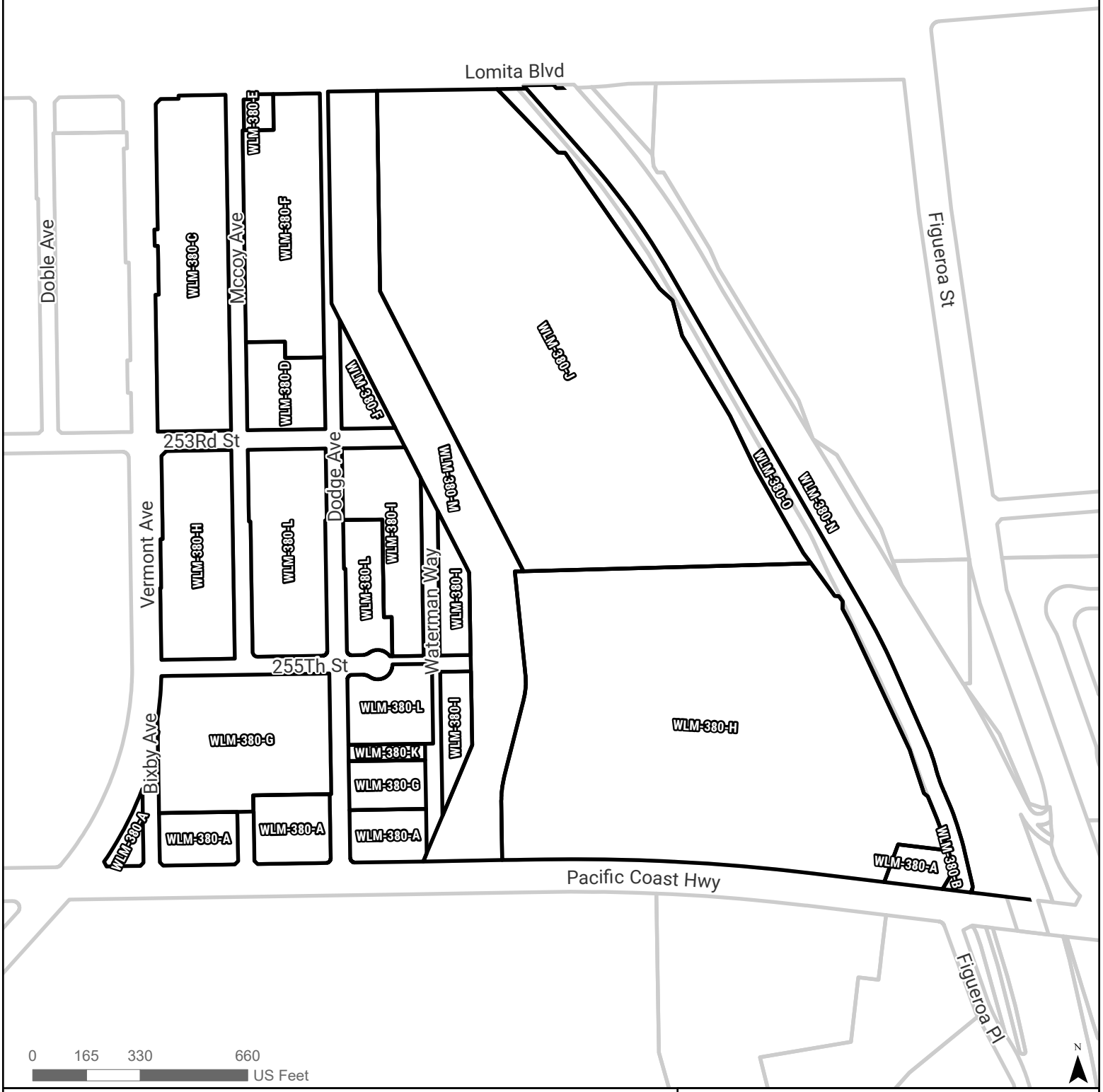
370

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-380-A, WLM-380-B, WLM-380-C, WLM-380-D, WLM-380-E, WLM-380-F, WLM-380-G, WLM-380-H, WLM-380-I, WLM-380-J, WLM-380-K, WLM-380-L, WLM-380-M, WLM-380-N, WLM-380-O

Section:

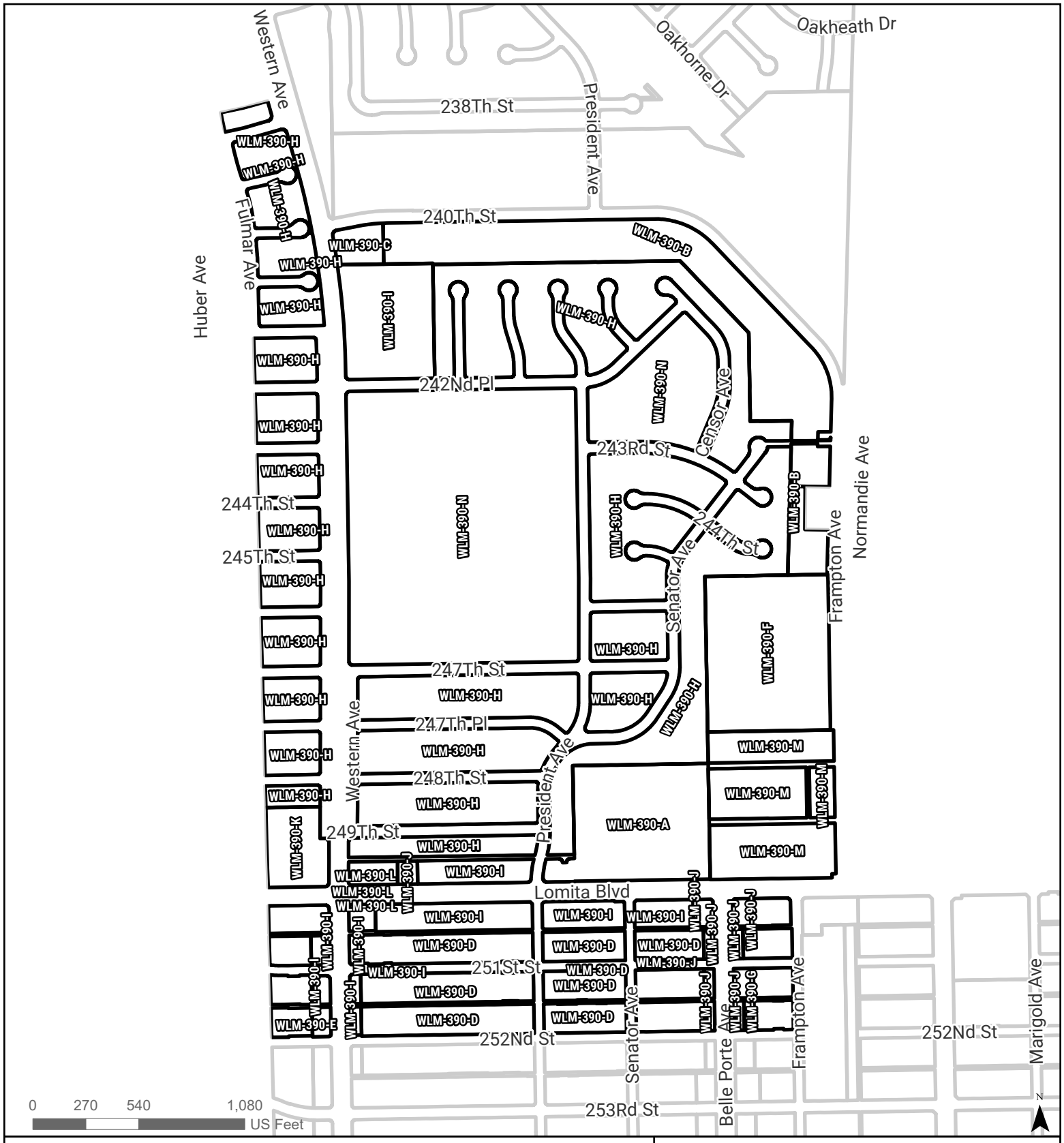
380

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-390-A, WLM-390-B, WLM-390-C, WLM-390-D, WLM-390-E, WLM-390-F, WLM-390-G, WLM-390-H, WLM-390-I, WLM-390-J, WLM-390-K, WLM-390-L, WLM-390-M, WLM-390-N

Section:

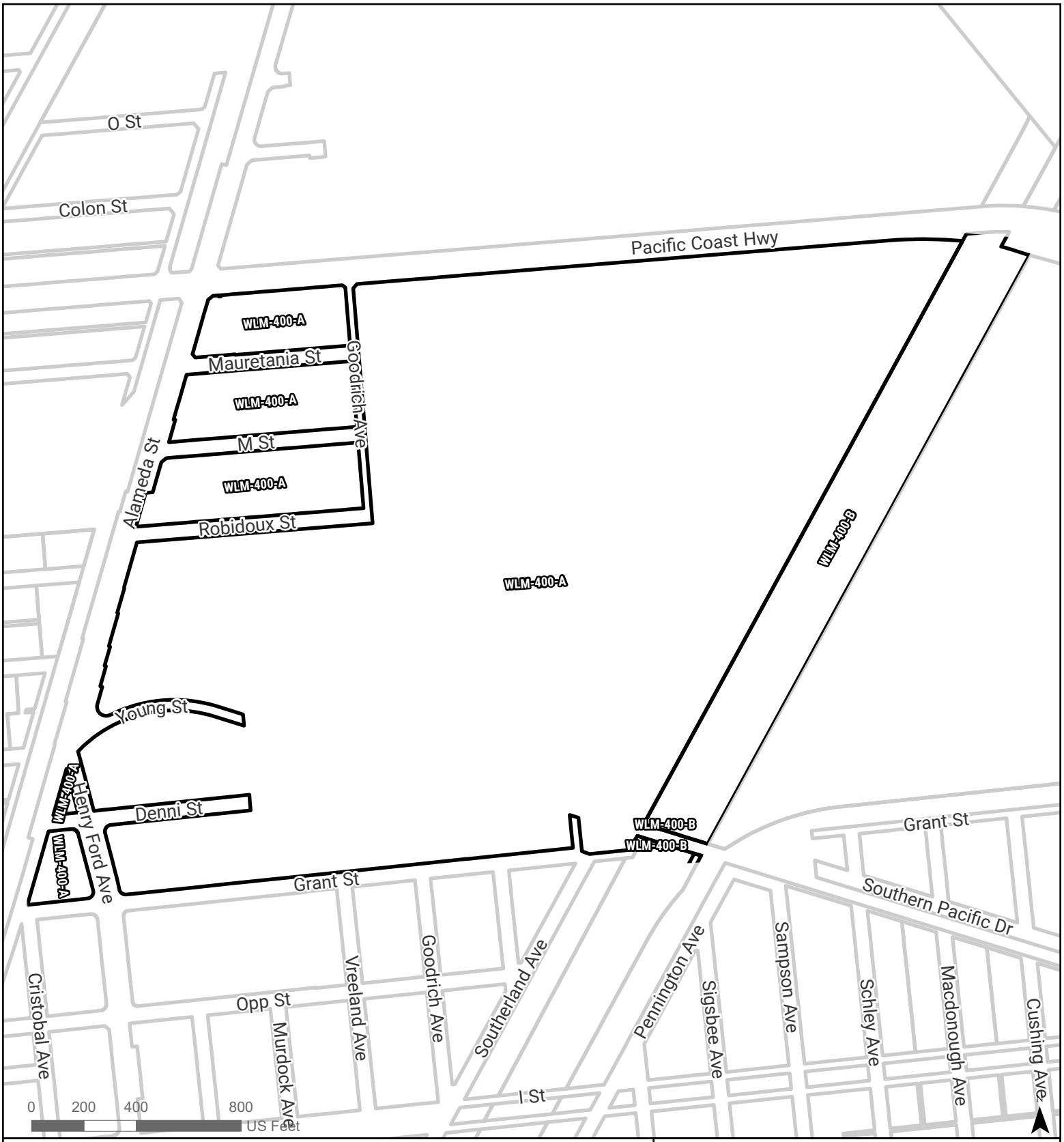
390

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-400-A, WLM-400-B

Section:

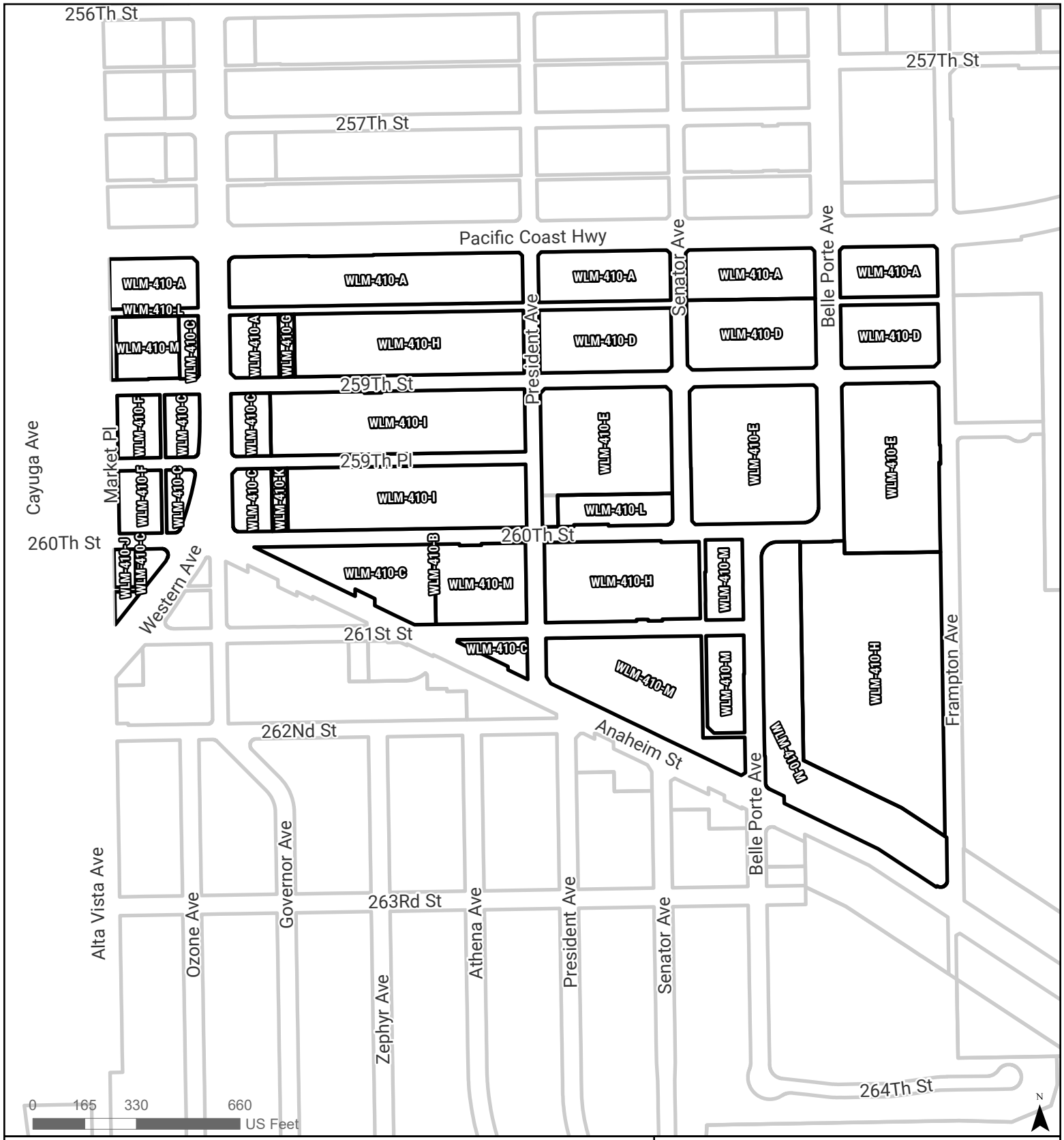
400

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-410-A, WLM-410-B, WLM-410-C, WLM-410-D, WLM-410-E, WLM-410-F, WLM-410-G, WLM-410-H, WLM-410-I, WLM-410-J, WLM-410-K, WLM-410-L, WLM-410-M

Section:

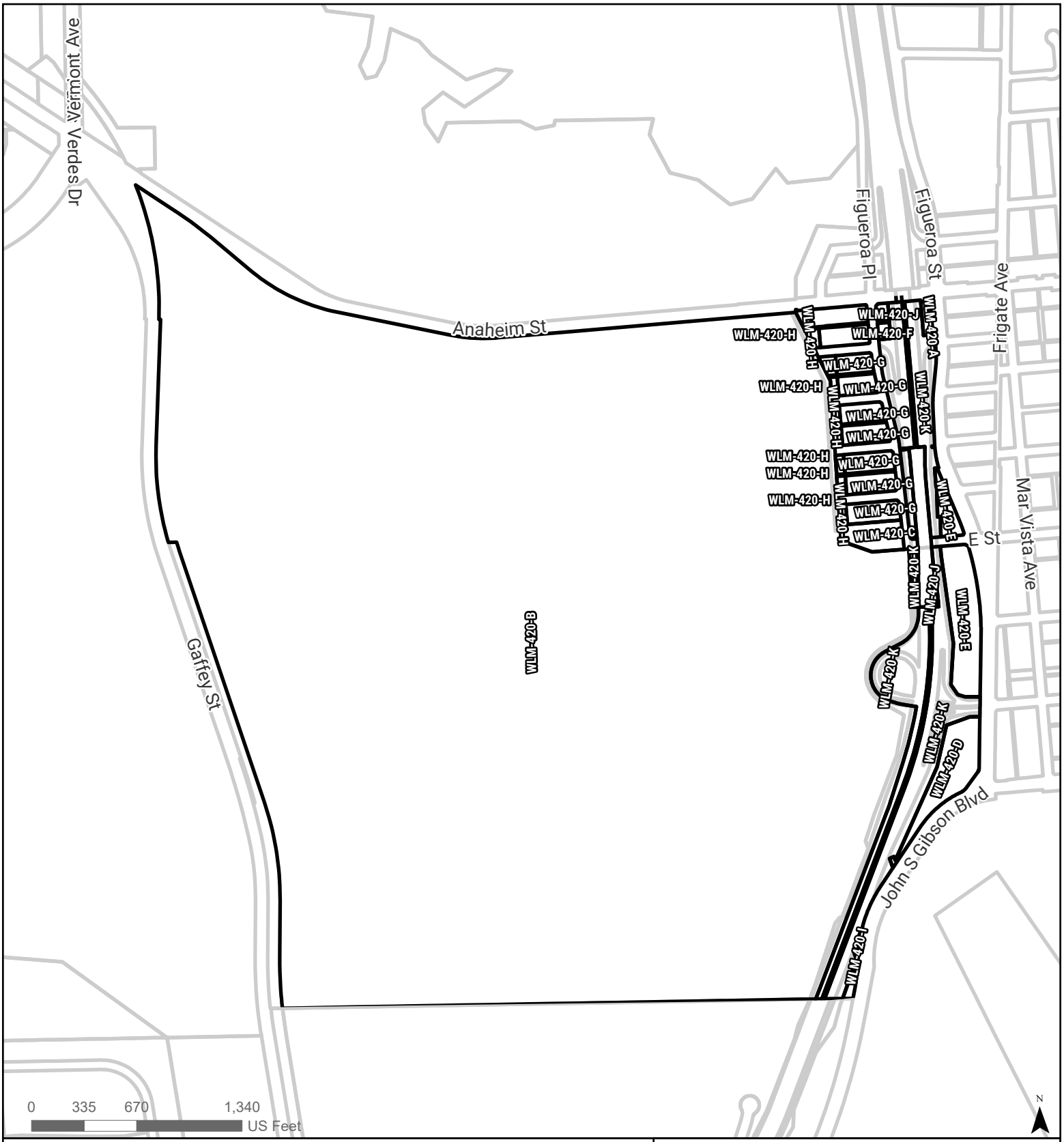
410

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-420-A, WLM-420-B, WLM-420-C, WLM-420-D, WLM-420-E, WLM-420-F, WLM-420-G, WLM-420-H, WLM-420-I, WLM-420-J, WLM-420-K

Section:

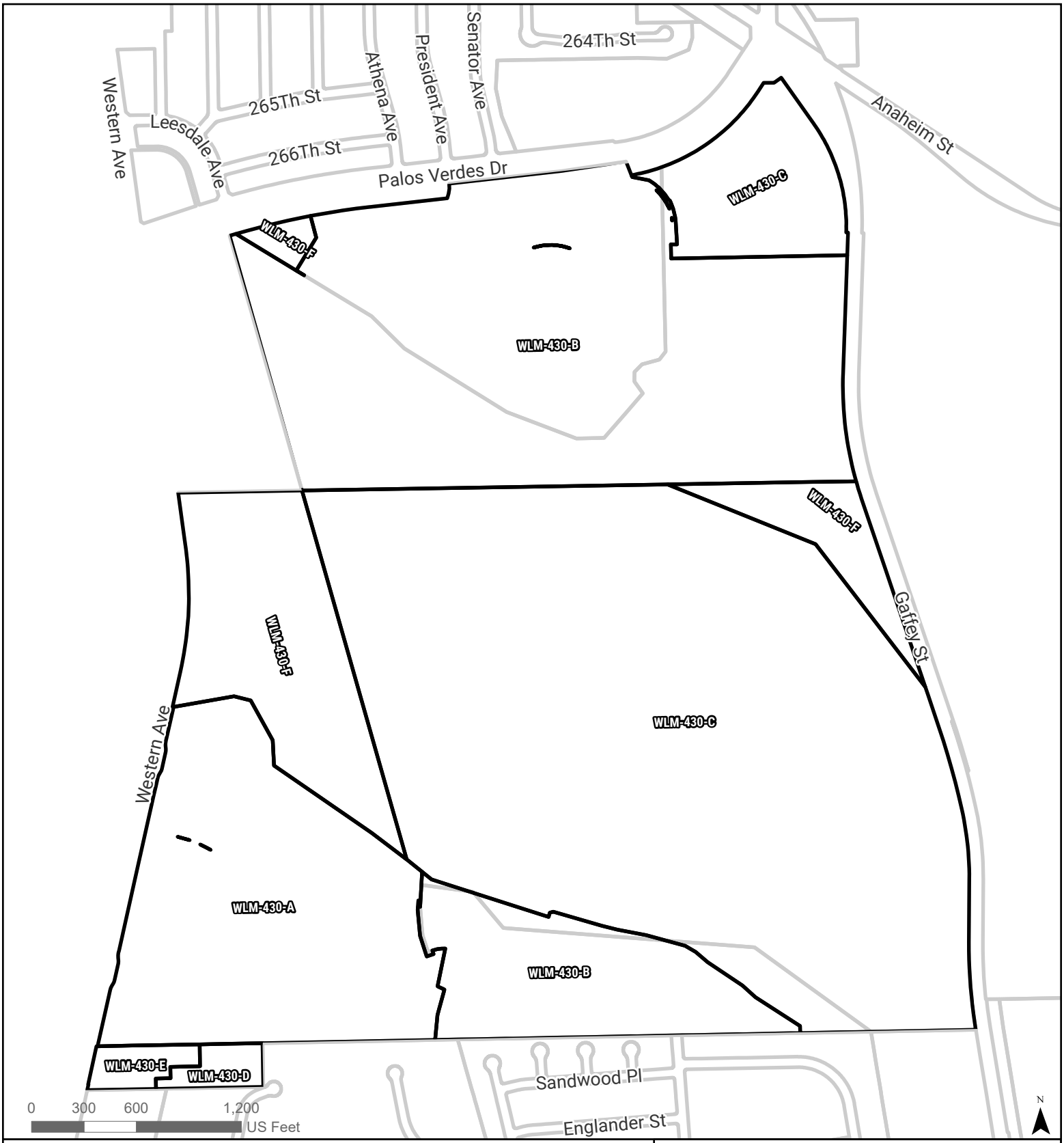
420

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



GPLU MAP AMENDMENTS

SUBAREAS

WLM-430-A, WLM-430-B, WLM-430-C, WLM-430-D, WLM-430-E, WLM-430-F

Section:

430

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

EXHIBIT A5

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-100-A	Heavy Manufacturing	Industrial
WLM-100-B	Open Space	Open Space
WLM-100-C	Public Facilities - Freeways	Public Facilities - Freeways
WLM-100-D	Public Facilities	Public Facilities - Freeways
WLM-110-A	Community Commercial	Light Industrial
WLM-110-B	Community Commercial	Neighborhood Center
WLM-110-C	Community Commercial	Villages
WLM-110-D	General Commercial	Neighborhood Center
WLM-110-E	Heavy Manufacturing	Industrial
WLM-110-F	Heavy Manufacturing	Light Industrial
WLM-110-G	Light Manufacturing	Hybrid Industrial
WLM-110-H	Light Manufacturing	Light Industrial
WLM-110-I	Light Manufacturing	Neighborhood Center
WLM-110-J	Light Manufacturing	Production
WLM-110-K	Limited Industrial	Villages
WLM-110-L	Low Medium I Residential	Hybrid Industrial

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-110-M	Low Medium I Residential	Low Medium Residential
WLM-110-N	Low Medium I Residential	Medium Neighborhood Residential
WLM-110-O	Low Medium I Residential	Medium Residential
WLM-110-P	Low Medium I Residential	Public Facilities
WLM-110-Q	Medium Residential	Medium Neighborhood Residential
WLM-110-R	Medium Residential	Medium Residential
WLM-110-S	Medium Residential	Neighborhood Center
WLM-110-T	Medium Residential	Villages
WLM-110-U	Open Space	Open Space
WLM-110-V	Public Facilities	Public Facilities
WLM-120-A	Heavy Manufacturing	Industrial
WLM-120-B	Heavy Manufacturing	Public Facilities - Freeways
WLM-120-C	Open Space	Open Space
WLM-120-D	Public Facilities - Freeways	Public Facilities - Freeways
WLM-120-E	Public Facilities	Public Facilities - Freeways
WLM-130-A	Heavy Manufacturing	Industrial

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-130-B	Public Facilities - Freeways	Public Facilities - Freeways
WLM-130-C	Public Facilities	Public Facilities - Freeways
WLM-140-A	Heavy Manufacturing	Industrial
WLM-140-B	Heavy Manufacturing	Open Space
WLM-140-C	Open Space	Open Space
WLM-150-A	General Commercial	Neighborhood Center
WLM-150-B	Heavy Manufacturing	Hybrid Industrial
WLM-150-C	Heavy Manufacturing	Industrial
WLM-150-D	Heavy Manufacturing	Light Industrial
WLM-150-E	Light Industrial	Light Industrial
WLM-150-F	Light Manufacturing	Hybrid Industrial
WLM-150-G	Light Manufacturing	Industrial
WLM-150-H	Light Manufacturing	Light Industrial
WLM-150-I	Limited Industrial	Hybrid Industrial
WLM-150-J	Limited Manufacturing	Light Industrial
WLM-150-K	Low Residential	Low Residential

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-150-L	Open Space	Open Space
WLM-160-A	Community Commercial	Community Center
WLM-160-B	Community Commercial	Low Medium Residential
WLM-160-C	Community Commercial	Medium Residential
WLM-160-D	General Commercial	Community Center
WLM-160-E	General Commercial	Neighborhood Center
WLM-160-F	Limited Manufacturing	Neighborhood Center
WLM-160-G	Low Medium II Residential	Low Medium Residential
WLM-160-H	Medium Residential	Medium Residential
WLM-170-A	General Commercial	Community Center
WLM-170-B	General Commercial	Medium Neighborhood Residential
WLM-170-C	General Commercial	Neighborhood Center
WLM-170-D	Low Medium II Residential	Low Medium Residential
WLM-170-E	Low Residential	Low Residential
WLM-170-F	Medium Residential	Community Center
WLM-170-G	Medium Residential	Medium Residential

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-170-H	Open Space	Open Space
WLM-170-I	Public Facilities - Freeways	Public Facilities - Freeways
WLM-170-J	Public Facilities	Open Space
WLM-170-K	Public Facilities	Public Facilities
WLM-170-L	Public Facilities	Public Facilities - Freeways
WLM-180-A	General Commercial	Neighborhood Center
WLM-180-B	Limited Manufacturing	Hybrid Industrial
WLM-180-C	Limited Manufacturing	Light Industrial
WLM-180-D	Limited Manufacturing	Neighborhood Center
WLM-180-E	Low Medium II Residential	Low Medium Residential
WLM-180-F	Medium Residential	Medium Residential
WLM-180-G	Public Facilities	Public Facilities
WLM-190-A	General Commercial	Medium Residential
WLM-190-B	General Commercial	Neighborhood Center
WLM-190-C	Limited Manufacturing	Light Industrial
WLM-190-D	Limited Manufacturing	Low Residential

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-190-E	Low Residential	Low Residential
WLM-190-F	Medium Residential	Low Residential
WLM-190-G	Medium Residential	Medium Residential
WLM-200-A	General Commercial	Neighborhood Center
WLM-200-B	Low Medium I Residential	Low Medium Residential
WLM-200-C	Low Residential	Low Medium Residential
WLM-200-D	Low Residential	Low Residential
WLM-200-E	Low Residential	Neighborhood Center
WLM-200-F	Low Residential	Public Facilities
WLM-200-G	Medium Residential	Medium Residential
WLM-210-A	Community Commercial	Community Center
WLM-210-B	General Commercial	Neighborhood Center
WLM-210-C	Limited Manufacturing	Hybrid Industrial
WLM-210-D	Limited Manufacturing	Neighborhood Center
WLM-210-E	Low Medium II Residential	Hybrid Industrial
WLM-210-F	Low Medium II Residential	Low Medium Residential

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-210-G	Low Residential	Low Medium Residential
WLM-210-H	Low Residential	Low Residential
WLM-210-I	Low Residential	Neighborhood Center
WLM-210-J	Medium Residential	Medium Residential
WLM-210-K	Medium Residential	Neighborhood Center
WLM-210-L	Neighborhood Office Commercial	Neighborhood Center
WLM-220-A	General Commercial	Community Center
WLM-220-B	Low Medium I Residential	Low Medium Residential
WLM-220-C	Low Medium I Residential	Medium Neighborhood Residential
WLM-220-D	Low Medium I Residential	Medium Residential
WLM-220-E	Low Medium II Residential	Low Medium Residential
WLM-220-F	Low Medium II Residential	Medium Residential
WLM-220-G	Low Medium II Residential	Neighborhood Center
WLM-220-H	Low Medium II Residential	Public Facilities
WLM-220-I	Low Medium Residential	Low Medium Residential
WLM-220-J	Low Medium Residential	Medium Neighborhood Residential

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-220-K	Low Medium Residential	Medium Residential
WLM-220-L	Medium Residential	Community Center
WLM-220-M	Medium Residential	Low Medium Residential
WLM-220-N	Medium Residential	Medium Neighborhood Residential
WLM-220-O	Medium Residential	Medium Residential
WLM-220-P	Medium Residential	Neighborhood Center
WLM-220-Q	Public Facilities	Public Facilities
WLM-230-A	General Commercial	Neighborhood Center
WLM-230-B	General Commercial	Public Facilities
WLM-230-C	Low Medium I Residential	Hybrid Industrial
WLM-230-D	Low Medium I Residential	Low Medium Residential
WLM-230-E	Low Residential	Low Residential
WLM-230-F	Low Residential	Neighborhood Center
WLM-230-G	Low Residential	Public Facilities
WLM-230-H	Neighborhood Commercial	Neighborhood Center
WLM-230-I	Neighborhood Commercial	Public Facilities

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-230-J	Open Space	Open Space
WLM-240-A	Community Commercial	Neighborhood Center
WLM-240-B	Community Commercial	Villages
WLM-240-C	General Commercial	Neighborhood Center
WLM-240-D	Low Medium II Residential	Low Medium Residential
WLM-240-E	Low Medium II Residential	Public Facilities
WLM-240-F	Low Residential	Low Medium Residential
WLM-240-G	Low Residential	Low Residential
WLM-240-H	Medium Residential	Medium Residential
WLM-240-I	Neighborhood Commercial	Neighborhood Center
WLM-240-J	Public Facilities	Public Facilities
WLM-250-A	General Commercial	Neighborhood Center
WLM-250-B	Low Medium II Residential	Low Medium Residential
WLM-250-C	Low Residential	Low Medium Residential
WLM-250-D	Low Residential	Low Residential
WLM-250-E	Public Facilities	Public Facilities

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-260-A	General Commercial	Neighborhood Center
WLM-260-B	Low Medium II Residential	Low Neighborhood Residential
WLM-260-C	Low Medium II Residential	Neighborhood Center
WLM-260-D	Low Residential	Low Residential
WLM-260-E	Low Residential	Neighborhood Center
WLM-260-F	Neighborhood Commercial	Neighborhood Center
WLM-260-G	Public Facilities	Low Residential
WLM-260-H	Public Facilities	Public Facilities
WLM-270-A	General Commercial	Community Center
WLM-270-B	General Commercial	Low Residential
WLM-270-C	General Commercial	Neighborhood Center
WLM-270-D	Low Residential	Community Center
WLM-270-E	Low Residential	Low Medium Residential
WLM-270-F	Low Residential	Low Neighborhood Residential
WLM-270-G	Low Residential	Low Residential
WLM-270-H	Public Facilities - Freeways	Public Facilities - Freeways

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-270-I	Public Facilities	Hybrid Industrial
WLM-270-J	Public Facilities	Public Facilities - Freeways
WLM-280-A	General Commercial	Neighborhood Center
WLM-280-B	Limited Manufacturing	Light Industrial
WLM-280-C	Low Medium I Residential	Low Medium Residential
WLM-280-D	Low Medium II Residential	Low Medium Residential
WLM-280-E	Low Residential	Low Residential
WLM-280-F	Low Residential	Neighborhood Center
WLM-280-G	Public Facilities	Low Residential
WLM-280-H	Public Facilities	Public Facilities
WLM-290-A	Community Commercial	Villages
WLM-290-B	Low Medium I Residential	Low Medium Residential
WLM-290-C	Low Medium II Residential	Low Medium Residential
WLM-290-D	Low Residential	Low Medium Residential
WLM-290-E	Low Residential	Low Residential
WLM-290-F	Low Residential	Open Space

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-290-G	Low Residential	Public Facilities
WLM-290-H	Neighborhood Commercial	Neighborhood Center
WLM-290-I	Open Space	Open Space
WLM-300-A	General Commercial	Neighborhood Center
WLM-300-B	Light Industrial	Neighborhood Center
WLM-300-C	Light Manufacturing	Hybrid Industrial
WLM-300-D	Light Manufacturing	Light Industrial
WLM-300-E	Light Manufacturing	Public Facilities
WLM-300-F	Limited Industrial	Hybrid Industrial
WLM-300-G	Low Medium I Residential	Hybrid Industrial
WLM-300-H	Low Medium I Residential	Low Medium Residential
WLM-300-I	Low Residential	Low Medium Residential
WLM-300-J	Low Residential	Low Neighborhood Residential
WLM-300-K	Low Residential	Low Residential
WLM-300-L	Low Residential	Open Space
WLM-300-M	Open Space	Open Space

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-300-N	Public Facilities	Public Facilities
WLM-310-A	General Commercial	Community Center
WLM-310-B	General Commercial	Neighborhood Center
WLM-310-C	Low Medium II Residential	Low Neighborhood Residential
WLM-310-D	Low Medium II Residential	Neighborhood Center
WLM-310-E	Low Residential	Hybrid Industrial
WLM-310-F	Low Residential	Low Neighborhood Residential
WLM-310-G	Low Residential	Low Residential
WLM-310-H	Low Residential	Neighborhood Center
WLM-310-I	Neighborhood Commercial	Neighborhood Center
WLM-310-J	Public Facilities - Freeways	Public Facilities - Freeways
WLM-310-K	Public Facilities	Public Facilities
WLM-310-L	Public Facilities	Public Facilities - Freeways
WLM-320-A	General Commercial	Neighborhood Center
WLM-320-B	Light Manufacturing	Hybrid Industrial
WLM-320-C	Low Medium II Residential	Low Medium Residential

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-320-D	Low Medium II Residential	Neighborhood Center
WLM-320-E	Low Residential	Compact Residential
WLM-320-F	Low Residential	Low Medium Residential
WLM-320-G	Low Residential	Low Residential
WLM-320-H	Low Residential	Neighborhood Center
WLM-320-I	Low Residential	Public Facilities
WLM-320-J	Medium Residential	Medium Residential
WLM-320-K	Neighborhood Commercial	Neighborhood Center
WLM-320-L	Neighborhood Office Commercial	Neighborhood Center
WLM-320-M	Open Space	Open Space
WLM-320-N	Public Facilities	Public Facilities
WLM-330-A	Community Commercial	Villages
WLM-330-B	General Commercial	Neighborhood Center
WLM-330-C	Low Medium II Residential	Low Medium Residential
WLM-340-A	Community Commercial	Villages
WLM-340-B	General Commercial	Neighborhood Center

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-340-C	Limited Manufacturing	Neighborhood Center
WLM-340-D	Low Medium II Residential	Low Medium Residential
WLM-340-E	Low Medium II Residential	Low Neighborhood Residential
WLM-340-F	Low Medium II Residential	Neighborhood Center
WLM-340-G	Low Medium II Residential	Public Facilities
WLM-350-A	General Commercial	Neighborhood Center
WLM-350-B	Low Medium II Residential	Low Medium Residential
WLM-350-C	Low Medium II Residential	Neighborhood Center
WLM-350-D	Low Residential	Low Medium Residential
WLM-350-E	Low Residential	Low Residential
WLM-350-F	Medium Residential	Medium Residential
WLM-360-A	Community Commercial	Neighborhood Center
WLM-360-B	Community Commercial	Villages
WLM-360-C	General Commercial	Neighborhood Center
WLM-360-D	Heavy Manufacturing	Public Facilities
WLM-360-E	Light Manufacturing	Hybrid Industrial

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-360-F	Limited Industrial	Hybrid Industrial
WLM-360-G	Limited Industrial	Villages
WLM-360-H	Limited Manufacturing	Hybrid Industrial
WLM-360-I	Limited Manufacturing	Low Medium Residential
WLM-360-J	Limited Manufacturing	Villages
WLM-360-K	Low Medium II Residential	Low Medium Residential
WLM-360-L	Low Medium II Residential	Low Neighborhood Residential
WLM-360-M	Low Medium II Residential	Neighborhood Center
WLM-360-N	Low Medium II Residential	Public Facilities
WLM-360-O	Low Residential	Low Medium Residential
WLM-360-P	Low Residential	Low Residential
WLM-360-Q	Low Residential	Neighborhood Center
WLM-360-R	Low Residential	Public Facilities
WLM-360-S	Medium Residential	Medium Residential
WLM-360-T	Open Space	Open Space
WLM-360-U	Public Facilities	Hybrid Industrial

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-360-V	Public Facilities	Public Facilities
WLM-370-A	General Commercial	Neighborhood Center
WLM-370-B	Low Medium II Residential	Low Medium Residential
WLM-370-C	Low Medium II Residential	Neighborhood Center
WLM-380-A	General Commercial	Community Center
WLM-380-B	General Commercial	Public Facilities - Freeways
WLM-380-C	Limited Manufacturing	Community Center
WLM-380-D	Limited Manufacturing	Hybrid Industrial
WLM-380-E	Limited Manufacturing	Neighborhood Center
WLM-380-F	Limited Manufacturing	Open Space
WLM-380-G	Low Medium II Residential	Community Center
WLM-380-H	Low Medium II Residential	Low Medium Residential
WLM-380-I	Low Medium II Residential	Open Space
WLM-380-J	Low Residential	Low Residential
WLM-380-K	Medium Residential	Community Center
WLM-380-L	Medium Residential	Medium Residential

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-380-M	Open Space	Open Space
WLM-380-N	Public Facilities - Freeways	Public Facilities - Freeways
WLM-380-O	Public Facilities	Public Facilities - Freeways
WLM-390-A	General Commercial	Neighborhood Center
WLM-390-B	Limited Manufacturing	Light Industrial
WLM-390-C	Limited Manufacturing	Public Facilities
WLM-390-D	Low Medium I Residential	Low Medium Residential
WLM-390-E	Low Medium I Residential	Low Neighborhood Residential
WLM-390-F	Low Medium II Residential	Low Medium Residential
WLM-390-G	Low Medium II Residential	Neighborhood Center
WLM-390-H	Low Residential	Low Residential
WLM-390-I	Medium Residential	Medium Residential
WLM-390-J	Medium Residential	Neighborhood Center
WLM-390-K	Neighborhood Commercial	Community Center
WLM-390-L	Neighborhood Commercial	Neighborhood Center
WLM-390-M	Open Space	Open Space

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-390-N	Public Facilities	Public Facilities
WLM-400-A	Heavy Manufacturing	Industrial
WLM-400-B	Open Space	Open Space
WLM-410-A	General Commercial	Community Center
WLM-410-B	General Commercial	Medium Residential
WLM-410-C	General Commercial	Neighborhood Center
WLM-410-D	Limited Manufacturing	Community Center
WLM-410-E	Limited Manufacturing	Hybrid Industrial
WLM-410-F	Low Medium I Residential	Low Medium Residential
WLM-410-G	Low Medium II Residential	Community Center
WLM-410-H	Low Medium II Residential	Low Medium Residential
WLM-410-I	Low Residential	Low Medium Residential
WLM-410-J	Low Residential	Low Residential
WLM-410-K	Low Residential	Neighborhood Center
WLM-410-L	Medium Residential	Low Medium Residential
WLM-410-M	Medium Residential	Medium Residential

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-420-A	General Commercial	Neighborhood Center
WLM-420-B	Heavy Manufacturing	Industrial
WLM-420-C	Heavy Manufacturing	Light Industrial
WLM-420-D	Light Manufacturing	Light Industrial
WLM-420-E	Limited Manufacturing	Light Industrial
WLM-420-F	Low Medium II Residential	Low Medium Residential
WLM-420-G	Low Residential	Low Residential
WLM-420-H	Low Residential	Public Facilities
WLM-420-I	Non-Hazard Industrial and Commercial	Industrial
WLM-420-J	Public Facilities - Freeways	Public Facilities - Freeways
WLM-420-K	Public Facilities	Public Facilities - Freeways
WLM-430-A	Low Medium II Residential	Low Medium Residential
WLM-430-B	Low Residential	Low Neighborhood Residential
WLM-430-C	Low Residential	Open Space
WLM-430-D	Medium Residential	Medium Residential
WLM-430-E	Neighborhood Commercial	Neighborhood Center

Wilmington - Harbor City - Community Plan Update General Plan Land Use Change Matrix

Subarea ID	Existing GPLU	Proposed GPLU
WLM-430-F	Open Space	Open Space

EXHIBIT A6:

General Plan Framework Amendments

Harbor Los Angeles Community Plans
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)

For consideration by the City Planning Commission

February 8, 2024

Amendments to the Framework Element are denoted in a tracked change format. New text is underlined and bolded, while modified existing text or deleted text is indicated by a strikethrough. The Framework Element is amended as follows:

1. Add the following Appendix A to the Framework Element:

Appendix A: LAMC Chapter 1A Land Use Designations Table

This appendix establishes new land use designations and describes the relationship between the Framework Element, the new land use designations, and the new Citywide Zoning Ordinance, codified at Chapter 1A of the Los Angeles Municipal Code.

General Plan Land Use Designation Descriptions

Regional Center

Regional Center areas function as hubs of regional commerce and activity, and are usually located near major transportation hubs or along major transportation corridors. The building form ranges from Mid Rise to High Rise, active shopfronts along active streets. Regional Centers typically provide a significant number of jobs, in addition to residential, retail, government, entertainment and cultural facilities, and health facilities on a regional scale. The residential density generally ranges from 1 unit per 400 square feet of lot area to 1 unit per 200 square feet of lot area; residential density may also be limited by floor area

Community Center

Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs. The building form is Low Rise. The use range is broad and may include commercial, residential, institutional facilities, cultural and entertainment facilities, and neighborhood-serving uses. The residential density ~~**allowed is**~~ **generally ranges from 1 unit per 800 square feet of lot are to** 1 unit per 400 square feet of lot area.

Villages

Villages are characterized by walkable and fine-grained block patterns that serve as historic and cultural regional niche market destinations. The building form ~~**is**~~ **ranges from** Low-Rise to Mid-Rise. Commercial uses, such as restaurants, retail, services, and small offices may be interspersed with a range of housing types; commercial uses on the ground

floor help promote a pedestrian atmosphere. Adaptive reuse of historic buildings and infill development is responsive to the historic and cultural legacy of these areas. The residential density ~~**is**~~ **generally ranges from 1,200 square feet of lot area to being** limited by floor area.

Neighborhood Center

Neighborhood Center areas are focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees. The building form ~~**is**~~ **ranges from** Low Rise **to Mid Rise** and is characterized by pedestrian-scale commercial development. Uses generally include a mix of residential and commercial uses, such as local businesses and services. The residential density generally ranges from 1 unit per ~~**8**~~**1,2**00 square feet of lot area to 1 unit per 400 square feet of lot area.

Medium Neighborhood Residential

Medium Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form ranges from Very Low Rise to Low Rise, and buildings are typically oriented toward the street. The residential density ranges from 1 unit per ~~**8**~~**1,0**00 square feet of lot area to ~~**1 unit per 600 square feet of lot**~~ **being limited by floor** area.

Medium Residential

Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers. The building form ~~**is**~~ **ranges from** Very Low Rise **to Low Rise**. Supportive institutional uses may also be provided in certain Residential Use Districts. The residential density ~~**allowed**~~ **generally ranges from 1,000 square feet of lot are to** ~~**is**~~ 1 unit per 800 square feet of lot area.

Low Neighborhood Residential

Low Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. The building form is Very Low Rise and buildings are typically oriented towards the street. The residential density generally ranges from 2 units per lot to 1 unit per 1,**0**~~**5**~~00 square feet of lot area.

Low Medium Residential

Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small

scale apartments, generally near neighborhood-serving uses. The building form ~~is~~ **ranges from House Scale to** ~~Very~~ Low Rise. The residential density generally ranges from 2 units per lot to 1 unit per 1,~~5~~**0**00 square feet of lot area.

Low Residential

Low Residential areas provide single unit housing, typically set away from centers of activity. The building form ~~is~~ **ranges from House Scale to** ~~Very~~ Low Rise. The minimum size of each lot is ~~5~~**4**,000 square feet and residential density is limited to one unit per lot.

Compact Residential

Compact Residential areas are predominantly pedestrian-scale residential neighborhoods with compact lots and blocks, but corner lots may contain neighborhood-scaled shops and amenities that provide local services. The building form is **House Scale** ~~**Very Low Rise.**~~ The minimum size of each lot typically ranges from 3,000 square feet to 5,000 square feet. The residential density generally ranges from 1 unit per lot to 4 units per lot.

Hybrid Industrial

Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. The building form ranges from Low-Rise to Mid-Rise. Uses include light industrial, commercial, and office, with selective live/work uses. The residential density generally **ranges from 1 unit per 1,500 square feet of lot area** to ~~is~~ limited by floor area.

Light Industrial

Light Industrial areas preserve and sustain industrial activity while serving as a jobs base. The building form ~~is~~ **ranges from** Very-Low Rise **to Low Rise** and the site layout typically varies to accommodate a range of industries. Uses include manufacturing, warehouse and distribution, research and development, office, and limited commercial. Housing is generally not permitted in Light Industrial areas, but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.

Markets

Markets are bustling centers of commercial activity, each with its own mini-economy of specialized commercial uses, including wholesale. The building form generally ranges from **Low** ~~**Mid**~~ Rise to Moderate-Rise. Adaptive-reuse and rehabilitation of structures and warehouses maintain the built environment and support sustainable development. Uses

also include retail, limited housing, and goods movement activities. The residential density is limited by floor area.

Industrial

Industrial areas are centers of industrial activity while serving as a regional jobs base. The building form is Very-Low Rise **to Low Rise.** Site layout and development in these areas are flexible to accommodate a range of vehicles, equipment, and industries. Uses include office, warehouse, distribution, heavy manufacturing, recycling and waste transfer, utilities, and mining. The Industrial designation does not allow residential uses.

Public Facilities

Public Facilities areas serve as centers of life, promoting governmental, institutional, and cultural functions. These areas provide for the use and development of land typically owned by government agencies. The building form ~~is~~ **generally ranges from** House Scale ~~Very-Low Rise~~ to ~~Low Rise~~ **Mid Rise,** with a variety of site layouts and flexible building designs that support civic activity and an active public realm. Uses may include government offices, libraries, schools, service systems and housing. In areas where housing is permitted, the density is limited by floor area.

Relationship of Framework Element and New Land Use Designations

The General Plan Framework summarizes key land use issues and identifies opportunities. The Long-Range Land Use Diagram (General Plan Framework, Figures 3-1 through 3-4) depicts where land use categories are appropriate, and broadly identifies what intensities and densities, heights, and general uses are contained within those categories. This Appendix expands on existing land use categories and introduces new Land Use categories, creating Land Use Designations to guide and correspond to the City's New Zoning Code adopted through Chapter 1A of the Los Angeles Municipal Code (LAMC). The Land Use Designations in Appendix A and the City's New Zoning Code will implement the objectives and policies of the Framework Element, including but not limited to 3.1.5, 3.2.1, 3.2.2, 3.2.4, 3.4, and 3.4.1, 3.4.3, by creating a more flexible and refined zoning tools and land use categories that will better allow amendments to community plans to create categories that reflect local conditions, parcel characteristics and public input, and facilitate the local communities identification of uses, densities and design characteristics for development and public streetscape; will help provide a pattern of development consisting of distinct districts, centers boulevards and neighborhoods that are differentiated by their functional role, scale and character; establish patterns and types of development that improve the integration of housing

with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations; and establish incentives for the accommodation of growth and development in the districts, centers and mixed-use boulevards targeted for growth.

Land Use Designations are introduced in Appendix A to differentiate those areas in the city that have adopted and implemented Chapter 1A of the LAMC and those that have not. These Land Use Designations shall only be for use and reference for properties where zoning districts established in LAMC Chapter 1A are adopted and implemented. This includes the following Community Plan or Specific Plan Areas:

- Downtown Community Plan Area
- Boyle Heights Community Plan Area
- Harbor Gateway Community Plan Area
- Wilmington-Harbor City Community Plan Area

The Appendix 1A Land Use Designations and LAMC Chapter 1A zoning standards shall be used in updates to community plans consistent with the Framework Element objectives and policies, including those found in Chapter 3. For purposes of Tables 3-3, 3-5, 3-9, and their associated policies, the following Appendix A Land Use Designations shall be consistent with the "Land Use Designations" in those tables. However, the appropriate uses and intensities for the Framework Element Land Use Categories is not limited to the Appendix A Land Use Designations identified in the table below under the "Land Use Designation" column, but shall be determined at the time of a Community Plan update consistent with the Framework Element's intent to be a guiding document.

Zoning Correspondence

The new land use designations are implemented through the Zoning Code, codified at Chapter 1A of the LAMC. The Zoning Code establishes Form Districts, Use Districts, and Density Districts. The following summarizes the general use, form, and density district correspondence for the Land Use designations which should guide Community Plan Updates. Specific floor area ratio, height, and density allowances are determined through the Community Plan update process.

Form Districts established in LAMC Chapter 1A Article 2 are organized into the following categories: High-Rise, Moderate-Rise, Mid-Rise, Low-Rise, Very Low-Rise, House, Estate, and Rural Form Districts. Within each category, there may be various individual Form Districts with unique limitations, including but not limited to FAR and Height Limits. The tables below provide guidance for the categories of Form Districts that correspond to each General Plan Land Use Designation. For more details on the Form District structure, see LAMC Chapter 1A Sec. 2A.1.5.

Use Districts established in LAMC Chapter 1A Article 5 are organized into the following categories: Open Space, Agricultural, Residential, Residential-Mixed, Commercial-Mixed, Commercial, Industrial-Mixed, Industrial, and Public Use Districts. Within each category, there may be various individual Use Districts with unique limitations and regulations, including but not limited to permitted uses and operating standards. The tables below provide guidance for the categories of Use Districts that correspond to each General Plan Land Use Designation.

Density Districts established in LAMC Chapter 1A Article 6 regulate the number of household living units or group living units that are permitted on a lot. The tables below provide guidance for the categories of Density Districts that correspond to each General Plan Land Use Designation.

When using LAMC Chapter 1A, refer to the following Table 3-6a in place of Framework Element Table 3-6.

Table 3-6a Framework Land Use Category: Regional Centers (Implements Policy 3.10.1)

Appendix A General Plan Land Use Designation	**Corresponding Form Districts**	**Corresponding Use Districts**	**Corresponding Density Districts**
Regional Center	Mid-Rise	Commercial Mixed	4

When using LAMC Chapter 1A, refer to the following Table 3-5a in place of Framework Element Table 3-5.

Table 3-5a Framework Land Use Category: Community Centers (Implements Policy 3.9.1)

Appendix A General Plan Land Use Designation	**Corresponding Form Districts**	**Corresponding Use Districts**	**Corresponding Density Districts**
Community Center	Moderate-Rise, Mid-Rise, Low-Rise	Commercial-Mixed	FA, 4, 8
Villages	Mid-Rise*, Low-Rise*	Commercial-Mixed	FA, 6, 10, 12

*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

When using LAMC Chapter 1A, refer to the following Table 3-4a in place of Framework Element Table 3-4.

Table 3-4a Framework Land Use Category: Neighborhood Districts (Implements Policy 3.8.1)

Appendix A General Plan Land Use	**Corresponding Form Districts**	**Corresponding Use Districts**	**Corresponding Density Districts**

Designation			
Neighborhood Center	Low-Rise	Commercial-Mixed	4, 8, 10, 12

When using LAMC Chapter 1A, refer to the following Table 3-3a in place of Framework Element Table 3-3.

Table 3-3a Framework Land Use Category: Multi-Family Residential (Implements Policy 3.7.1)

Appendix A General Plan Land Use Designation	**Corresponding Form Districts**	**Corresponding Use Districts**	**Corresponding Density Districts**
Medium Neighborhood Residential	Low-Rise*, Very-Low Rise*	Residential-Mixed, Residential	FA, 6, 8, 10
Medium Residential	Very-Low Rise*, Low-Rise	Residential	8, 10
Low Neighborhood Residential	Very-Low Rise*	Residential-Mixed	15, 20, 30, 40, 2L
Low Medium Residential	Very-Low Rise*, Low-Rise, House Scale	Residential	10, 12, 15, 20, 30, 40, 4L, 3L, 2L

*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

When using LAMC Chapter 1A, refer to the following Table 3-2a in place of Framework Element Table 3-2.

Table 3-2a Framework Land Use Category: Single-Family Residential (Implements Policy 3.5.1)

Appendix A General Plan Land Use Designation	**Corresponding Form Districts**	**Corresponding Use Districts**	**Corresponding Density Districts**
Low Residential	Very-Low Rise*, House Scale	Residential	1L
Compact Residential	House Scale	Residential	1L
Very Low Residential	Estate Scale	Residential	1L

*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

When using LAMC Chapter 1A, refer to the following Table 3-9a in place of Framework Element Table 3-9.

Table 3-9a Framework Land Use Category: Industrial (Implements policy 3.14.2)

Appendix A General Plan Land Use Designation	**Corresponding Form Districts**	**Corresponding Use Districts**	**Corresponding Density Districts**
Hybrid Industrial	Mid-Rise, Low-Rise*	Industrial Mixed	FA, 8, 10, 15
Markets	Moderate-Rise, Mid-Rise, Low-Rise*	Industrial Mixed	FA, N
Light Industrial	Very-Low Rise	Industrial-Mixed, Industrial	FA, N
Production	Mid-Rise*, Low-Rise*	Industrial	N
Industrial	Very-Low Rise, Low-Rise*	Industrial	N

*Denotes where Form Districts with a Height Limit in Stories or Feet may correspond, but those that are limited solely by FAR may not.

When using LAMC Chapter 1A, please see the following table for Framework Land Use Category: Open Space (Implements policy 6.4.1)

Appendix A General Plan Land Use Designation	**Corresponding Form Districts**	**Corresponding Use Districts**	**Corresponding Density Districts**
Open Space	Very Low-Rise, Low-Rise	Agricultural, Open Space	1L, N

When using LAMC Chapter 1A, please see the following table for Framework Land Use Category: Public and Institutional (Implements policy 3.1.2)

Appendix A General Plan Land Use Designation	**Corresponding Form Districts**	**Corresponding Use Districts**	**Corresponding Density Districts**	**Corresponding Special Districts**
Public Facilities	High-Rise, Moderate-Rise, Mid-Rise, Low-Rise, Very-Low Rise, House Scale	Public	FA, 4,8, 10, 12, 15, 30, 4L, 2L, 1L, N	
Public Facilities Freeways				FWY

EXHIBIT A7:

Mobility Plan 2035 Amendments

Harbor Los Angeles Community Plans
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)

For consideration by the City Planning Commission

February 8, 2024

EXHIBIT A7

Proposed Amendment to the Mobility Plan 2035
CPC-2018-6404-CPU
For consideration by the City Planning Commission

Introduction

Street Designations are established in the General Plan Circulation Element, called the Mobility Plan 2035. The Harbor Gateway Community Plan Update includes updates to the enhanced networks and street designations throughout the Harbor Gateway Community Plan Area. No changes are proposed for the Bicycle Enhanced Network, Transit Enhanced Network, Pedestrian Enhanced Network, or Goods Movement Network.

The updated street designations can be found in the following tables and attached maps.

Make the following amendments to the Mobility Map of the Mobility Element (Mobility Plan 2035) of the General Plan to reclassify street designations and enhanced networks within the Harbor Gateway Community Plan Area:

Proposed Amendment to the Mobility Plan 2035
CPC-2018-6404-CPU
For consideration by the City Planning Commission

Reclassification of Mobility Plan 2035 Street Designations

The Proposed Plan amend the Street Designations of the Citywide General Plan Circulation System Map of the Mobility Plan 2035 for the Harbor Gateway CPA as follows:

STREET NAME	ORIENTATION	SEGEMENT BEGINNING	SEGMENT ENDING	EXISTING (MP 2035) DESIGNATION	HG PROPOSED DESIGNATION	PROPOSED RIGHT-OF-WAY WIDTH	PROPOSED ROADWAY WIDTH	PROPOSED SIDEWALK WIDTH
Gardena Blvd	E/W	Vermont Avenue	Estrella Avenue	Avenue II	Modified Ave II	86’	56’	10’
Del Amo Blvd	E/W	Western Avenue	Denker Avenue	Avenue I	Modified Industrial Collector	68’	48’	5’
Sepulveda Boulevard	E/W	Western Avenue	Normandie Avenue	Boulevard II	Modified Boulevard II	106’	86’	10’

[Maps to be appended following these tables]

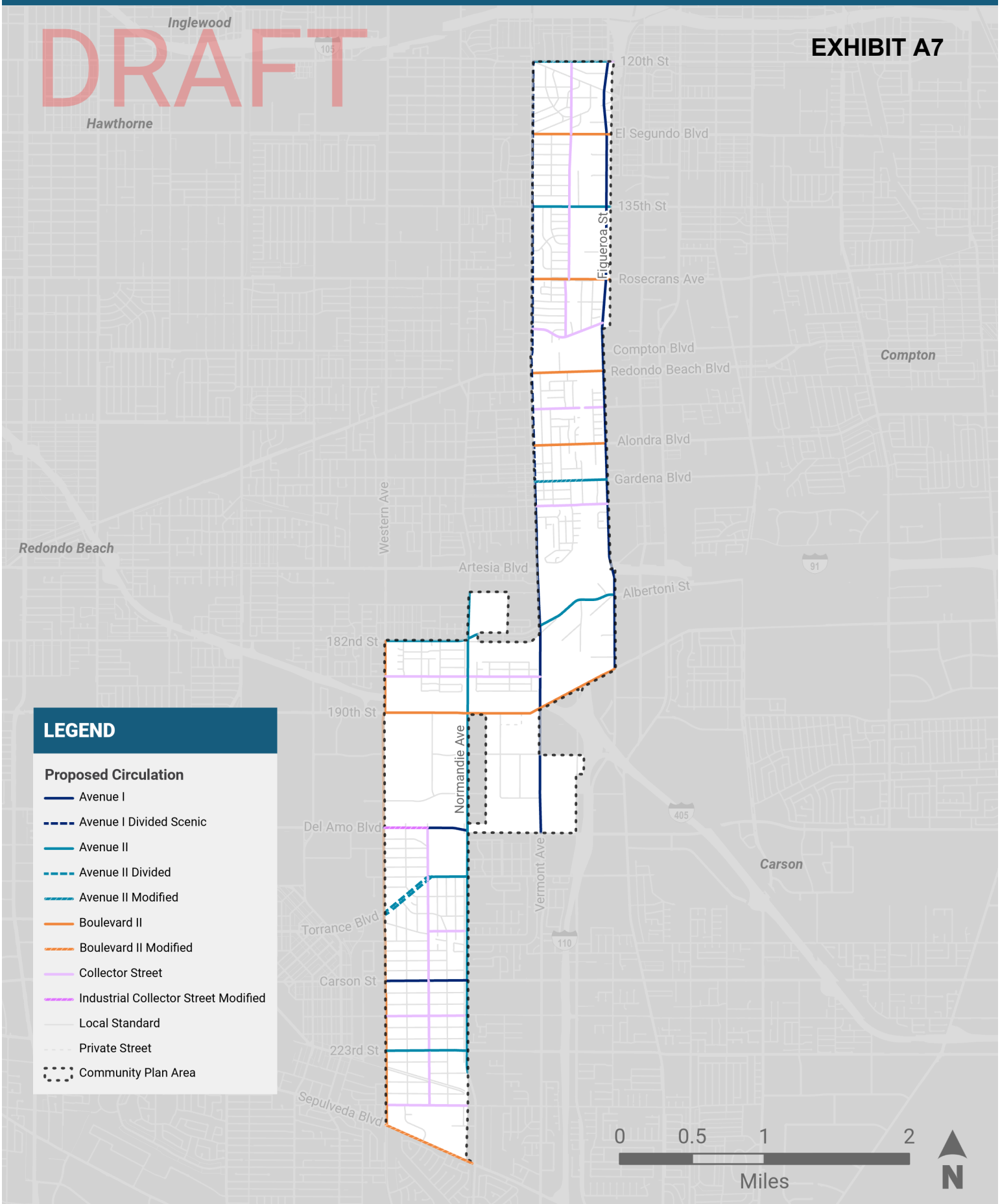
Harbor Gateway

Proposed Circulation

LOS ANGELES CITY PLANNING

DRAFT

EXHIBIT A7



LEGEND

Proposed Circulation

- Avenue I
- Avenue I Divided Scenic
- Avenue II
- Avenue II Divided
- Avenue II Modified
- Boulevard II
- Boulevard II Modified
- Collector Street
- Industrial Collector Street Modified
- Local Standard
- Private Street
- Community Plan Area

EXHIBIT A7

Introduction

Street Designations are established in the General Plan Circulation Element, called the Mobility Plan 2035. The Wilmington-Harbor City Community Plan Update includes updates to the enhanced networks and street designations throughout the Wilmington-Harbor City Community Plan Area. The updated street designations and enhanced networks can be found in the following tables and attached maps.

The Mobility Plan recognizes the various modes of travel that need to be accommodated on streets (such as walking, biking, and driving). To achieve consistency with the Proposed Plan, the General Plan Amendments will include updates to enhanced networks that prioritize specific modes of travel for improvement. The updates refine the application of multiple networks of streets prioritized for bicycle, transit, and vehicle movement. The modifications include changes to the Neighborhood Enhanced Network, and Transit Enhanced Network to reflect existing and planned land uses, infrastructure projects, and transit service. No changes are proposed for the Bicycle Enhanced Network, Pedestrian Enhanced Network, or Goods Movement Network.

Make the following amendments to the Mobility Map of the Mobility Element (Mobility Plan 2035) of the General Plan to reclassify street designations and enhanced networks within the Wilmington-Harbor City Community Plan Area:

Proposed Amendment to the Mobility Plan 2035
CPC-2018-6402-CPU
City Planning Commission Draft

Reclassification of Mobility Plan 2035 Street Designations

The Proposed Plans amend the Street Designations of the Citywide General Plan Circulation System Map of the Mobility Plan 2035 for the Wilmington-Harbor City CPA as follows:

STREET NAME	ORIENTATION	SEGMENT BEGINNING	SEGMENT ENDING	EXISTING (MP 2035) DESIGNATION	WHC PROPOSED DESIGNATION	PROPOSED RIGHT-OF-WAY WIDTH	PROPOSED ROADWAY WIDTH	PROPOSED SIDEWALK WIDTH
Avalon Boulevard	N/S	Northern Boundary	246th Street	Avenue II	Modified Avenue II	80’	56’	12’
Avalon Boulevard	N/S	L Street	Opp Street	Avenue II	Modified Avenue II	84’	60’	12’
Avalon Boulevard	N/S	Opp Street	I Street	Boulevard II	Modified Avenue II	80’	56’	12’
Avalon Boulevard	N/S	I Street	Harry Bridges	Avenue II	Modified Avenue II	80’	56’	12’
Banning Boulevard	N/S	Anaheim Street	C Street	Local	Industrial Local	64’	44’	10’
Blinn Avenue	N/S	Lomita Boulevard	Q Street	Local	Industrial Local	64’	44’	10’
Broad Avenue	N/S	L Street	Anaheim Street	Avenue II	Modified Collector	80’	56’	12’
Broad Avenue	N/S	Anaheim Street	Harry Bridges Boulevard	Avenue II	Modified Collector	80’	56’	12’
Figueroa Place	N/S	North of Anaheim Street	110-Interstate Freeway ramp	Collector	Avenue III	72’	46’	13’
Flint Avenue	N/S	Anaheim Street	South of F Street	Local	Industrial Local	64’	44’	20’
Fries Avenue	N/S	Anaheim Street	South Boundary	Avenue II	Modified Avenue II	76’	56’	10’
Fries Avenue	N/S	A Street	Water Street	Avenue II	Modified Avenue II	60’	36’	12’
George De La Torre Avenue	N/S	Anaheim Street to	North of Alameda Street	Collector	Industrial Collector	68’	48’	10’
Henry Ford Avenue	N/S	South of Alameda Street	Anchorage Road	Boulevard II	Modified Boulevard I	110’	84’	8’
Lakme Avenue	N/S	Anaheim Street	A Street	Local	Industrial Local	64’	44’	10’
Lecouvreur Avenue	N/S	E Street	Alameda Street	Local	Industrial Local	64’	44’	10’
McFarland Avenue	N/S	Anaheim Street	Alameda Street	Local	Industrial Local	64’	44’	10’
Pioneer Avenue	N/S	Anaheim Street	F Street	Local	Industrial Local	64’	44’	10’
Quay Avenue	N/S	G Street	C Street	Collector	Industrial Collector	68’	48’	10’
Sanford Avenue	N/S	Anaheim Street	E Street	Local	Industrial Local	64’	44’	10’

STREET NAME	ORIENTATION	SEGMENT BEGINNING	SEGMENT ENDING	EXISTING (MP 2035) DESIGNATION	WHC PROPOSED DESIGNATION	PROPOSED RIGHT-OF-WAY WIDTH	PROPOSED ROADWAY WIDTH	PROPOSED SIDEWALK WIDTH
Vermont Avenue	N/S	Lomita Boulevard	Pacific Coast Highway	Avenue II	Modified Avenue I	100’	76	12
Watson Avenue	N/S	Anaheim Street	Alameda Street	Collector	Industrial Local	64’	44’	10’
Wilmington Boulevard	N/S	Lomita Boulevard	Anaheim Street	Avenue II	Modified Avenue II	80’	56’	12’
Wilmington Boulevard	N/S	Anaheim Street	C Street	Avenue II	Modified Avenue II	80’	56’	12’
240th Street	E/W	Western Avenue	Frampton Avenue	Collector	Industrial Local	64’	44’	10’
A Street	E/W	300’ West of Avalon Boulevard	Avalon Boulevard	Avenue II	Modified Avenue II	60’	36’	12’
Anaheim Street	E/W	Western Avenue	5 Points	Avenue II	Modified Avenue II	80’	56’	12’
Anaheim Street	E/W	Alameda Street	Farragut Avenue	Boulevard II	Modified Boulevard II	104’	84’	10’
E Street	E/W	Avalon Boulevard	Broad Avenue	Collector	Industrial Collector	68’	48’	10’
E Street	E/W	Broad Avenue	Alameda Street	Collector	Divided Industrial Collector	68’	48’	10’
Frampton Avenue	E/W	240th Street	City Boundary	Collector	Industrial Local	64’	44’	10’
G Street	E/W	Avalon Boulevard	Broad Avenue	Collector	Modified Collector	66’	46’	10’
G Street	E/W	Broad Avenue	Sanford Street	Collector	Industrial Collector	68’	48’	10’
G Street	E/W	Sanford Avenue	Watson Avenue	Collector	Industrial Collector	68’	48’	10’
I Street	E/W	Terminal Island Freeway	City Boundary (east)/ City of Long Beach	Local	Industrial Collector	68’	48’	10
I Street	E/W	Pennington Avenue	Farragut Avenue	Divided Local	Industrial Local	64’	44’	10’
Lomita Boulevard	E/W	Western Boundary (Ebony)	Frampton Avenue	Boulevard II	Modified Boulevard II	100’	80’	10’
Palos Verdes Drive North	E/W	Leesdale Avenue	Senator Avenue	Boulevard I	Divided Boulevard I	136’	100’	18’
Palos Verdes Drive North	E/W	Senator Avenue	Alameda Street	Avenue I	Divided Avenue I	100’	70’	15’
Q Street	E/W	Blinn Avenue	Drumm Street	Local	Industrial Local	64’	44’	10’

Reclassifications of Enhanced Networks in the Mobility Plan 2035 Amend the identified Enhanced Network Maps in the Mobility Plan 2035 as provided in the following table and attached map(s):

Transit Enhanced Network (TEN)

STREET NAME	ORIENTATION	SEGMENT BEGINNING	SEGMENT ENDING	EXISTING MP 2035 TEN	WHC PROPOSED TEN
Pacific Coast Highway	E/W	Western Avenue	110 Freeway	n/a	Moderate TEN

Neighborhood Enhanced Network (NEN)

STREET NAME	ORIENTATION	SEGMENT BEGINNING	SEGMENT ENDING	EXISTING MP 2035 NEN	WHC PROPOSED NEN
Avalon Boulevard	N/S	East Bonds Streets	East Harry Bridges	Included in NEN	Remove from NEN

[Maps to be appended following these tables]

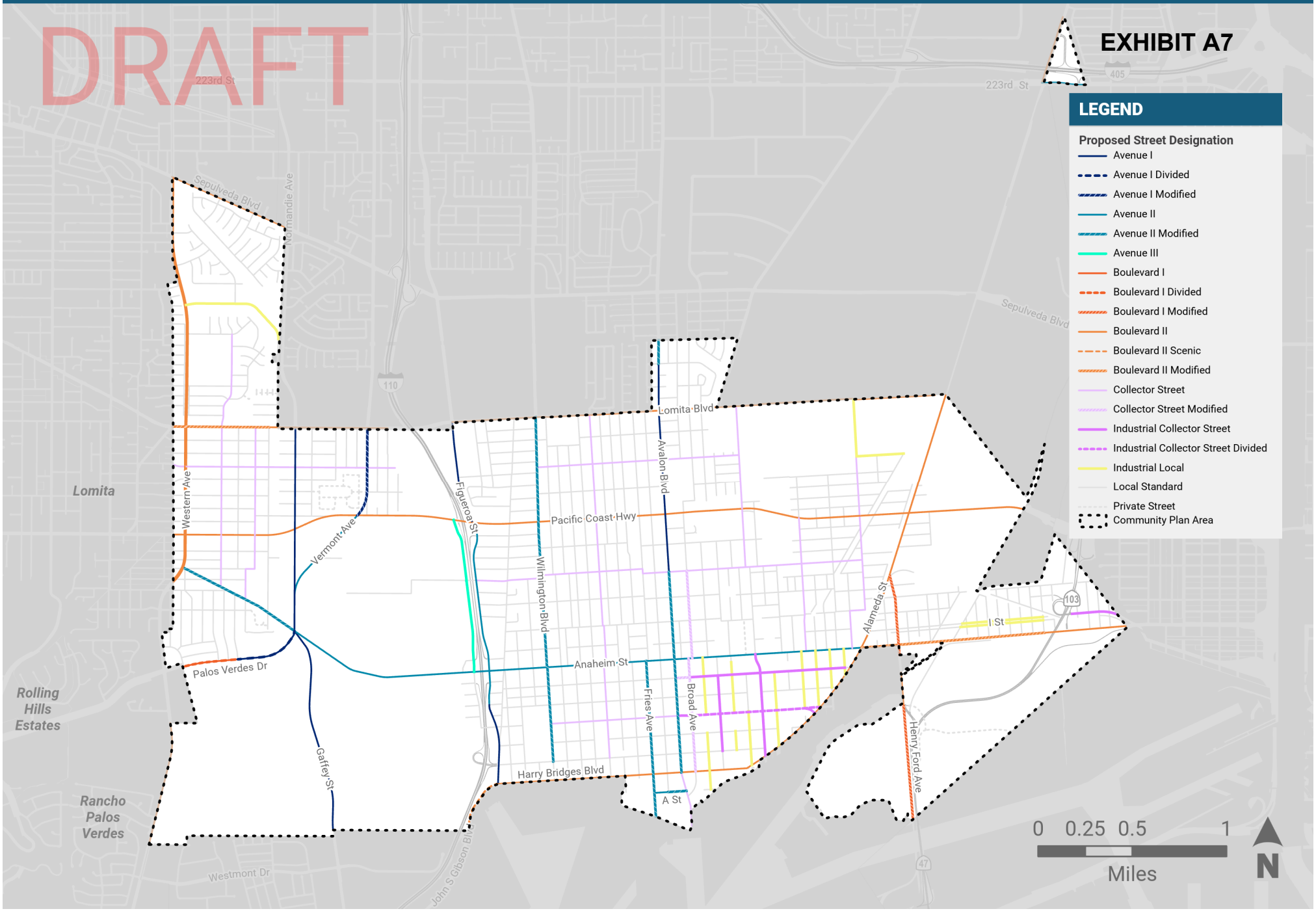
Wilmington - Harbor City

Proposed Circulation

LOS ANGELES CITY PLANNING

DRAFT

EXHIBIT A7



LEGEND

Proposed Street Designation

- Avenue I
- Avenue I Divided
- Avenue I Modified
- Avenue II
- Avenue II Modified
- Avenue III
- Boulevard I
- Boulevard I Divided
- Boulevard I Modified
- Boulevard II
- Boulevard II Scenic
- Boulevard II Modified
- Collector Street
- Collector Street Modified
- Industrial Collector Street
- Industrial Collector Street Divided
- Industrial Local
- Local Standard
- Private Street
- Community Plan Area

Date Exported 12/18/2023

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Wilmington - Harbor City

Proposed Neighborhood Enhanced Network

LOS ANGELES CITY PLANNING

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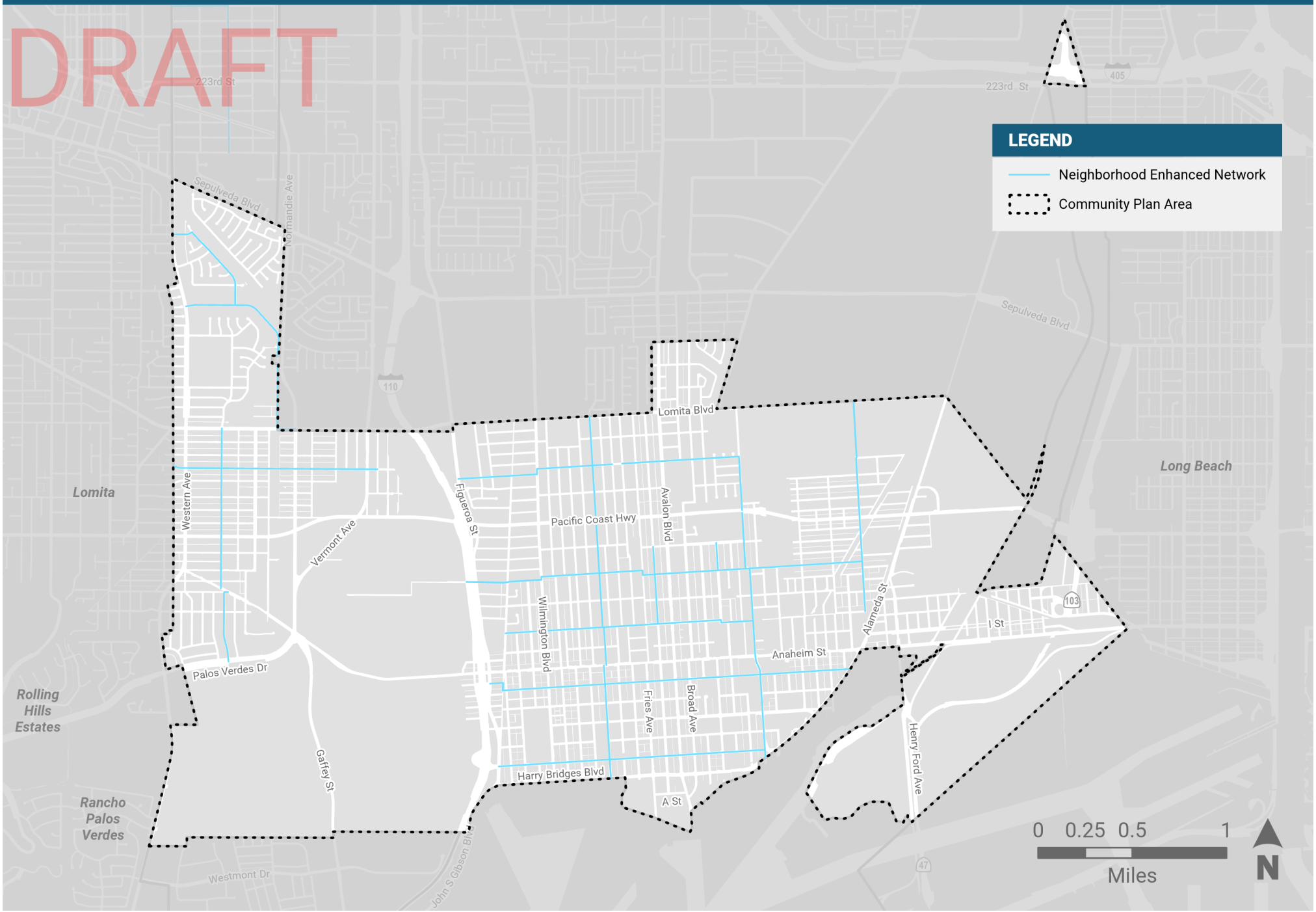

Date Exported 12/13/2023

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Wilmington - Harbor City

Proposed Transit Enhanced Network

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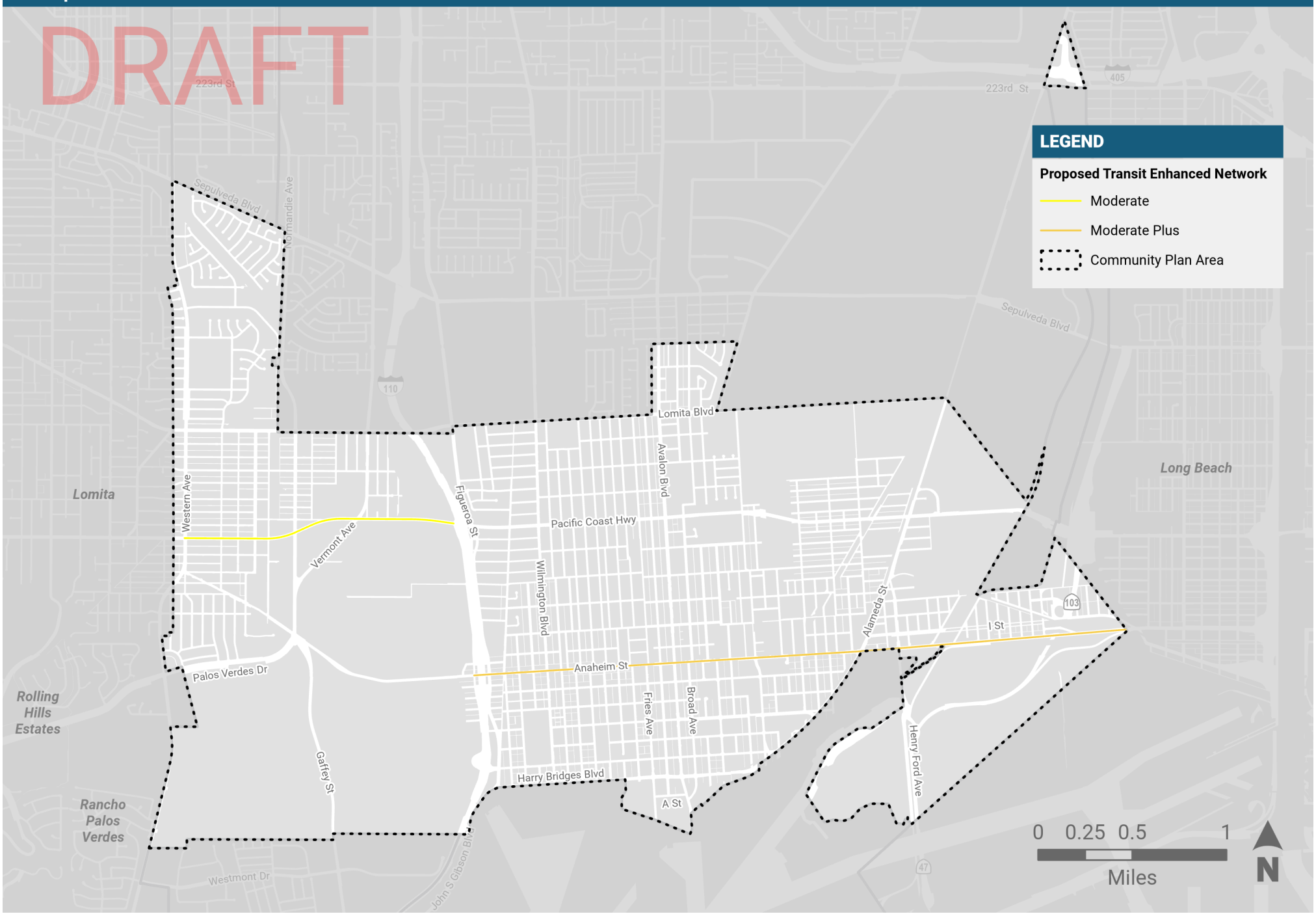

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EXHIBIT A8:

Draft Environmental Impact Report (DEIR)

Harbor Los Angeles Community Plans
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)

For consideration by the City Planning Commission

February 8, 2024

CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)
City Planning Commission Draft

Harbor LA Community Plans Draft Environmental Impact Report (DEIR)
Case Numbers: CPC-2018-6404-CPU, CPC-2018-6402-CPU, ENV-2019-3379-EIR
State Clearinghouse Number: 2019080248
Publication Date: September 21, 2023
Comment Period End Date: November 20, 2023, at 5:00 p.m.

The Draft Environmental Impact Report and Appendices can be viewed in their entirety on the following webpage:

https://planning.lacity.org/development-services/eir/harbor-la-community-plans-updateactualizacion-del-plan-de-la-comunidades

EXHIBIT B1:

Zone Change Maps and Matrices

Harbor Los Angeles Community Plans
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)

For consideration by the City Planning Commission

February 8, 2024

CPC-2018-6404-CPU
City Planning Commission Draft

EXHIBIT B1

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

Sec. 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon portions of the zone map attached thereto and shown in the associated Geographic Information System Shapefile and geospatial data information and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portions of the zoning map entitled “Harbor Gateway Community Plan Area,” the accompanying diagrams and the Table 1 attached hereto and incorporated herein by this reference.

Sec. 2. Severability. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions and, to this end, the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for tend days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located that the Temple Street entrance to the Los Angeles County Hall of Records.

CPC-2018-6404-CPU
City Planning Commission Draft

Approved as to Form and Legality

Hydee Feldstein Soto, City Attorney

By _____

Date _____

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted.

_____
VINCENT P. Bertoni, AICP
Director of Planning

Date _____

File No. _____

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

_____

Ordinance Passed _____

MAYOR

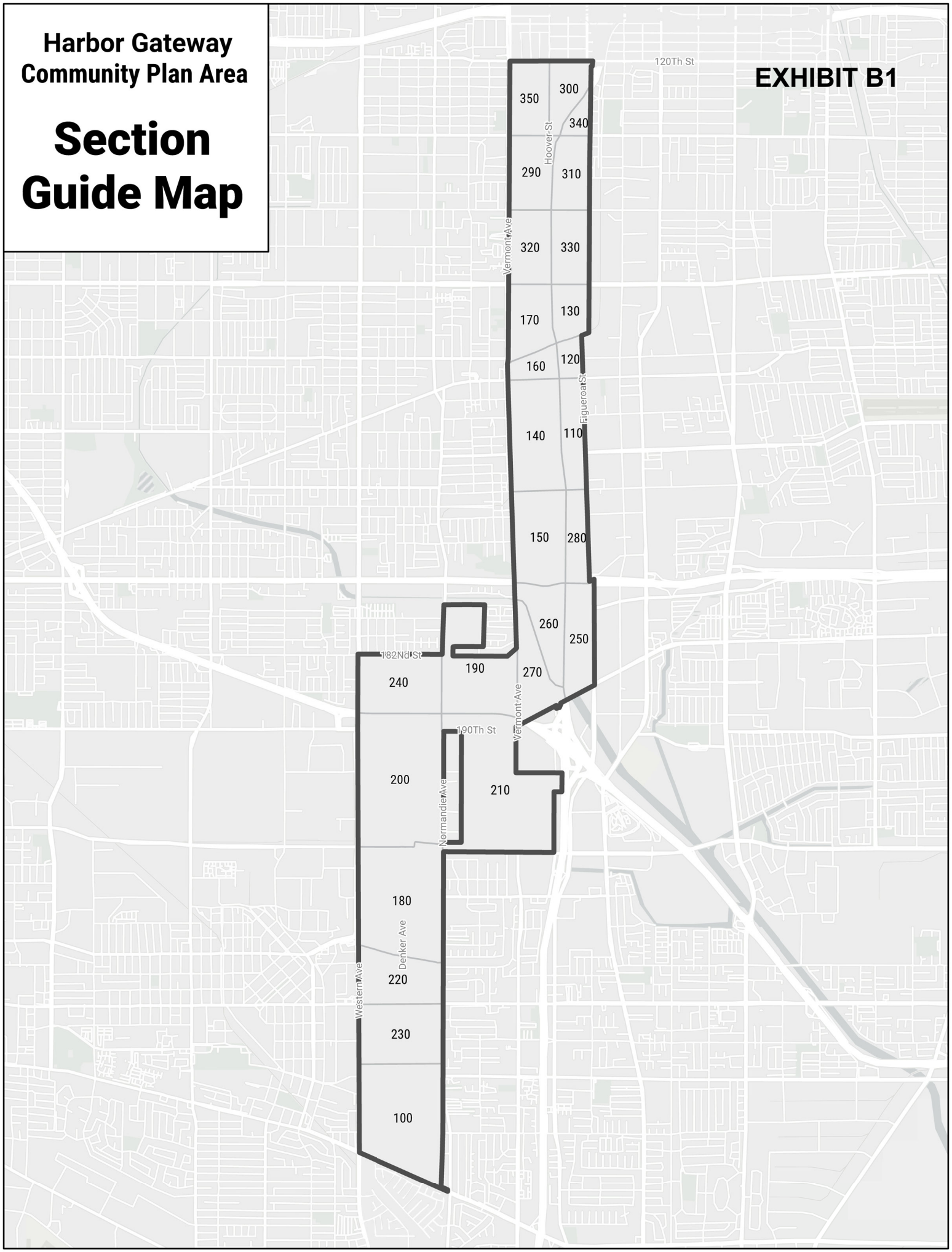
_____

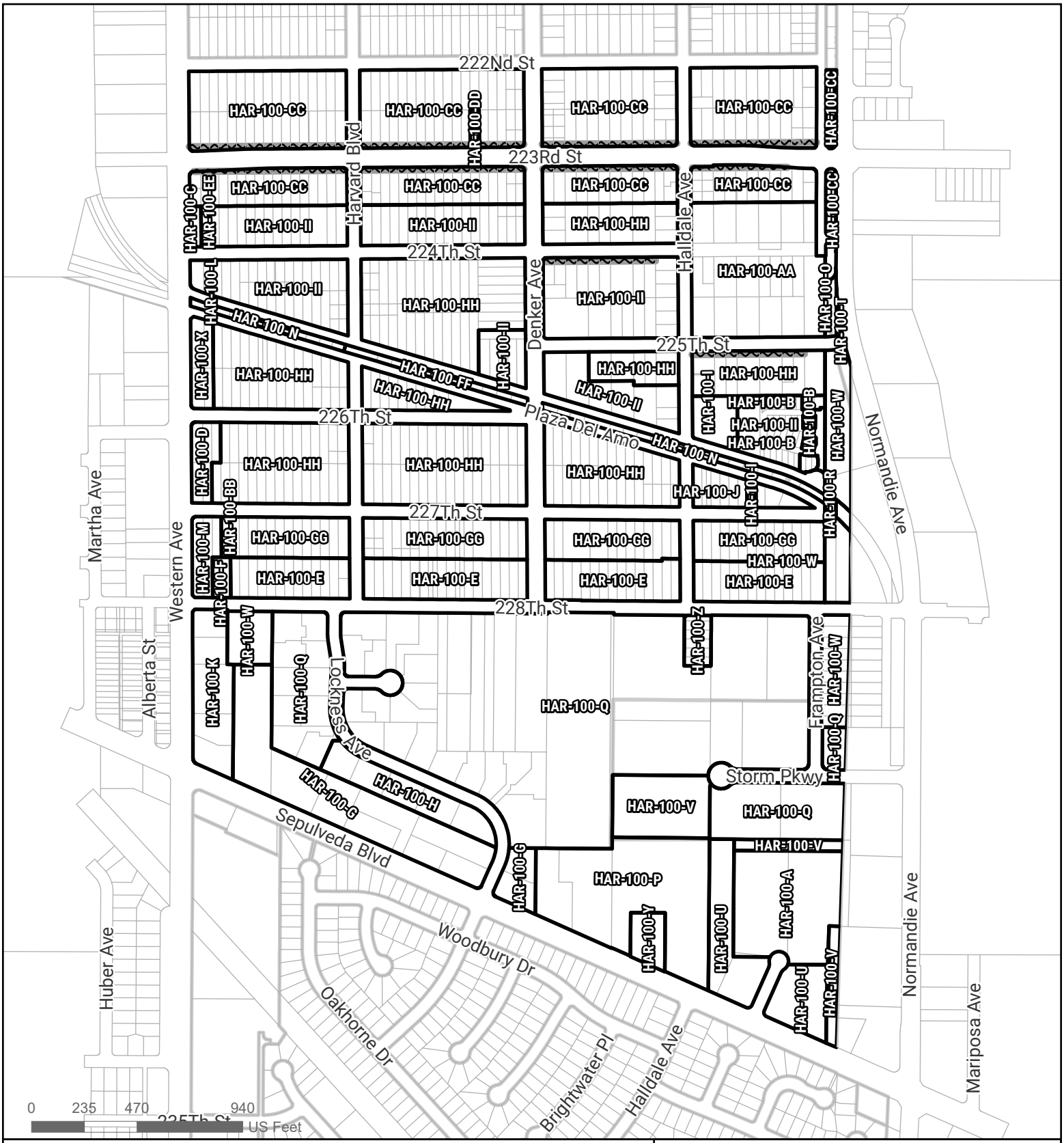
Approved _____

Harbor Gateway Community Plan Area

Section Guide Map

EXHIBIT B1





ZONING MAP AMENDMENTS

SUBAREAS

HAR-100-A ,HAR-100-B ,HAR-100-C ,HAR-100-D ,HAR-100-E ,HAR-100-F ,HAR-100-G ,HAR-100-H ,HAR-100-I ,HAR-100-J ,HAR-100-K ,HAR-100-L ,HAR-100-M ,HAR-100-N ,HAR-100-O ,HAR-100-P ,HAR-100-Q ,HAR-100-R ,HAR-100-S ,HAR-100-T ,HAR-100-U ,HAR-100-V ,HAR-100-W ,HAR-100-X ,HAR-100-Y ,HAR-100-Z ,HAR-100-AA ,HAR-100-BB ,HAR-100-CC ,HAR-100-DD ,HAR-100-EE ,HAR-100-FF ,HAR-100-GG ,HAR-100-HH ,HAR-100-II

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

100

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

HAR-110-A ,HAR-110-B ,HAR-110-C ,HAR-110-D ,HAR-110-E ,HAR-110-F ,HAR-110-G ,HAR-110-H

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

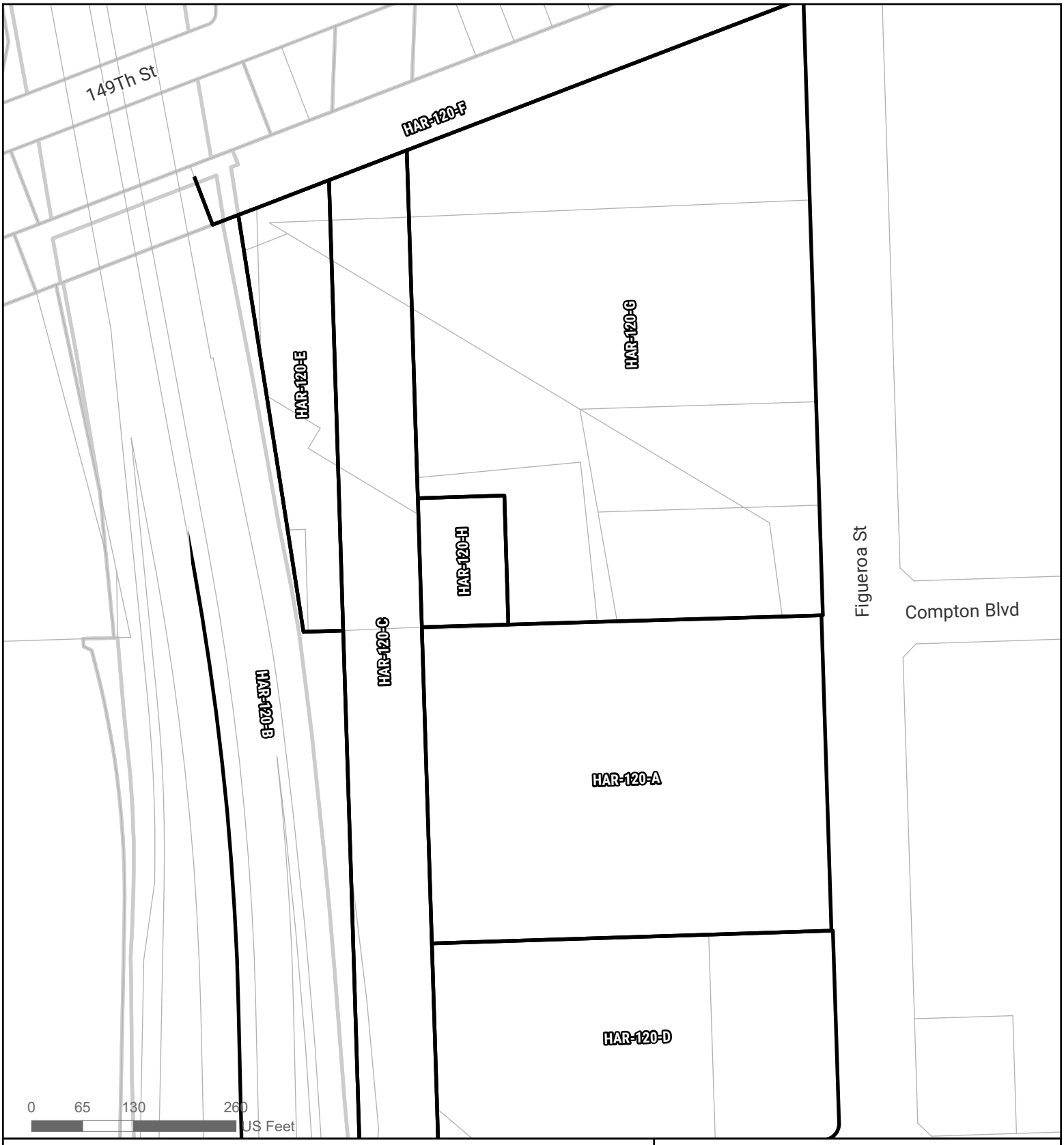
ML / DEC 2023

Section:

110

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-120-A ,HAR-120-B ,HAR-120-C ,HAR-120-D ,HAR-120-E ,HAR-120-F ,HAR-120-G ,HAR-120-H

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

120

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

HAR-130-A ,HAR-130-B ,HAR-130-C ,HAR-130-D ,HAR-130-E ,HAR-130-F ,HAR-130-G ,HAR-130-H

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

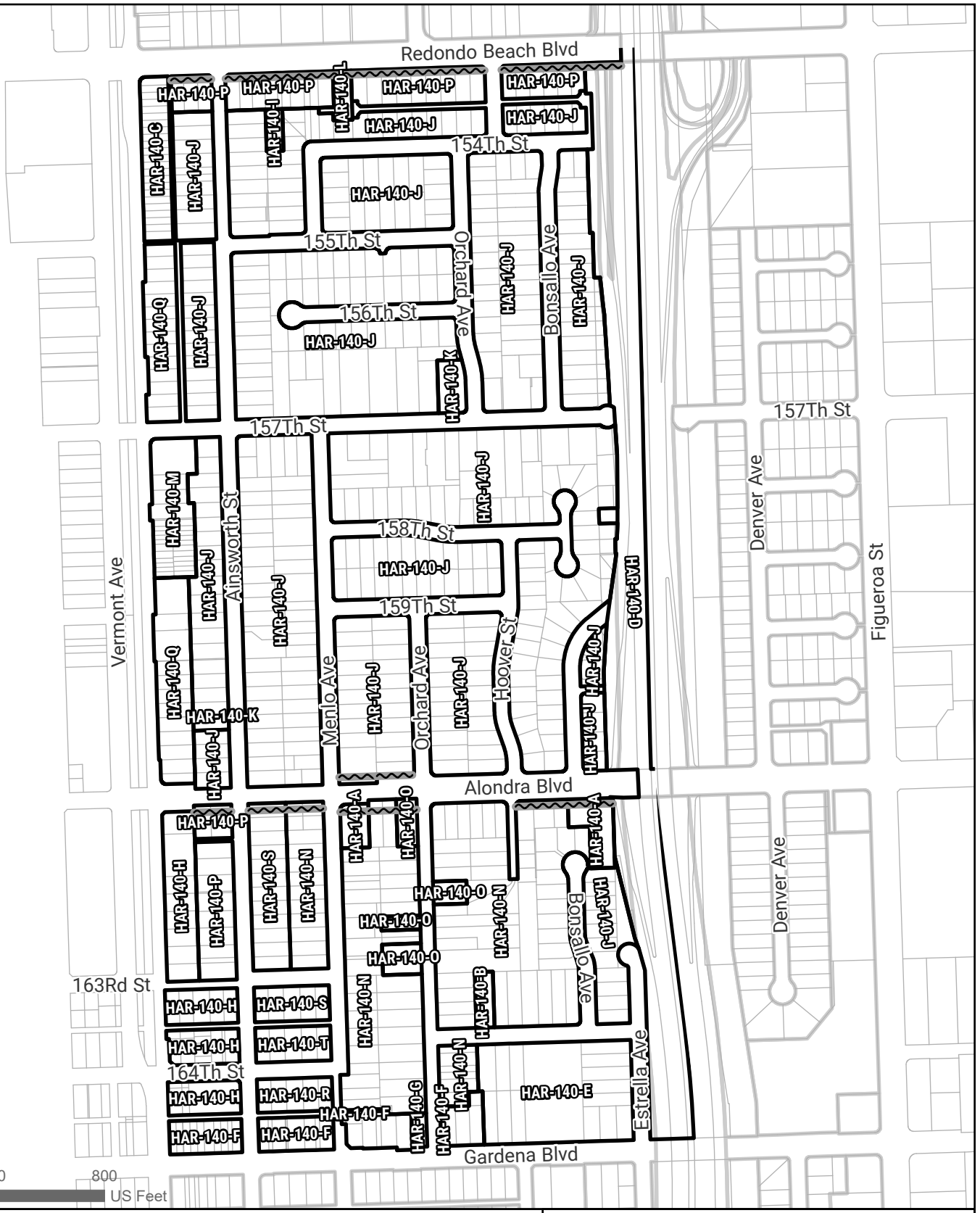
ML / DEC 2023

Section:

130

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-140-A ,HAR-140-B ,HAR-140-C ,HAR-140-D ,HAR-140-E ,HAR-140-F ,HAR-140-G ,HAR-140-H ,HAR-140-I ,HAR-140-J ,HAR-140-K ,HAR-140-L ,HAR-140-M ,HAR-140-N ,HAR-140-O ,HAR-140-P ,HAR-140-Q ,HAR-140-R ,HAR-140-S ,HAR-140-T

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

140

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

HAR-150-A ,HAR-150-B ,HAR-150-C ,HAR-150-D ,HAR-150-E ,HAR-150-F ,HAR-150-G ,HAR-150-H ,HAR-150-I ,HAR-150-J ,HAR-150-K ,HAR-150-L ,HAR-150-M ,HAR-150-N ,HAR-150-O

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

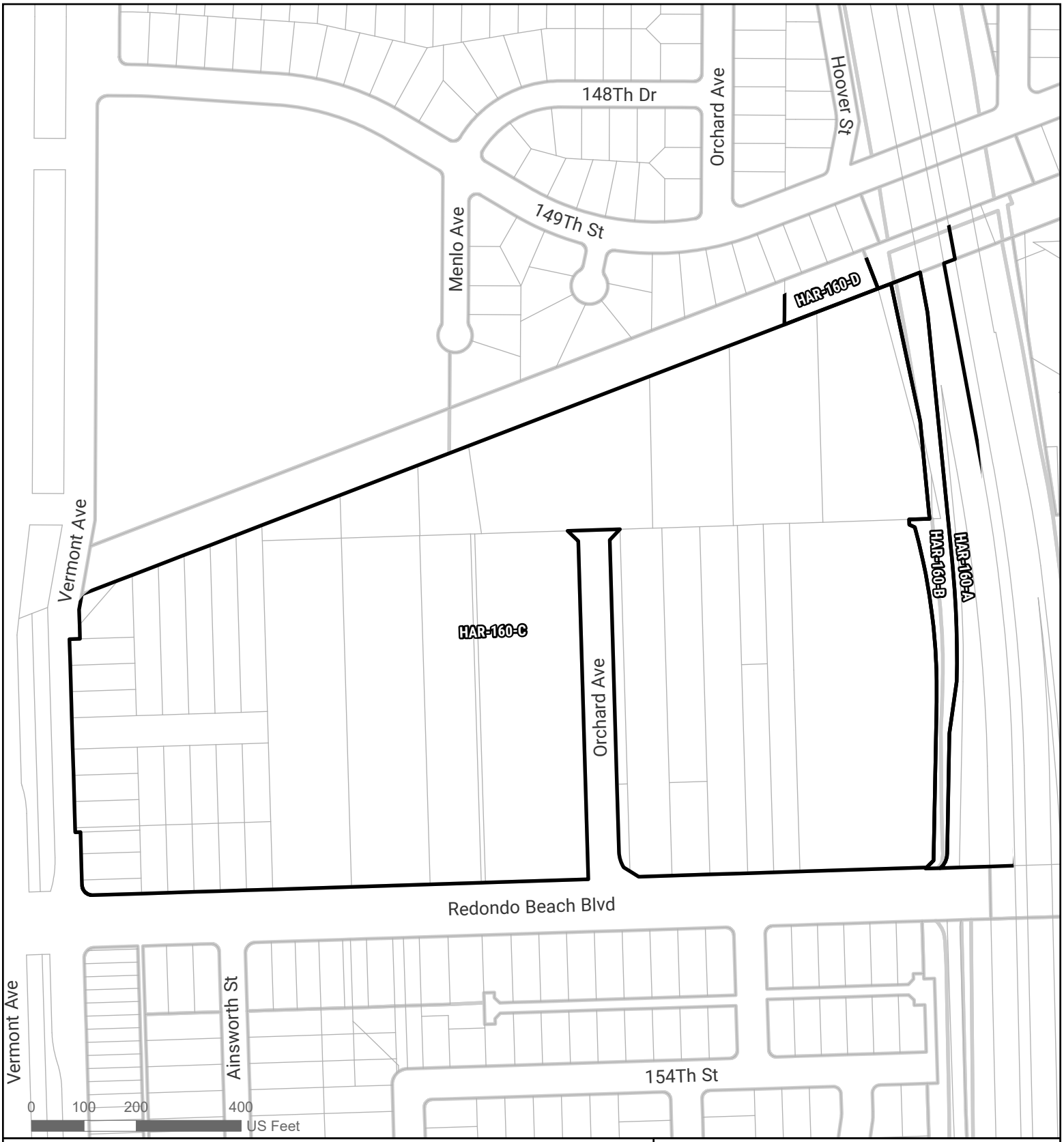
ML / DEC 2023

Section:

150

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-160-A ,HAR-160-B ,HAR-160-C ,HAR-160-D

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

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CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

HAR-170-A ,HAR-170-B ,HAR-170-C ,HAR-170-D ,HAR-170-E ,HAR-170-F ,HAR-170-G

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

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Section:

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CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

HAR-180-A ,HAR-180-B ,HAR-180-C ,HAR-180-D ,HAR-180-E ,HAR-180-F ,HAR-180-G ,HAR-180-H ,HAR-180-I ,HAR-180-J ,HAR-180-K ,HAR-180-L ,HAR-180-M ,HAR-180-N ,HAR-180-O ,HAR-180-P

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

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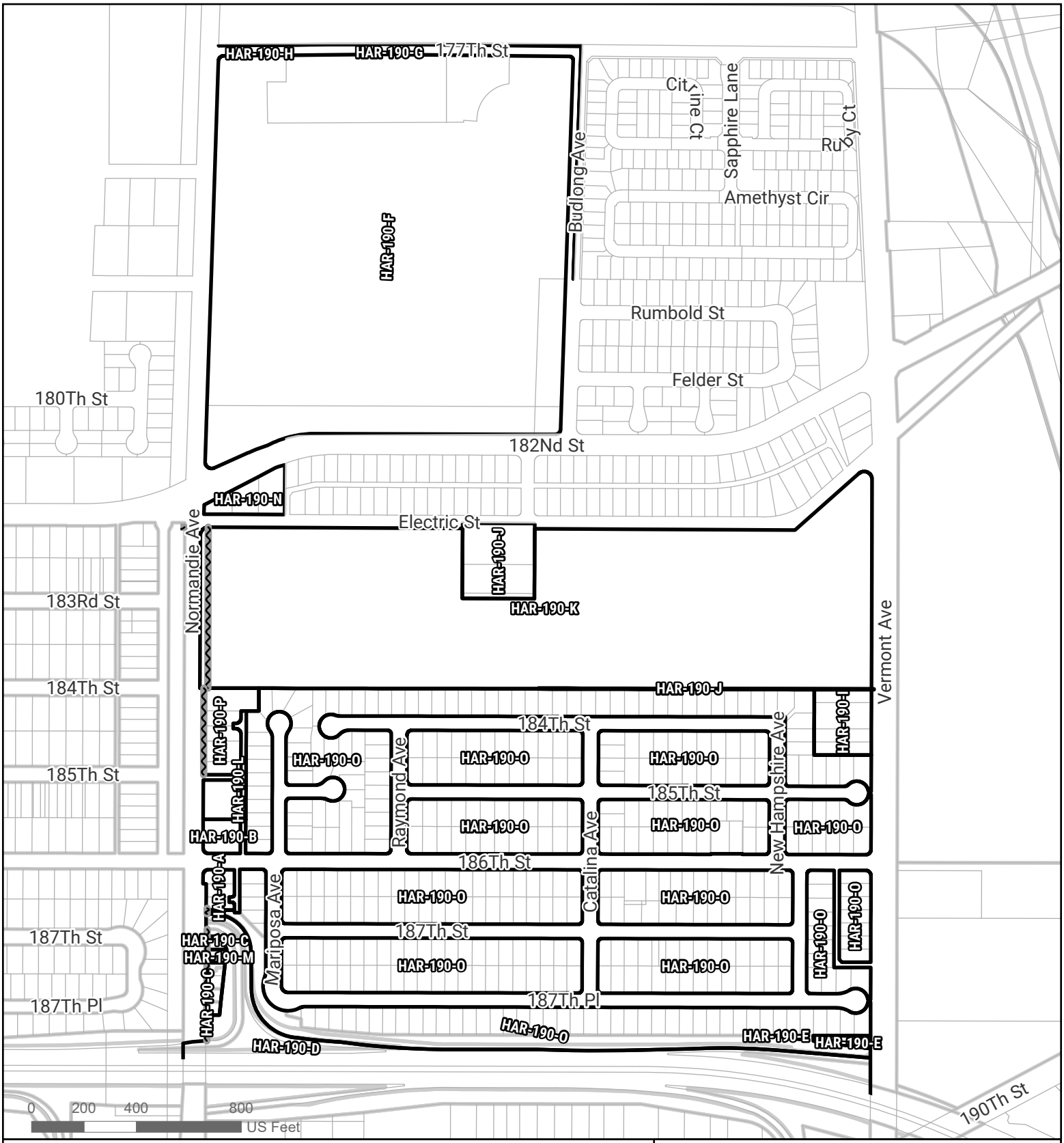
CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-190-A ,HAR-190-B ,HAR-190-C ,HAR-190-D ,HAR-190-E ,HAR-190-F ,HAR-190-G ,HAR-190-H ,HAR-190-I ,HAR-190-J ,HAR-190-K ,HAR-190-L ,HAR-190-M ,HAR-190-N ,HAR-190-O ,HAR-190-P

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

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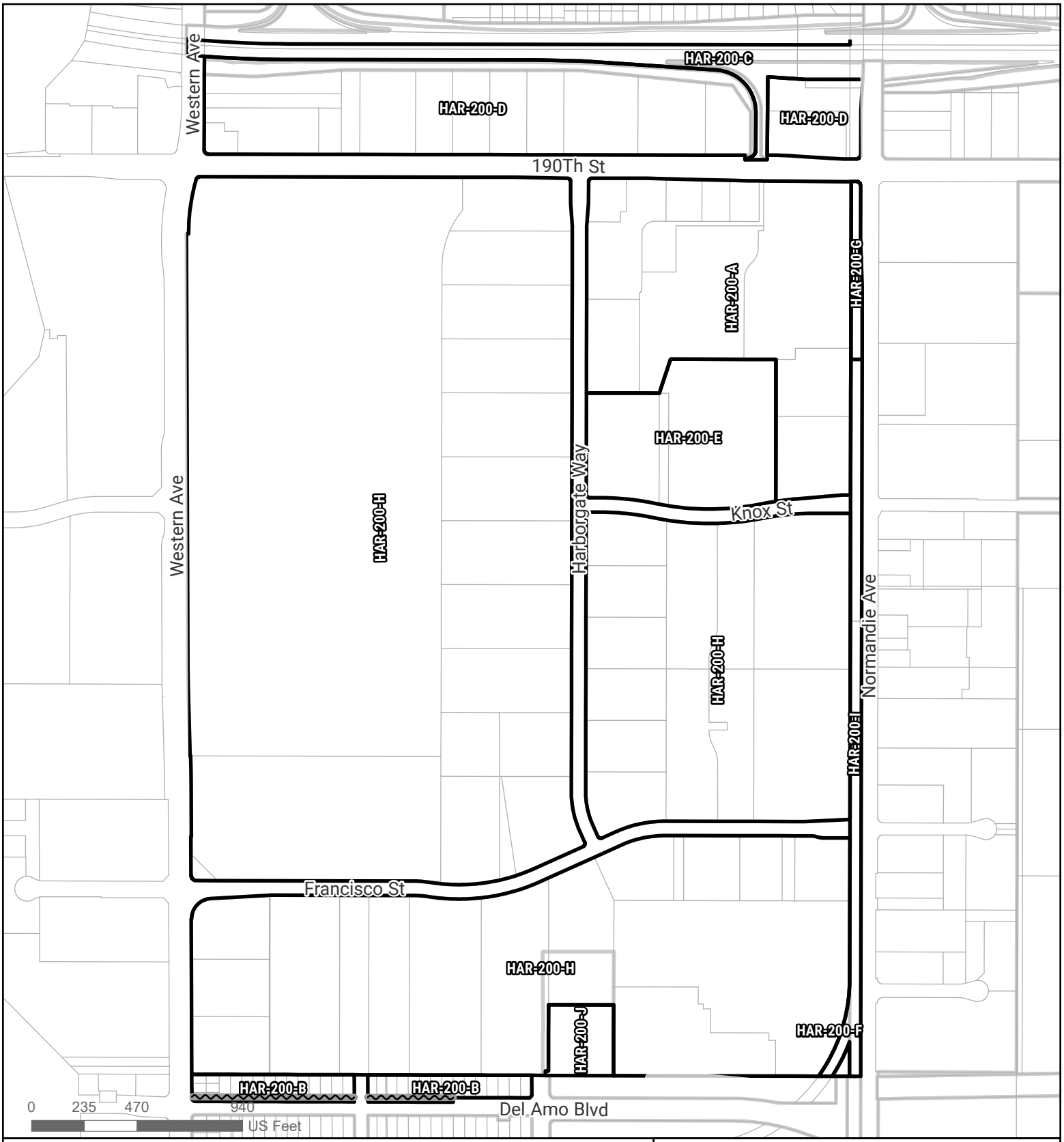
CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-200-A ,HAR-200-B ,HAR-200-C ,HAR-200-D ,HAR-200-E ,HAR-200-F ,HAR-200-G ,HAR-200-H ,HAR-200-I ,HAR-200-J

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

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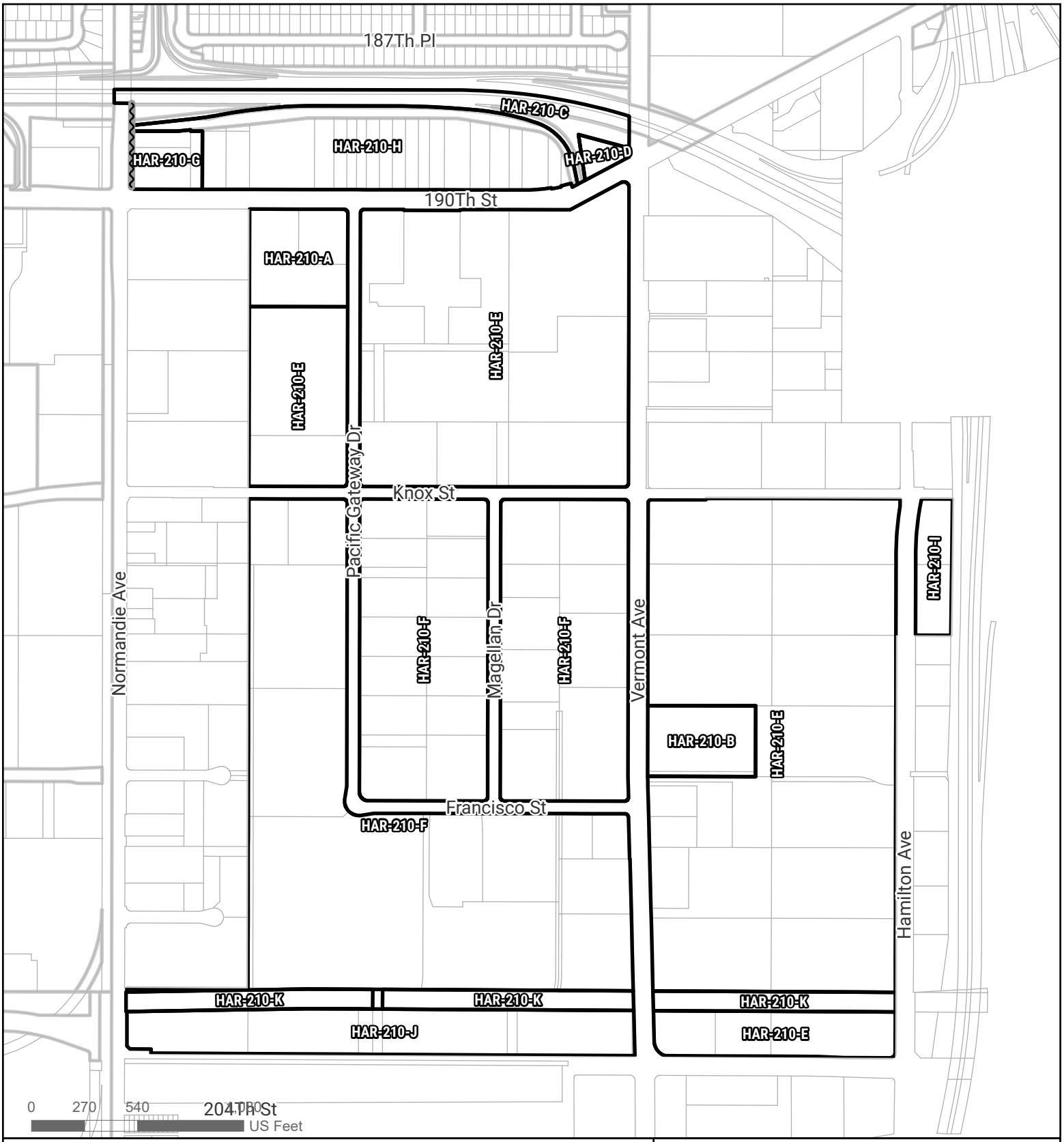
CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-210-A ,HAR-210-B ,HAR-210-C ,HAR-210-D ,HAR-210-E ,HAR-210-F ,HAR-210-G ,HAR-210-H ,HAR-210-I ,HAR-210-J ,HAR-210-K

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

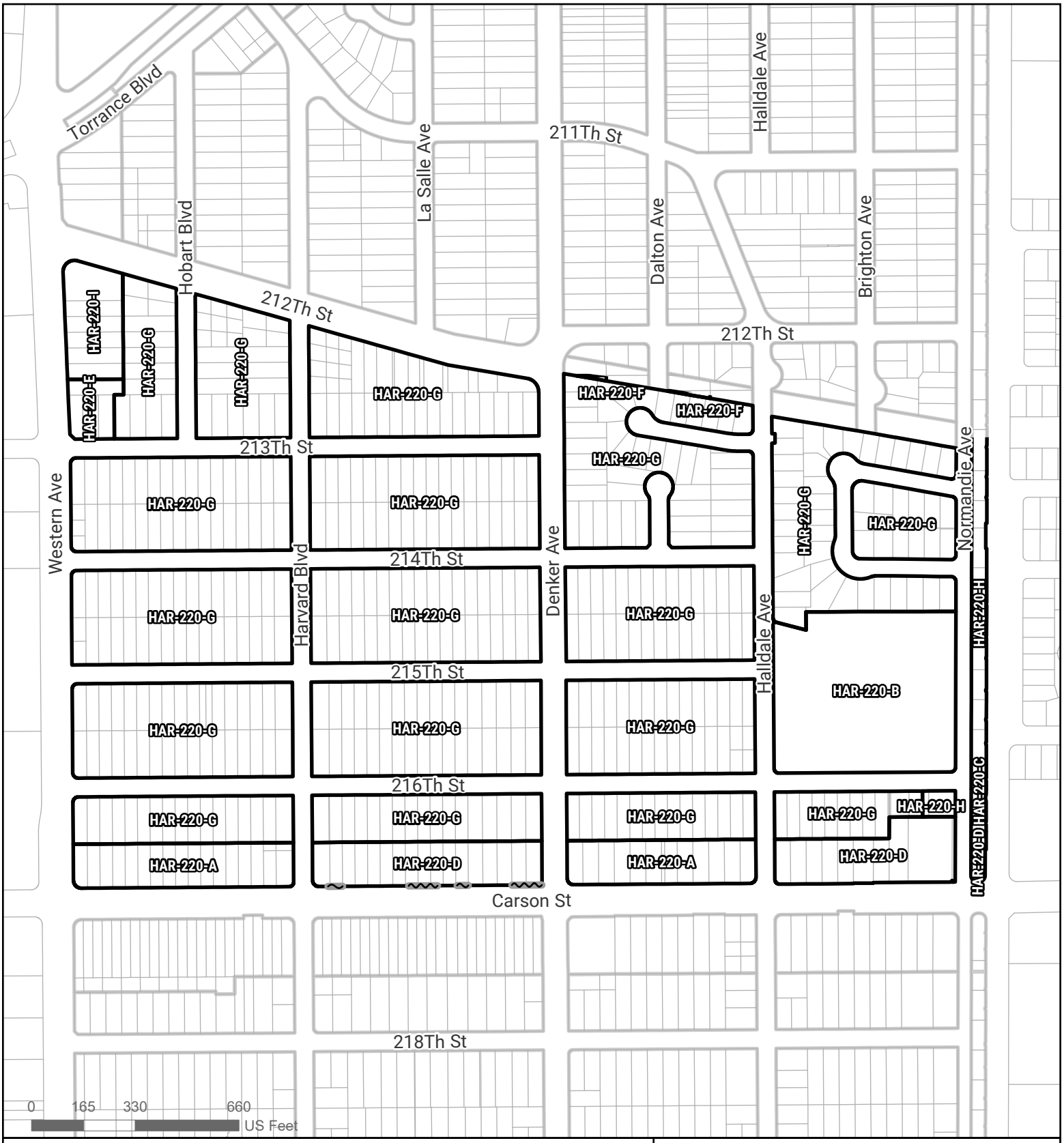
ML / DEC 2023

Section:

210

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-220-A ,HAR-220-B ,HAR-220-C ,HAR-220-D ,HAR-220-E ,HAR-220-F ,HAR-220-G ,HAR-220-H ,HAR-220-I

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

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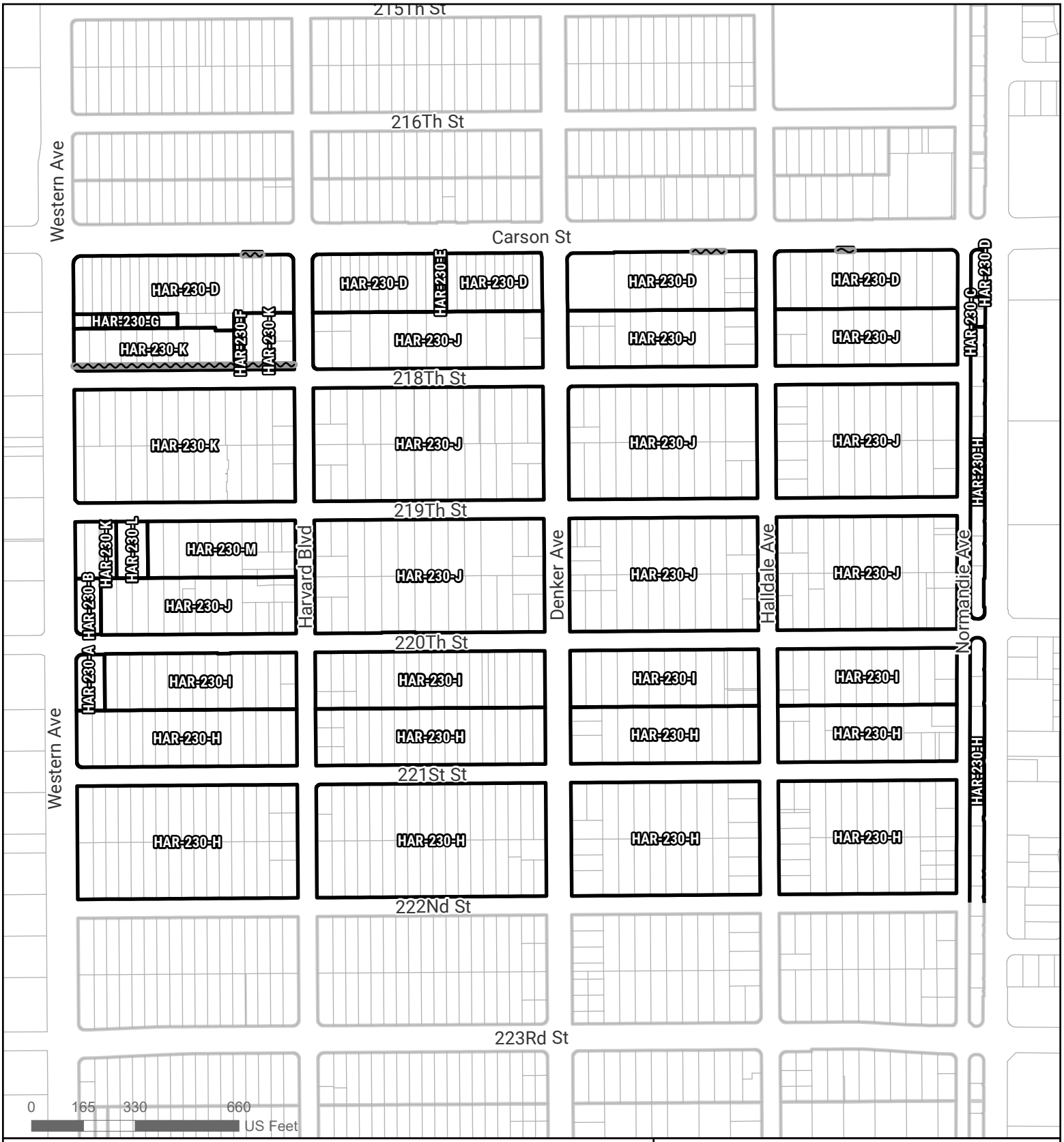
CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-230-A ,HAR-230-B ,HAR-230-C ,HAR-230-D ,HAR-230-E ,HAR-230-F ,HAR-230-G ,HAR-230-H ,HAR-230-I ,HAR-230-J ,HAR-230-K ,HAR-230-L ,HAR-230-M

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

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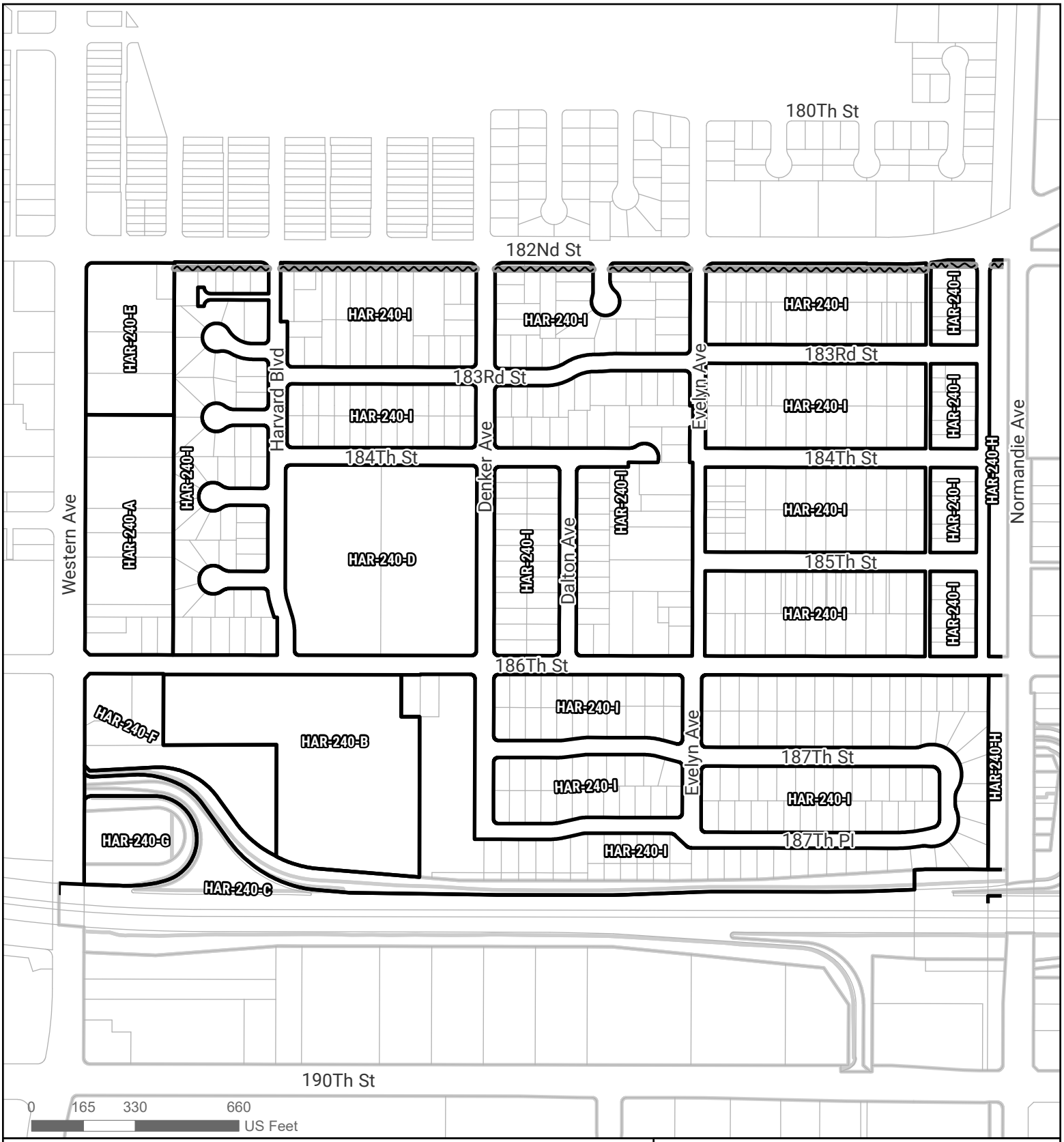
CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-240-A ,HAR-240-B ,HAR-240-C ,HAR-240-D ,HAR-240-E ,HAR-240-F ,HAR-240-G ,HAR-240-H ,HAR-240-I

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

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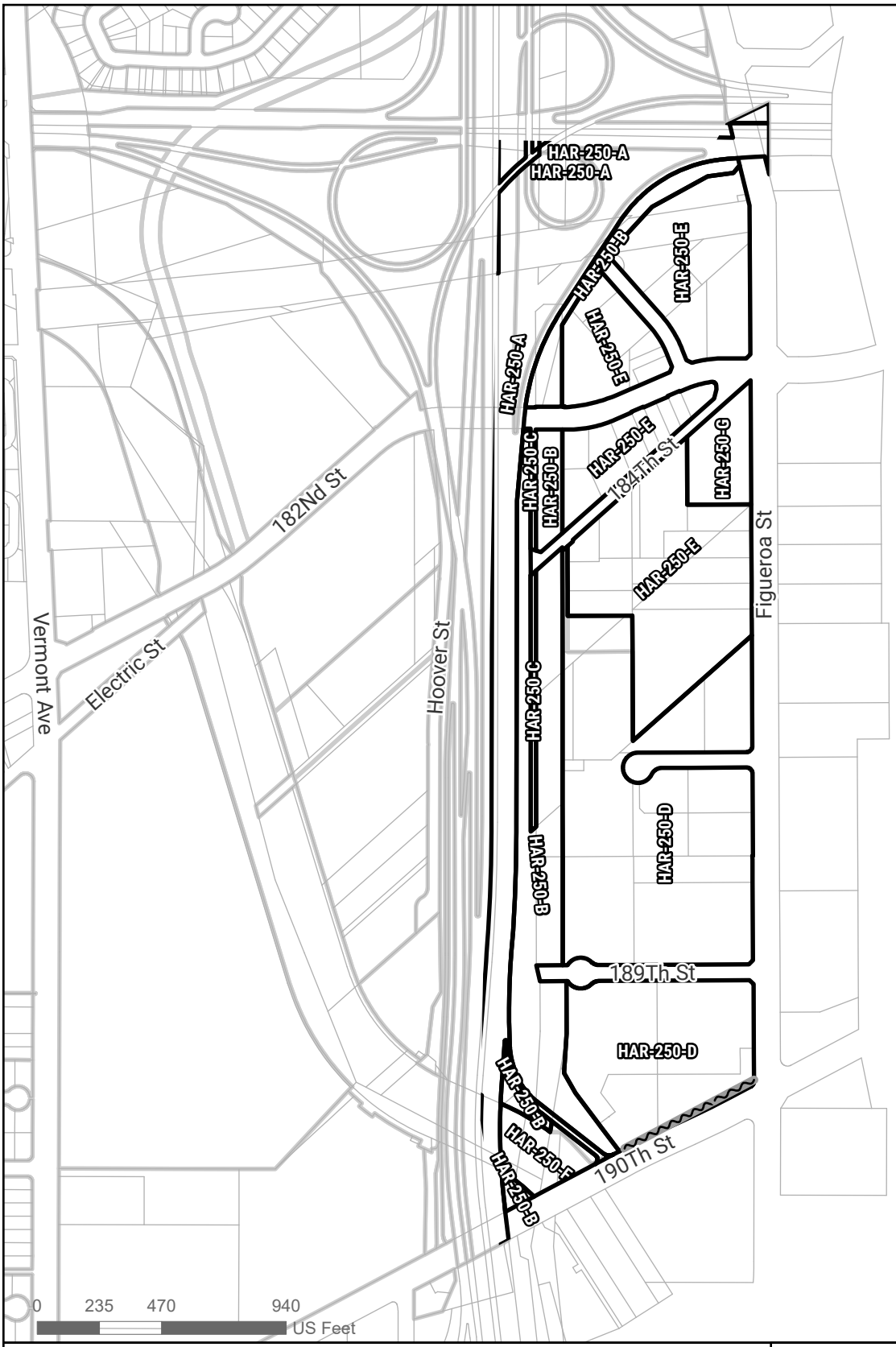
CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-250-A ,HAR-250-B ,HAR-250-C ,HAR-250-D ,HAR-250-E ,HAR-250-F ,HAR-250-G

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

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CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

HAR-260-A ,HAR-260-B ,HAR-260-C ,HAR-260-D ,HAR-260-E ,HAR-260-F ,HAR-260-G

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

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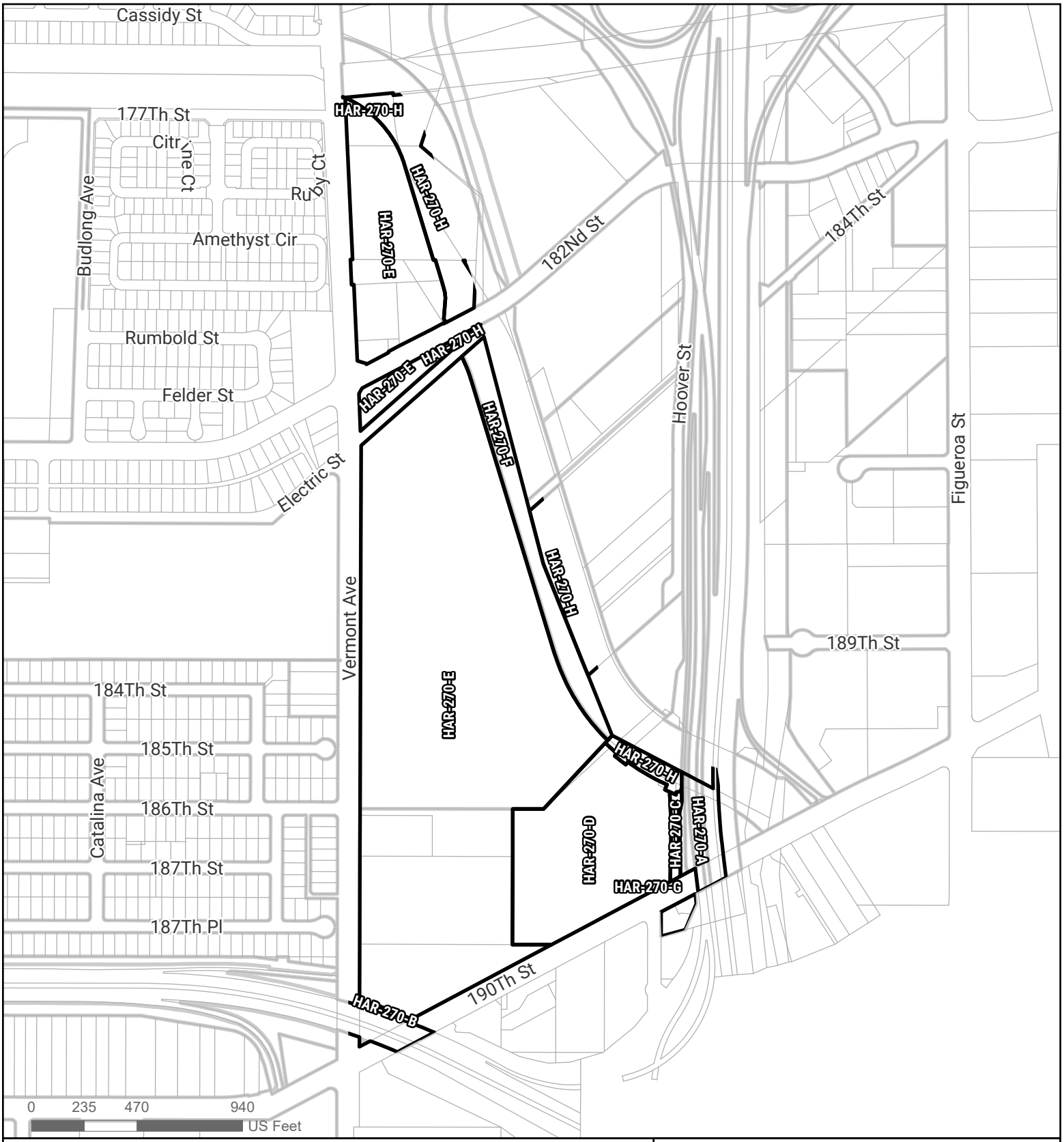
CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-270-A ,HAR-270-B ,HAR-270-C ,HAR-270-D ,HAR-270-E ,HAR-270-F ,HAR-270-G ,HAR-270-H

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

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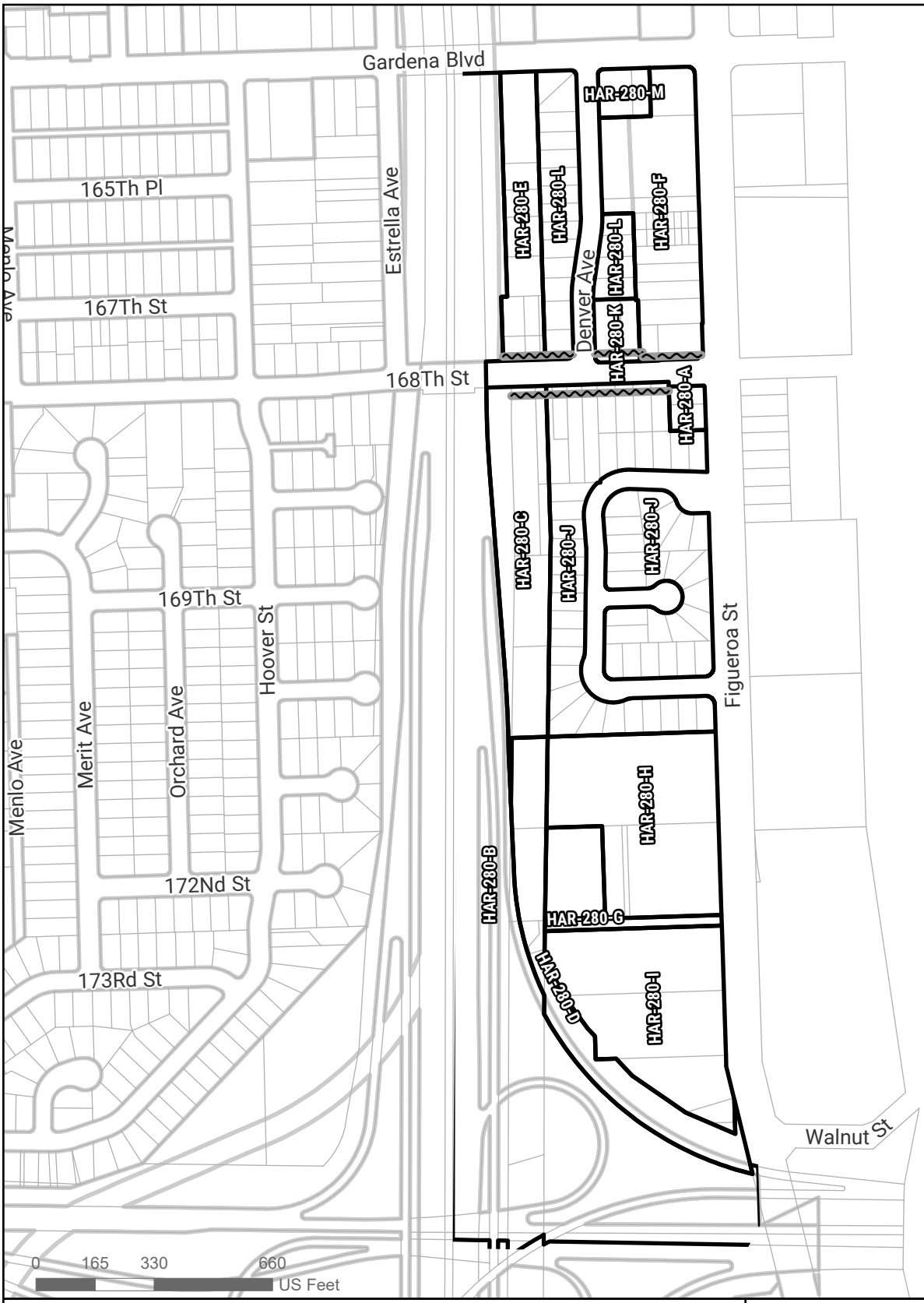
CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-280-A ,HAR-280-B ,HAR-280-C ,HAR-280-D ,HAR-280-E ,HAR-280-F ,HAR-280-G ,HAR-280-H ,HAR-280-I ,HAR-280-J ,HAR-280-K ,HAR-280-L ,HAR-280-M

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

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CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

HAR-290-A ,HAR-290-B ,HAR-290-C ,HAR-290-D ,HAR-290-E ,HAR-290-F ,HAR-290-G ,HAR-290-H ,HAR-290-I ,HAR-290-J

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

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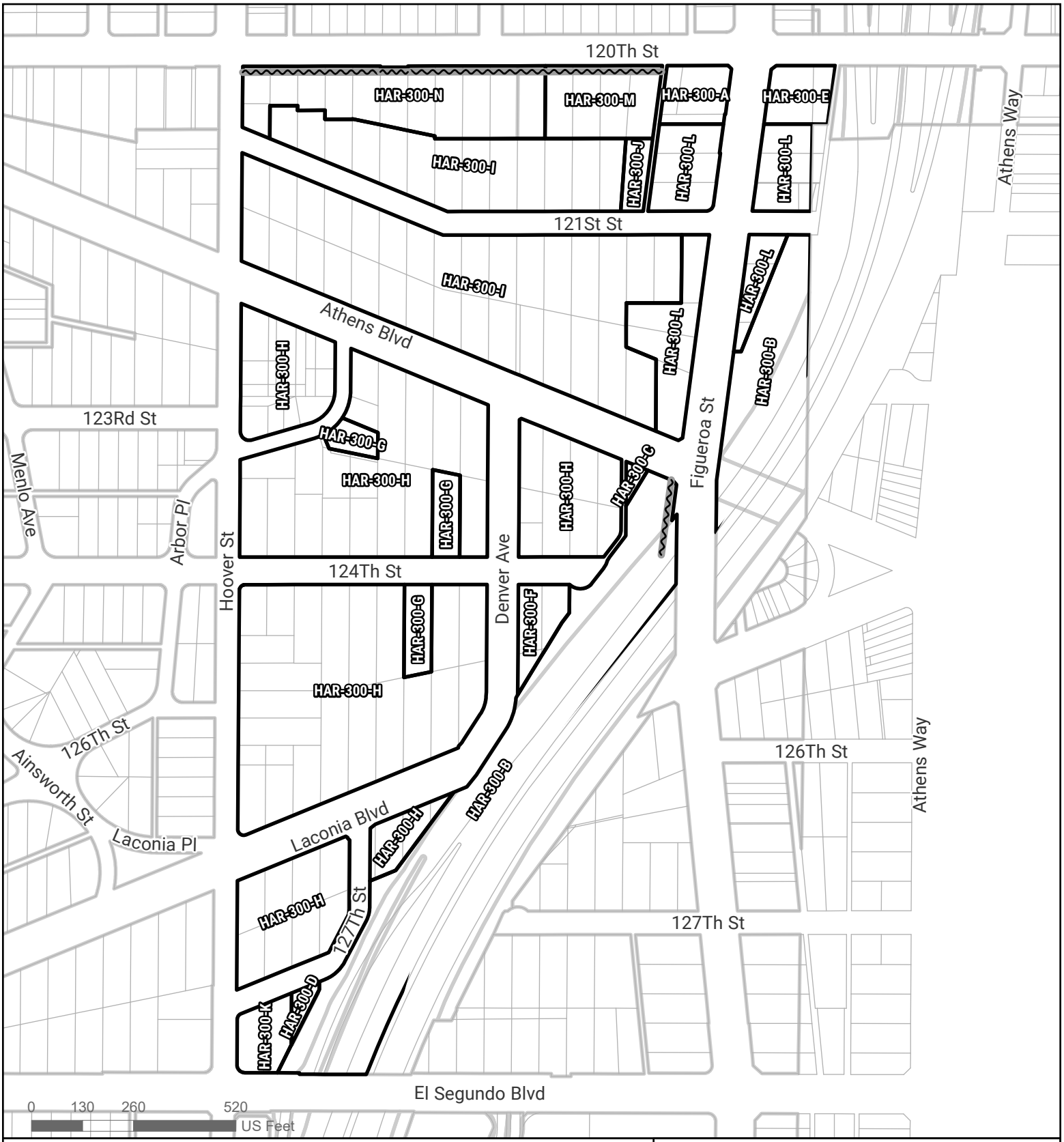
CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-300-A ,HAR-300-B ,HAR-300-C ,HAR-300-D ,HAR-300-E ,HAR-300-F ,HAR-300-G ,HAR-300-H ,HAR-300-I ,HAR-300-J ,HAR-300-K ,HAR-300-L ,HAR-300-M ,HAR-300-N

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

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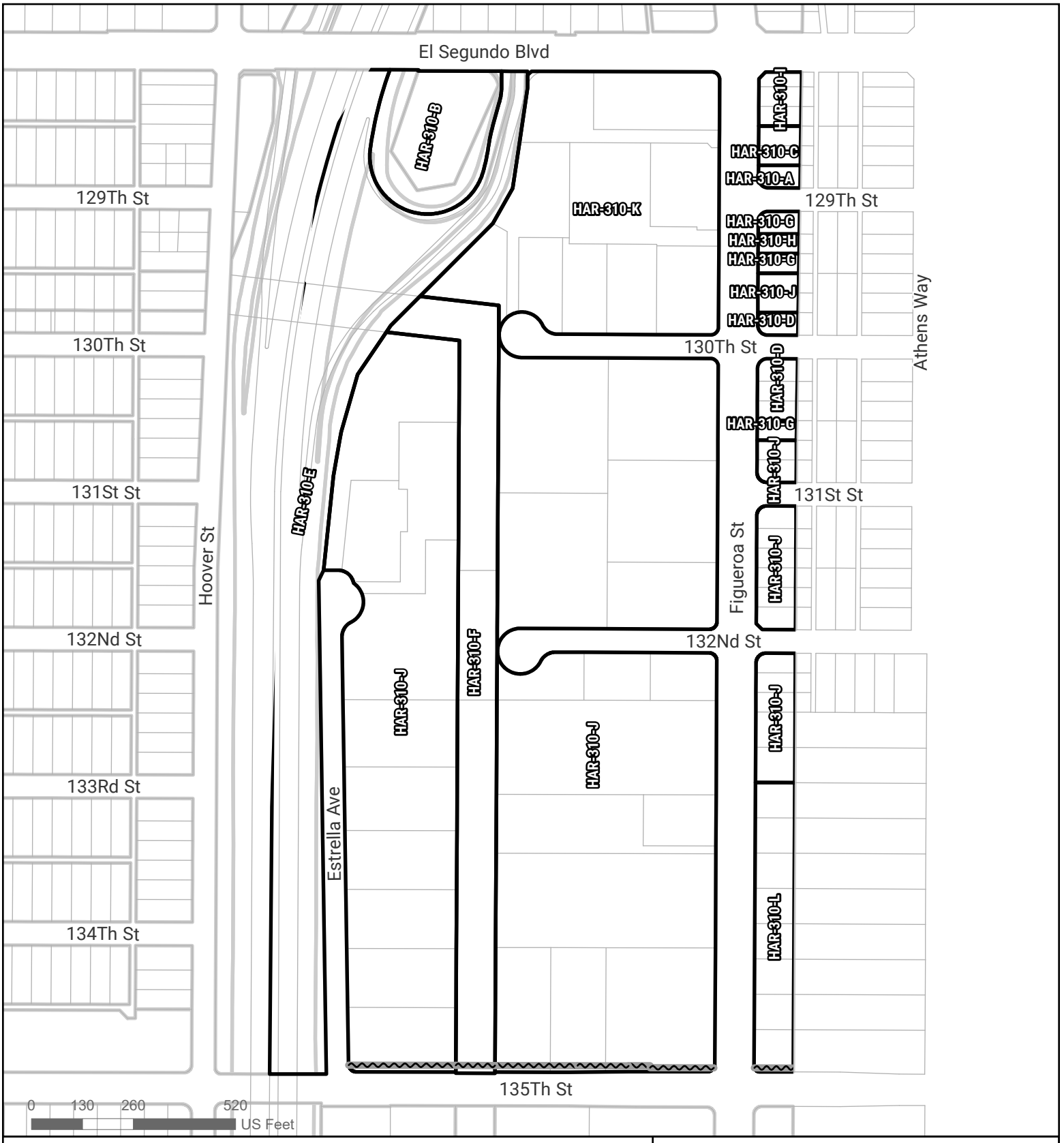
CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-310-A ,HAR-310-B ,HAR-310-C ,HAR-310-D ,HAR-310-E ,HAR-310-F ,HAR-310-G ,HAR-310-H ,HAR-310-I ,HAR-310-J ,HAR-310-K ,HAR-310-L

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

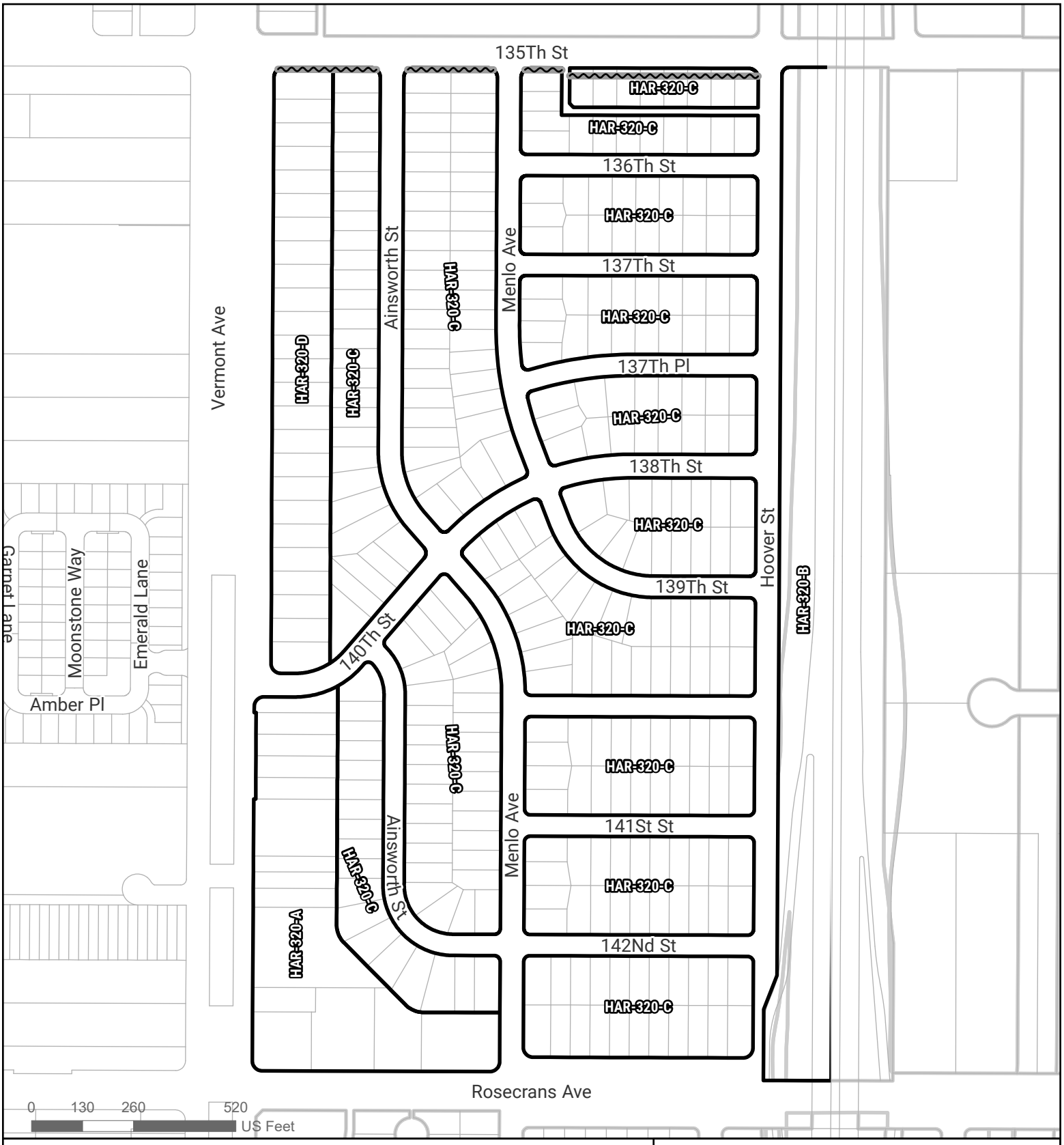
ML / DEC 2023

Section:

310

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-320-A ,HAR-320-B ,HAR-320-C ,HAR-320-D

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

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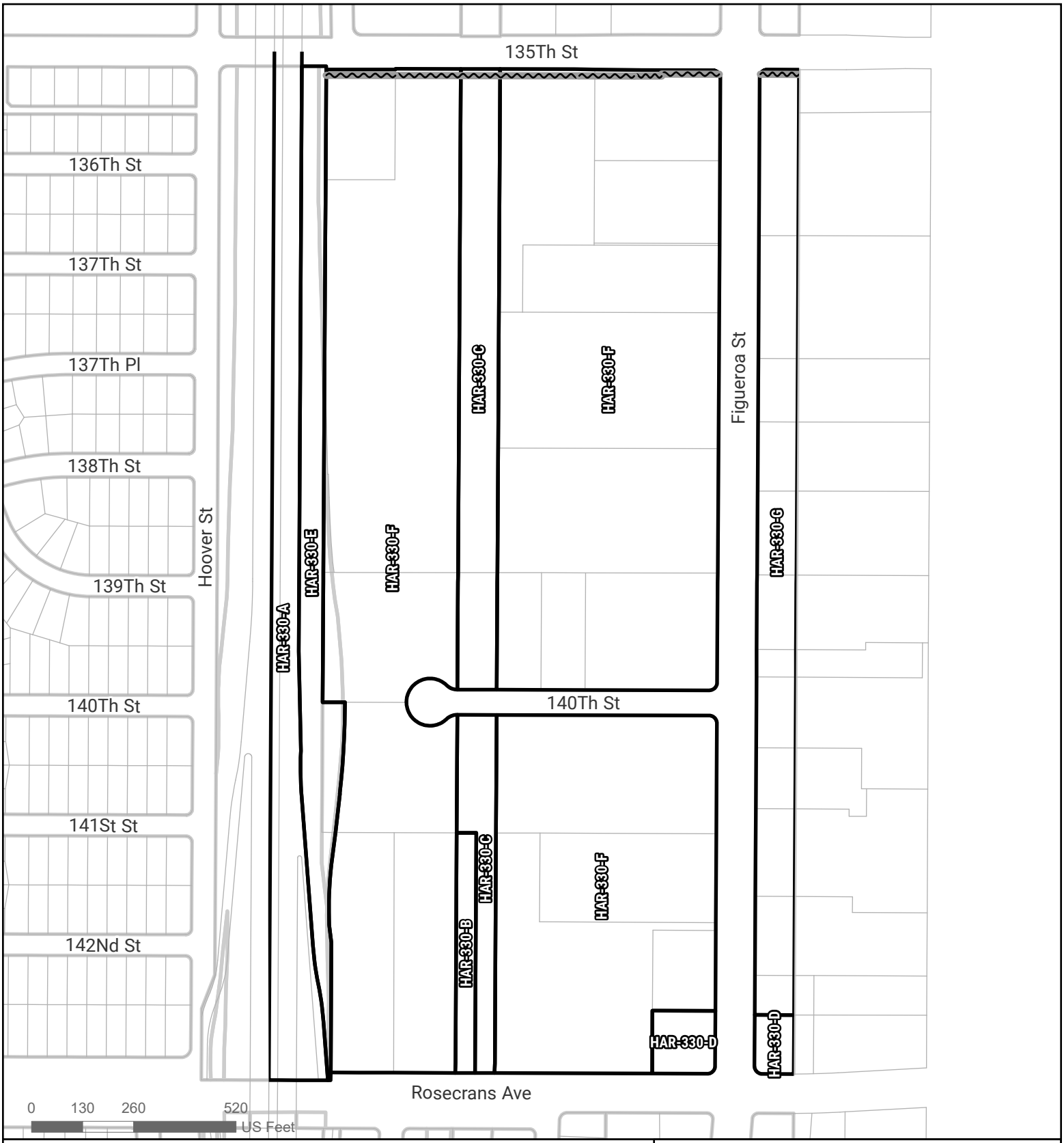
CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-330-A ,HAR-330-B ,HAR-330-C ,HAR-330-D ,HAR-330-E ,HAR-330-F ,HAR-330-G

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

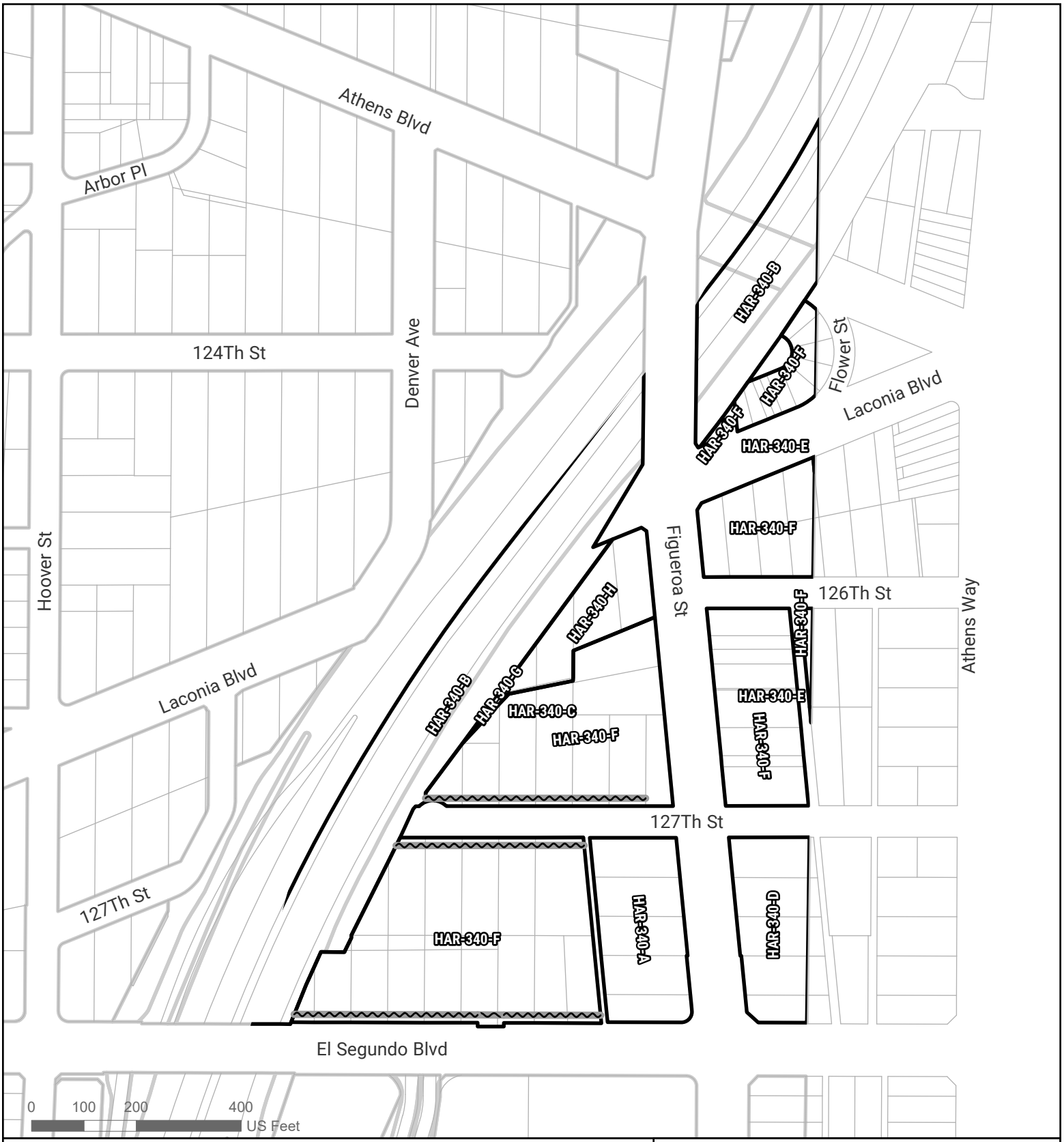
ML / DEC 2023

Section:

330

CPC-2018-6404-CPU

Harbor Gateway Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

HAR-340-A ,HAR-340-B ,HAR-340-C ,HAR-340-D ,HAR-340-E ,HAR-340-F ,HAR-340-G ,HAR-340-H

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

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CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

HAR-350-A ,HAR-350-B ,HAR-350-C ,HAR-350-D ,HAR-350-E ,HAR-350-F ,HAR-350-G ,HAR-350-H ,HAR-350-I ,HAR-350-J ,HAR-350-K ,HAR-350-L ,HAR-350-M ,HAR-350-N

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

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CPC-2018-6404-CPU

Harbor Gateway Community Plan Area

EXHIBIT B1

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-100-A	(T)(Q)C2-2D	[MB5-SH4-14][CX8-4]
HAR-100-B	(T)(Q)RD1.5-1	[VN3-FY1-11][RG3-15]
HAR-100-C	[Q]C1-1VL	[LM4-SH4-14][CX8-8]
HAR-100-D	[Q]C2-1	[LM4-SH4-14][CX8-8]
HAR-100-E	[Q]CM-1VL	[LM3-MU4-11][RX4-8]
HAR-100-F	[Q]CM-1VL	[MB5-SH4-14][CX8-4]
HAR-100-G	[Q]M2-1VL	[LB2-FX3-18][I5-N]
HAR-100-H	[Q]M2-1VL	[LB2-FX3-18][I6-N]
HAR-100-I	[Q]RD1.5-1	[VN3-FY1-11][RG3-15]
HAR-100-J	[T][Q]RD1.5-1	[VN3-FY1-11][RG3-15]
HAR-100-K	C1-1	[LM4-SH4-14][CX8-8]
HAR-100-L	C2-1	[LM4-SH4-14][CX8-8]
HAR-100-M	C2-1	[MB5-SH4-14][CX8-4]
HAR-100-N	M2-1	[LM3-MU4-11][RG3-8]
HAR-100-O	M2-1	[VF2-FX1-16][OS1-N]
HAR-100-P	M2-1VL	[LB2-FX3-18][I5-N]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-100-Q	M2-1VL	[LB2-FX3-18][I6-N]
HAR-100-R	M2-2	[LB2-FX3-18][I6-N]
HAR-100-S	M3-1	[LB2-FX3-18][I6-N]
HAR-100-T	M3-1	[VF2-FX1-16][OS1-N]
HAR-100-U	M3-1VL	[LB2-FX3-18][I5-N]
HAR-100-V	M3-1VL	[LB2-FX3-18][I6-N]
HAR-100-W	MR1-1VL	[LB2-FX3-18][I6-N]
HAR-100-X	MR1-1VL	[LM4-SH4-14][CX8-8]
HAR-100-Y	MR2-1VL	[LB2-FX3-18][I5-N]
HAR-100-Z	MR2-1VL	[LB2-FX3-18][I6-N]
HAR-100-AA	OS-1XL	[VF2-FX1-16][OS1-N]
HAR-100-BB	P-1	[MB5-SH4-14][CX8-4]
HAR-100-CC	R1-1	[H1-FY1-11][RG3-1L]
HAR-100-DD	R1-1	[H1-FY1-11][RG3-1L][IHR]
HAR-100-EE	R2-1	[VN3-FY1-11][RG3-15]
HAR-100-FF	R3-1	[LM3-MU4-11][RG3-8]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-100-GG	R3-1	[LM3-MU4-11][RX4-8]
HAR-100-HH	RD1.5-1	[VN3-FY1-11][RG3-15]
HAR-100-II	RD2-1	[VN3-FY1-11][RG3-15]
HAR-110-A	(Q)R3-1	[LM3-MU4-11][RG3-8]
HAR-110-B	[Q]C2-1	[MB5-SH4-14][CX8-4]
HAR-110-C	[Q]PF-1	[FWY]
HAR-110-D	[Q]PF-1	[H1-FY1-11][P1-1L]
HAR-110-E	C2-1	[LM4-SH4-11][CX8-8]
HAR-110-F	M1-1VL	[LB2-WS1-14][IX6-8]
HAR-110-G	R1-1	[H1-FY1-11][RG3-1L]
HAR-110-H	R3-1	[LM3-MU4-11][RG3-8]
HAR-120-A	[Q]CM-1VL-O	[LB2-FX3-18][I6-N][OL]
HAR-120-B	[Q]PF-1	[FWY]
HAR-120-C	[Q]PF-1	[LB2-WS1-18][P1-N]
HAR-120-D	C1-1-O	[LM4-SH4-14][CX8-8][OL]
HAR-120-E	M2-1VL-O	[LB2-FX3-18][I6-N][OL]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-120-F	MR1-1VL-O	[H1-FY1-11][P1-1L][OL]
HAR-120-G	MR1-1VL-O	[LB2-FX3-18][I6-N][OL]
HAR-120-H	PF-1-O	[LB2-WS1-18][P1-N][OL]
HAR-130-A	[Q]PF-1	[FWY]
HAR-130-B	[Q]PF-1	[H1-FY1-11][P1-1L][OL]
HAR-130-C	C2-1-O	[MB5-SH4-14][CX8-4][OL]
HAR-130-D	M2-1-O	[H1-FY1-11][P1-1L][OL]
HAR-130-E	M2-1VL-O	[LB2-FX3-18][I6-N][OL]
HAR-130-F	MR1-1VL-O	[LM4-SH4-14][CX8-8][OL]
HAR-130-G	R1-1	[H1-FY1-11][RG3-1L]
HAR-130-H	R1-1	[LB3-SH4-8][CX8-6]
HAR-140-A	(Q)RD1.5-1	[H2-FY1-11][RG3-2L]
HAR-140-B	(Q)RD2-1	[H2-FY1-11][RG3-2L]
HAR-140-C	[Q]C2-1	[LM4-SH4-14][CX8-8]
HAR-140-D	[Q]PF-1	[FWY]
HAR-140-E	[Q]PF-1XL	[LM4-SH4-11][CX6-8]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-140-F	C2-1	[LM4-SH4-11][CX6-8]
HAR-140-G	C2-1	[LM4-SH4-11][CX6-8][IHR]
HAR-140-H	C2-1	[MB5-SH4-14][CX8-4]
HAR-140-I	QRD6-1	[LM3-MU4-11][RG3-8]
HAR-140-J	R1-1	[H1-FY1-11][RG3-1L]
HAR-140-K	R1-1	[H1-FY1-11][RG3-1L][IHR]
HAR-140-L	R1-1	[LM3-MU4-11][RG3-8]
HAR-140-M	R1-1	[LM4-SH4-14][CX8-8]
HAR-140-N	R2-1	[H2-FY1-11][RG3-2L]
HAR-140-O	R2-1	[H2-FY1-11][RG3-2L][IHR]
HAR-140-P	R3-1	[LM3-MU4-11][RG3-8]
HAR-140-Q	R3-1	[LM4-SH4-14][CX8-8]
HAR-140-R	R4-1	[LM3-MU4-11][RG3-8]
HAR-140-S	RD1.5-1	[VN3-FY1-11][RG3-15]
HAR-140-T	RD2-1	[VN3-FY1-11][RG3-15]
HAR-150-A	(Q)C2-1	[MB5-SH4-14][CX8-4]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-150-B	[Q]PF-1	[FWY]
HAR-150-C	[Q]PF-1	[HE3-FY1-11][RG3-1L]
HAR-150-D	[Q]PF-1	[VF2-FX1-16][OS1-N]
HAR-150-E	C2-1	[LM4-SH4-11][CX6-8]
HAR-150-F	C2-1	[LM4-SH4-11][CX6-8][IHR]
HAR-150-G	C2-1	[MB5-SH4-14][CX8-4]
HAR-150-H	M1-1VL	[LB2-WS1-14][IX6-8]
HAR-150-I	M1-1VL	[VF2-FX1-16][OS1-N]
HAR-150-J	R1-1	[H1-FY1-11][RG3-1L]
HAR-150-K	R1-1	[LB2-WS1-14][IX6-8]
HAR-150-L	R2-1	[H2-FY1-11][RG3-2L]
HAR-150-M	R3-1	[LM3-MU4-11][RG3-8]
HAR-150-N	R3-1	[LM3-MU4-11][RG3-8][IHR]
HAR-150-O	RS-1	[H1-FY1-11][RG3-1L]
HAR-160-A	[Q]PF-1	[FWY]
HAR-160-B	[Q]PF-1	[LB2-WS1-14][IX6-8]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-160-C	M2-1VL-O	[LB2-WS1-14][IX6-8][OL]
HAR-160-D	MR1-1VL-O	[H1-FY1-11][P1-1L][OL]
HAR-170-A	[Q]PF-1	[FWY]
HAR-170-B	[Q]PF-1	[H1-FY1-11][RG3-1L]
HAR-170-C	C2-1	[LM4-SH4-14][CX8-8]
HAR-170-D	M2-1-O	[H1-FY1-11][P1-1L][OL]
HAR-170-E	OS-1XL	[VF2-FX1-16][OS1-N]
HAR-170-F	R1-1	[H1-FY1-11][RG3-1L]
HAR-170-G	RD3-1	[VN3-FY1-12][RX3-30]
HAR-180-A	[Q]C2-1	[H1-FY1-11][RG3-1L]
HAR-180-B	[Q]C2-1	[LM4-SH4-14][CX8-8]
HAR-180-C	C2-1	[VN3-FY1-11][P1-15]
HAR-180-D	M1-1VL	[LB3-SH4-8][CX8-6]
HAR-180-E	M2-1	[LB2-FX3-18][I6-N]
HAR-180-F	M2-1VL	[LB2-FX3-18][I6-N]
HAR-180-G	M2-1VL	[LB2-WS1-18][P1-N]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-180-H	OS	[VF2-FX1-16][OS1-N]
HAR-180-I	PF	[LF3-FX3-18][P1-N]
HAR-180-J	R1-1	[H1-FY1-11][RG3-1L]
HAR-180-K	R2-1	[H1-FY1-11][RG3-1L]
HAR-180-L	R3-1	[VN3-FY1-11][P1-15]
HAR-180-M	RD1.5-1	[VN3-FY1-11][RG3-15]
HAR-180-N	RD2-1	[VF2-FX1-16][OS1-N]
HAR-180-O	RD2-1	[VN3-FY1-11][RG3-15]
HAR-180-P	RD2-1XL	[VN3-FY1-11][RG3-15]
HAR-190-A	(Q)C2-1	[LM4-SH4-14][CX8-8]
HAR-190-B	[Q]C2-1	[LM4-SH4-14][CX8-8]
HAR-190-C	[Q]CM-1VL	[LM4-SH4-14][CX8-8]
HAR-190-D	[Q]PF-1	[FWY]
HAR-190-E	[Q]PF-1	[H1-FY1-11][RG3-1L]
HAR-190-F	[Q]PF-1XL	[H1-FY1-11][P1-1L]
HAR-190-G	[Q]PF-1XL	[LB2-FX1-16][P1-N]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-190-H	[Q]PF-1XL	[VF2-FX1-16][OS1-N]
HAR-190-I	[T][Q]RD1.5-1	[VN3-FY1-11][RG3-15]
HAR-190-J	A1	[VF2-FX1-16][OS1-N]
HAR-190-K	A1	[VF2-FX1-16][OS1-N][IHR]
HAR-190-L	C1-1	[LM4-SH4-14][CX8-8]
HAR-190-M	QP-1	[LM4-SH4-14][CX8-8]
HAR-190-N	R1-1	[H1-FY1-11][P1-1L]
HAR-190-O	R1-1	[H1-FY1-11][RG3-1L]
HAR-190-P	R3-1	[LM3-MU4-11][RG3-8]
HAR-200-A	[Q]C2-1	[LB2-FX3-18][I4-N]
HAR-200-B	[Q]CM-1	[LB2-FX3-18][I5-N]
HAR-200-C	[Q]PF-1	[FWY]
HAR-200-D	M2-1	[LB2-FX3-18][I4-N]
HAR-200-E	M3-1	[LB2-FX3-18][I4-N]
HAR-200-F	M3-1	[LB2-FX3-18][I6-N]
HAR-200-G	M3-1	[LB2-WS1-18][P1-N]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-200-H	M3-1	[LF3-FX3-18][I8-N]
HAR-200-I	M3-1	[LF3-FX3-18][P1-N]
HAR-200-J	PF-1	[LF3-FX3-18][I8-N]
HAR-210-A	(T)(Q)M2-1	[LB2-FX3-18][I4-N]
HAR-210-B	[Q]C4-1	[LB2-FX3-18][I4-N]
HAR-210-C	[Q]PF-1	[FWY]
HAR-210-D	[Q]PF-1	[MB6-MK1-14][P1-4]
HAR-210-E	M3-1	[LB2-FX3-18][I4-N]
HAR-210-F	M3-1	[LF3-FX3-18][I8-N]
HAR-210-G	MR1-1	[LB2-FX3-18][I4-N]
HAR-210-H	MR1-1	[MB6-WS1-14][CX10-4]
HAR-210-I	MR2-1	[LB2-FX3-18][I4-N]
HAR-210-J	MR2-1	[LB2-FX3-18][I6-N]
HAR-210-K	PF	[LB2-WS1-18][P1-N]
HAR-220-A	[Q]C2-1	[LB3-SH4-8][CX8-6]
HAR-220-B	[Q]PF-1XL	[H1-FY1-11][P1-1L]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-220-C	C2-1	[H1-FY1-11][RG3-1L]
HAR-220-D	C2-1	[LB3-SH4-8][CX8-6]
HAR-220-E	C2-1	[LM4-SH4-14][CX8-8]
HAR-220-F	OS	[VF2-FX1-16][OS1-N]
HAR-220-G	R1-1	[H1-FY1-11][RG3-1L]
HAR-220-H	R2-1	[H1-FY1-11][RG3-1L]
HAR-220-I	R3-1	[LM4-SH4-14][CX8-8]
HAR-230-A	[Q]RD1.5-1	[H2-FY1-11][RG3-2L]
HAR-230-B	[Q]RD1.5-1	[LM3-MU4-11][RG3-8]
HAR-230-C	C2-1	[H1-FY1-11][RG3-1L]
HAR-230-D	C2-1	[LB3-SH4-8][CX8-6]
HAR-230-E	C2-1	[LB3-SH4-8][CX8-6][IHR]
HAR-230-F	C2-1	[LM3-MU4-11][RG3-8]
HAR-230-G	P-1	[LB3-SH4-8][CX8-6]
HAR-230-H	R1-1	[H1-FY1-11][RG3-1L]
HAR-230-I	R2-1	[H2-FY1-11][RG3-2L]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-230-J	R2-1	[VN3-FY1-11][RG3-20]
HAR-230-K	R3-1	[LM3-MU4-11][RG3-8]
HAR-230-L	RD1.5-1	[LM3-MU4-11][RG3-8]
HAR-230-M	RD1.5-1	[VN3-FY1-11][RG3-15]
HAR-240-A	[Q]C2-1	[LM4-SH4-14][CX8-8]
HAR-240-B	[Q]MR1-1VL	[LM3-MU4-11][RX4-8]
HAR-240-C	[Q]PF-1	[FWY]
HAR-240-D	[Q]PF-1XL	[H1-FY1-11][P1-1L]
HAR-240-E	C1-1	[LM4-SH4-14][CX8-8]
HAR-240-F	C2-1	[MB5-SH4-14][CX8-4]
HAR-240-G	CR-1	[MB5-SH4-14][CX8-4]
HAR-240-H	R1-1	[H1-FY1-11][P1-1L]
HAR-240-I	R1-1	[H1-FY1-11][RG3-1L]
HAR-250-A	[Q]PF-1	[FWY]
HAR-250-B	[Q]PF-1	[LB2-WS1-18][P1-N]
HAR-250-C	M2-1	[LB2-WS1-18][P1-N]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-250-D	M2-1VL	[LB2-FX3-18][I6-N]
HAR-250-E	MR1-1VL	[LB2-FX3-18][I6-N]
HAR-250-F	OS	[LB2-WS1-18][P1-N]
HAR-250-G	PF-1	[LB2-FX3-18][I6-N]
HAR-260-A	[Q]PF-1	[FWY]
HAR-260-B	[Q]PF-1	[MB6-GW2-14][P1-4]
HAR-260-C	[Q]PF-1	[VF2-FX1-16][OS1-N]
HAR-260-D	M2-1	[MB6-GW2-14][CX10-4]
HAR-260-E	M2-1	[VF2-FX1-16][OS1-N]
HAR-260-F	OS	[VF2-FX1-16][OS1-N]
HAR-260-G	PF	[MB6-GW2-14][CX10-4]
HAR-270-A	[Q]PF-1	[FWY]
HAR-270-B	[Q]PF-1	[MB6-MK1-14][P1-4]
HAR-270-C	[Q]PF-1	[VF2-FX1-16][OS1-N]
HAR-270-D	[T][Q]M2-1	[MB6-GW2-14][CX10-4]
HAR-270-E	M2-1	[MB6-GW2-14][CX10-4]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-270-F	M2-1	[VF2-FX1-16][OS1-N]
HAR-270-G	M2-1VL	[MB6-WS1-14][CX10-4]
HAR-270-H	OS	[VF2-FX1-16][OS1-N]
HAR-280-A	[Q]C2-1	[LM4-SH4-11][CX8-8]
HAR-280-B	[Q]PF-1	[FWY]
HAR-280-C	[Q]PF-1	[H1-FY1-11][P1-1L]
HAR-280-D	[Q]PF-1	[LB2-WS1-11][P1-8]
HAR-280-E	[Q]PF-1	[LM3-MU4-11][P1-8]
HAR-280-F	C2-1	[MB5-SH4-11][CX8-4]
HAR-280-G	M2-1VL	[LB2-WS1-11][IX6-8]
HAR-280-H	M2-1VL	[LB2-WS1-14][IX6-8]
HAR-280-I	MR1-1VL	[LB2-WS1-11][IX6-8]
HAR-280-J	R1-1	[H1-FY1-11][RG3-1L]
HAR-280-K	R2-1	[LM3-MU4-11][RG3-8]
HAR-280-L	R3-1	[LM3-MU4-11][RG3-8]
HAR-280-M	R3-1	[MB5-SH4-11][CX8-4]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-290-A	[Q]C2-1-O	[LM4-SH4-14][CX8-8][OL]
HAR-290-B	[Q]CM-1VL-O	[LB3-SH4-8][CX8-6][OL]
HAR-290-C	[Q]PF-1	[FWY]
HAR-290-D	[Q]PF-1	[H1-FY1-11][P1-1L][OL]
HAR-290-E	[Q]PF-1	[LM3-MU4-11][P1-8][OL]
HAR-290-F	[Q]PF-1XL-O	[H1-FY1-11][P1-1L][OL]
HAR-290-G	[T][Q]CM-1VL-O	[LB3-SH4-8][CX8-6]
HAR-290-H	C2-1-O	[LM4-SH4-14][CX8-8][OL]
HAR-290-I	R1-1-O	[H1-FY1-11][RG3-1L][OL]
HAR-290-J	R3-1-O	[LM3-MU4-11][RG3-8][OL]
HAR-300-A	[Q]C2-1	[LB3-SH4-8][CX8-6]
HAR-300-B	[Q]PF-1	[FWY]
HAR-300-C	[Q]PF-1	[H1-FY1-11][P1-1L]
HAR-300-D	[Q]PF-1	[LM3-MU4-11][RG3-8]
HAR-300-E	C2-1	[LB3-SH4-8][CX8-6]
HAR-300-F	R1-1-O	[H1-FY1-11][RG3-1L]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-300-G	R1-1-O	[H1-FY1-11][RG3-1L][OL-IHR]
HAR-300-H	R1-1-O	[H1-FY1-11][RG3-1L][OL]
HAR-300-I	R1-1	[H1-FY1-11][RG3-1L]
HAR-300-J	R1-1	[H1-FY1-11][RG3-1L][IHR]
HAR-300-K	R3-1-O	[LM3-MU4-11][RG3-8][OL]
HAR-300-L	R3-1	[LB3-SH4-8][CX8-6]
HAR-300-M	R3-1	[LM3-MU4-11][RG3-8]
HAR-300-N	RD2-1XL	[VN3-FY1-11][RG3-20]
HAR-310-A	[Q]C2-1VL-O	[LB2-FX3-18][I6-N][OL]
HAR-310-B	[Q]CM-1VL-O	[LB3-SH4-8][CX8-6][OL]
HAR-310-C	[Q]M1-1VL-O	[LB2-FX3-18][I6-N][OL]
HAR-310-D	[Q]M2-1VL-O	[LB2-FX3-18][I6-N][OL]
HAR-310-E	[Q]PF-1	[FWY]
HAR-310-F	[Q]PF-1	[LB2-WS1-18][P1-N][OL]
HAR-310-G	[T][Q]M1-1VL-O	[LB2-FX3-18][I6-N][OL]
HAR-310-H	[T][Q]M2-1VL-O	[LB2-FX3-18][I6-N][OL]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-310-I	C2-1-O	[LB3-SH4-8][CX8-6][OL]
HAR-310-J	M2-1VL-O	[LB2-FX3-18][I6-N][OL]
HAR-310-K	M2-1VL-O	[LB2-WS1-14][IX6-8][OL]
HAR-310-L	MR1-1VL-O	[LB2-FX3-18][I6-N][OL]
HAR-320-A	[Q]C2-1-O	[LM4-SH4-14][CX8-8][OL]
HAR-320-B	[Q]PF-1	[FWY]
HAR-320-C	R1-1-O	[H1-FY1-11][RG3-1L][OL]
HAR-320-D	RD3-1-O	[VN3-FY1-11][RG3-30][OL]
HAR-330-A	[Q]PF-1	[FWY]
HAR-330-B	[Q]PF-1	[LB2-FX3-18][I6-N][OL]
HAR-330-C	[Q]PF-1	[LB2-WS1-18][P1-N][OL]
HAR-330-D	C2-1-O	[MB5-SH4-14][CX8-4][OL]
HAR-330-E	M2-1VL-O	[FWY]
HAR-330-F	M2-1VL-O	[LB2-FX3-18][I6-N][OL]
HAR-330-G	MR1-1VL-O	[LB2-FX3-18][I6-N][OL]
HAR-340-A	[Q]C2-1-O	[LB3-SH4-8][CX8-6][OL]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-340-B	[Q]PF-1	[FWY]
HAR-340-C	[Q]PF-1	[LM3-MU4-11][RG3-8]
HAR-340-D	C2-1-O	[LB3-SH4-8][CX8-6][OL]
HAR-340-E	R3-1-O	[LM3-MU4-11][RG3-8]
HAR-340-F	R3-1-O	[LM3-MU4-11][RG3-8][OL]
HAR-340-G	R3-1XL-O	[LM3-MU4-11][RG3-8]
HAR-340-H	R3-1XL-O	[LM3-MU4-11][RG3-8][OL]
HAR-350-A	[Q]C2-1-O	[LM4-SH4-14][CX8-8][OL]
HAR-350-B	C2-1-O	[MB5-SH4-14][CX8-4][OL]
HAR-350-C	R1-1-O	[H1-FY1-11][RG3-1L][OL]
HAR-350-D	R1-1	[H1-FY1-11][RG3-1L]
HAR-350-E	R2-1-O	[H1-FY1-11][RG3-1L][OL]
HAR-350-F	R2-1-O	[H2-FY1-11][RG3-2L][OL]
HAR-350-G	R2-1XL-O	[H2-FY1-11][RG3-2L][OL]
HAR-350-H	R2-1XL-O	[VN3-FY1-11][RG3-15][OL]
HAR-350-I	R3-1-O	[LB3-SH4-8][CX8-6][OL]

Harbor Gateway - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
HAR-350-J	R3-1-O	[LM3-MU4-11][RG3-8][OL]
HAR-350-K	R3-1	[LM3-MU4-11][RG3-8]
HAR-350-L	RD1.5-1XL-O	[VN3-FY1-11][RG3-15][OL]
HAR-350-M	RD2-1XL	[H1-FY1-11][RG3-1L]
HAR-350-N	RD2-1XL	[VN3-FY1-11][RG3-20]

EXHIBIT B1

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

Sec. 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon portions of the zone map attached thereto and shown in the associated Geographic Information System Shapefile and geospatial data information and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portions of the zoning map entitled “Wilmington-Harbor City Community Plan Area,” the accompanying diagrams and the Table 1 attached hereto and incorporated herein by this reference.

Sec. 2. Severability. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions and, to this end, the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for tend days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located that the Temple Street entrance to the Los Angeles County Hall of Records.

CPC-2018-6402-CPU
City Planning Commission Draft

Approved as to Form and Legality

Hydee Feldstein Soto, City Attorney

By _____

Date _____

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted.

_____
VINCENT P. Bertoni, AICP
Director of Planning

Date _____

File No. _____

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

_____

Ordinance Passed _____

MAYOR

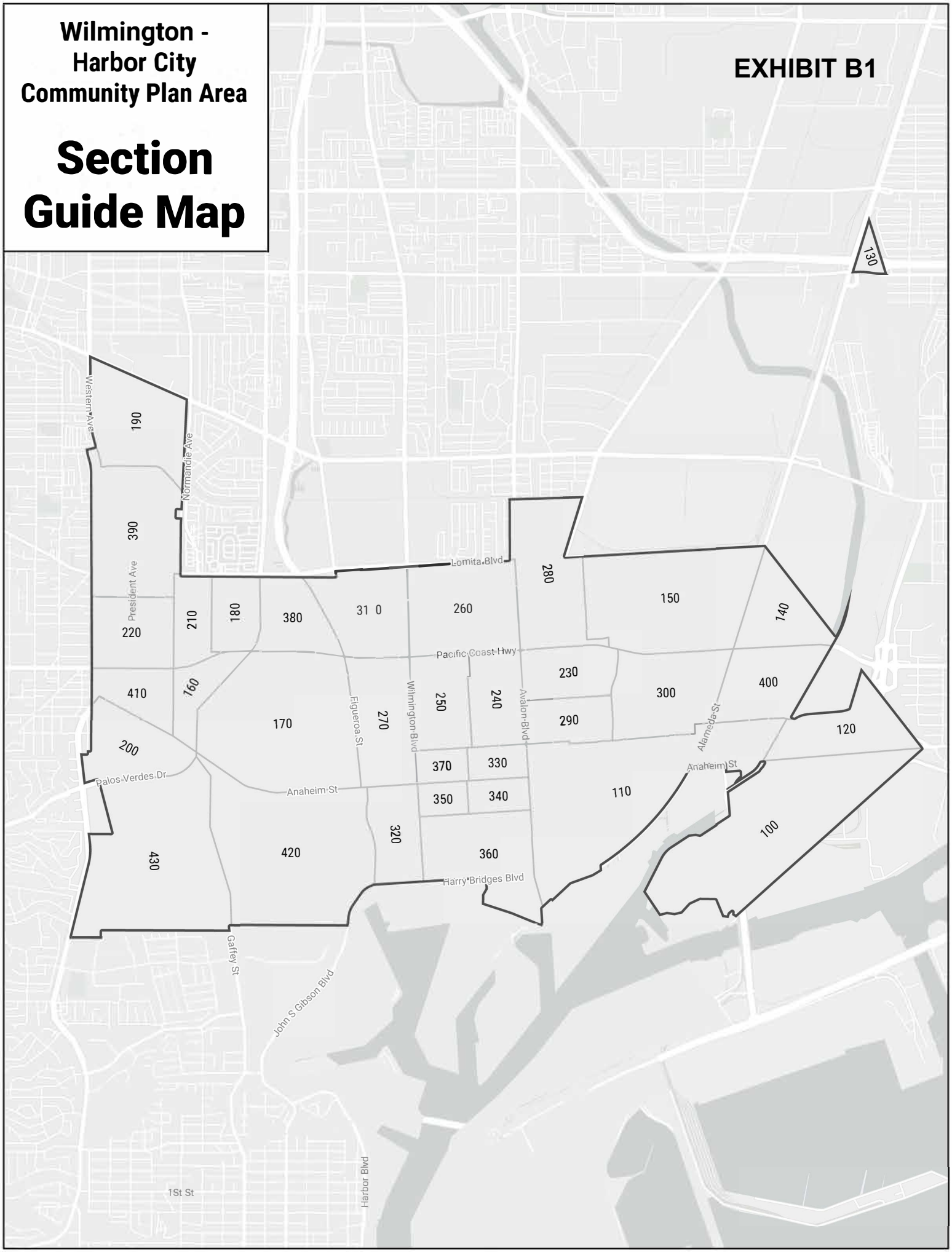
_____

Approved _____

Wilmington - Harbor City Community Plan Area

Section Guide Map

EXHIBIT B1



ZONING MAP AMENDMENTS

SUBAREAS

WLM-100-A, WLM-100-B, WLM-100-C, WLM-100-D, WLM-100-E, WLM-100-F

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

100

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

WLM-110-A, WLM-110-B, WLM-110-C, WLM-110-D, WLM-110-E, WLM-110-F, WLM-110-G, WLM-110-H, WLM-110-I, WLM-110-J, WLM-110-K, WLM-110-L, WLM-110-M, WLM-110-N, WLM-110-O, WLM-110-P, WLM-110-Q, WLM-110-R, WLM-110-S, WLM-110-T, WLM-110-U, WLM-110-V, WLM-110-W, WLM-110-X, WLM-110-Y, WLM-110-Z, WLM-110-AA, WLM-110-BB, WLM-110-CC, WLM-110-DD, WLM-110-EE, WLM-110-FF, WLM-110-GG, WLM-110-HH, WLM-110-II, WLM-110-JJ, WLM-110-KK, WLM-110-LL, WLM-110-MM, WLM-110-NN, WLM-110-OO, WLM-110-PP, WLM-110-QQ, WLM-110-RR, WLM-110-SS, WLM-110-TT, WLM-110-UU, WLM-110-VV, WLM-110-WW, WLM-110-XX, WLM-110-YY, WLM-110-ZZ

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

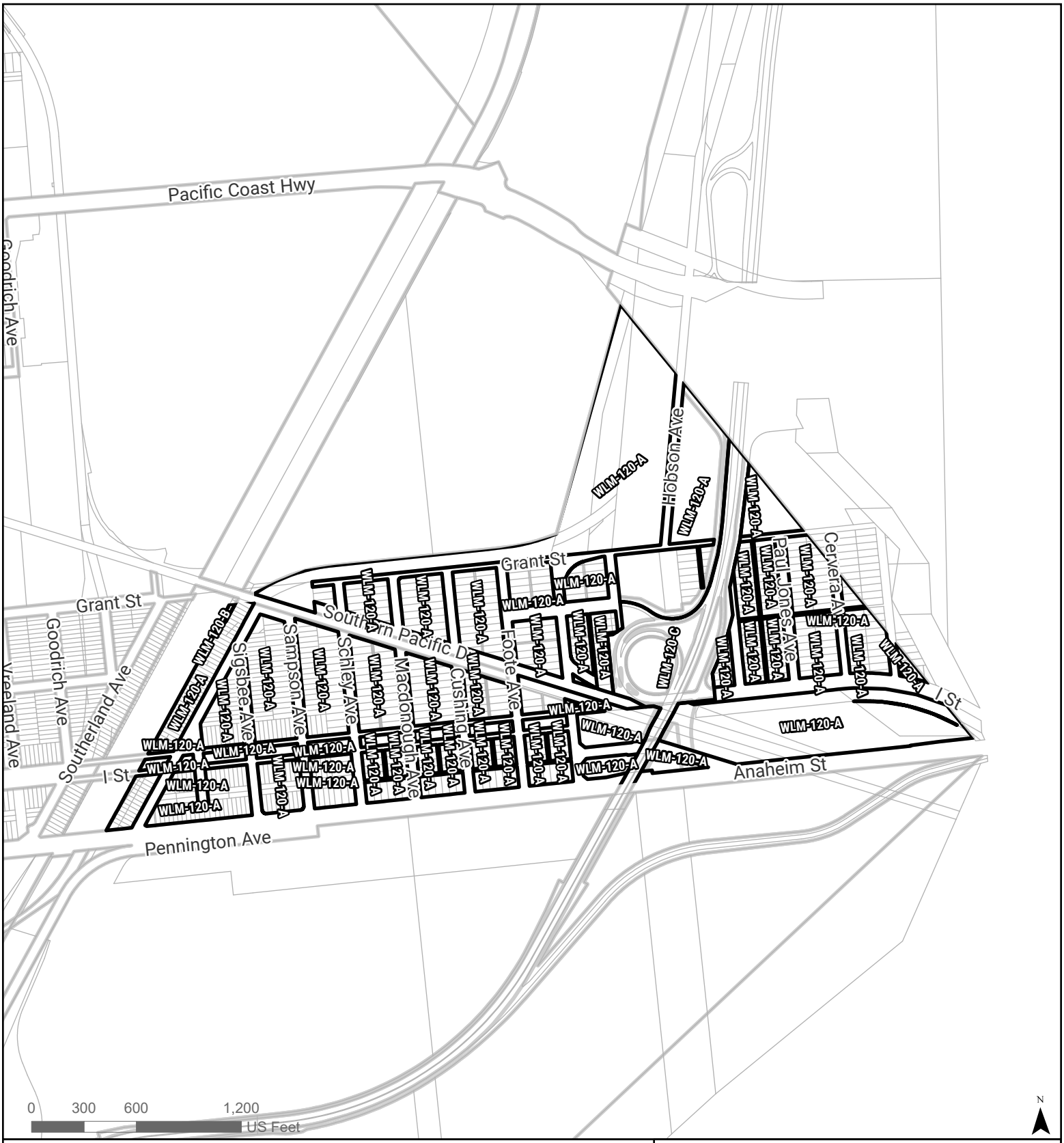
ML / DEC 2023

Section:

110

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

WLM-120-A, WLM-120-B, WLM-120-C

Section:

120

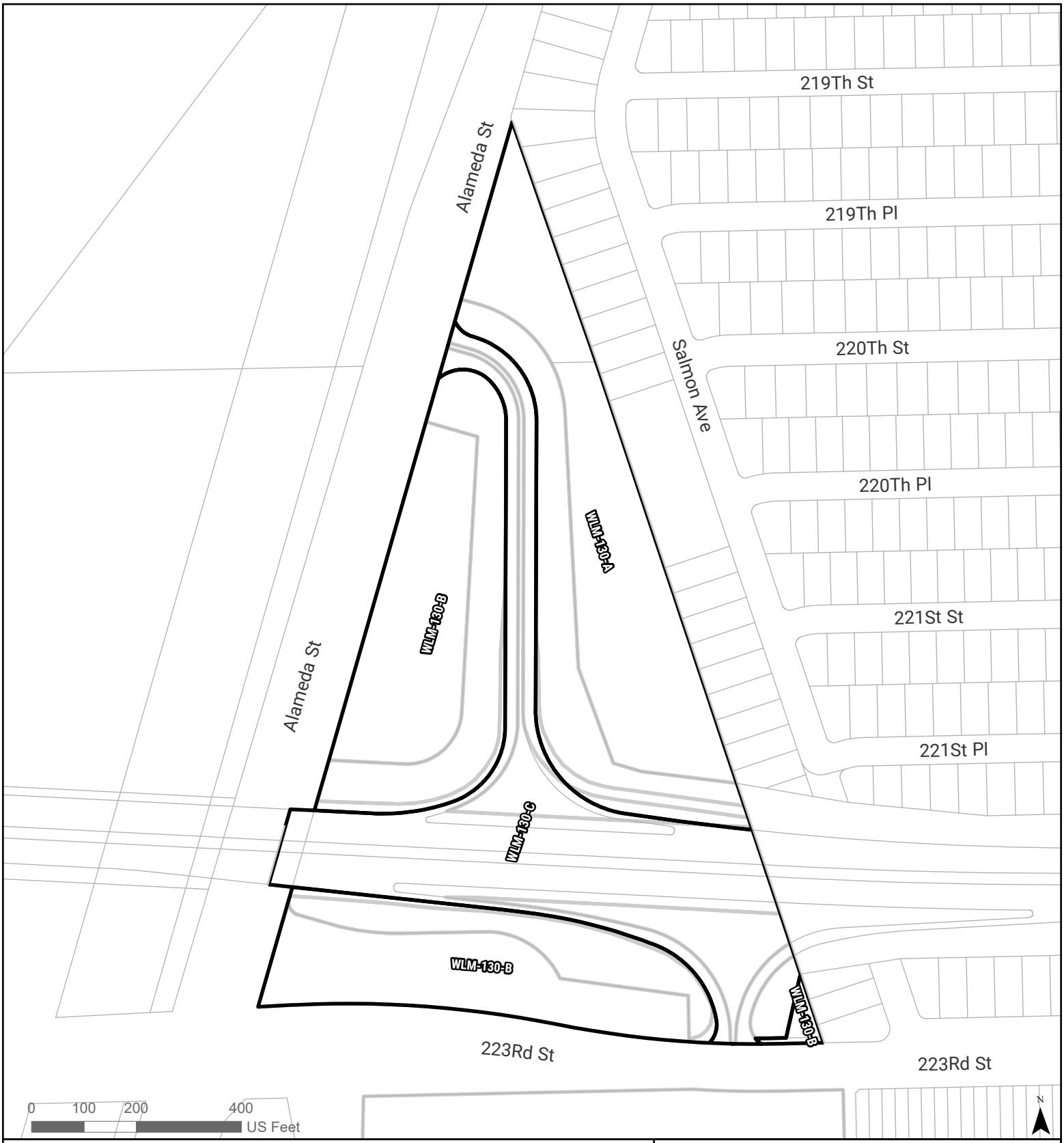
CPC-2018-6402-CPU

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Wilmington Harbor City Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

WLM-130-A, WLM-130-B, WLM-130-C

Section:

130

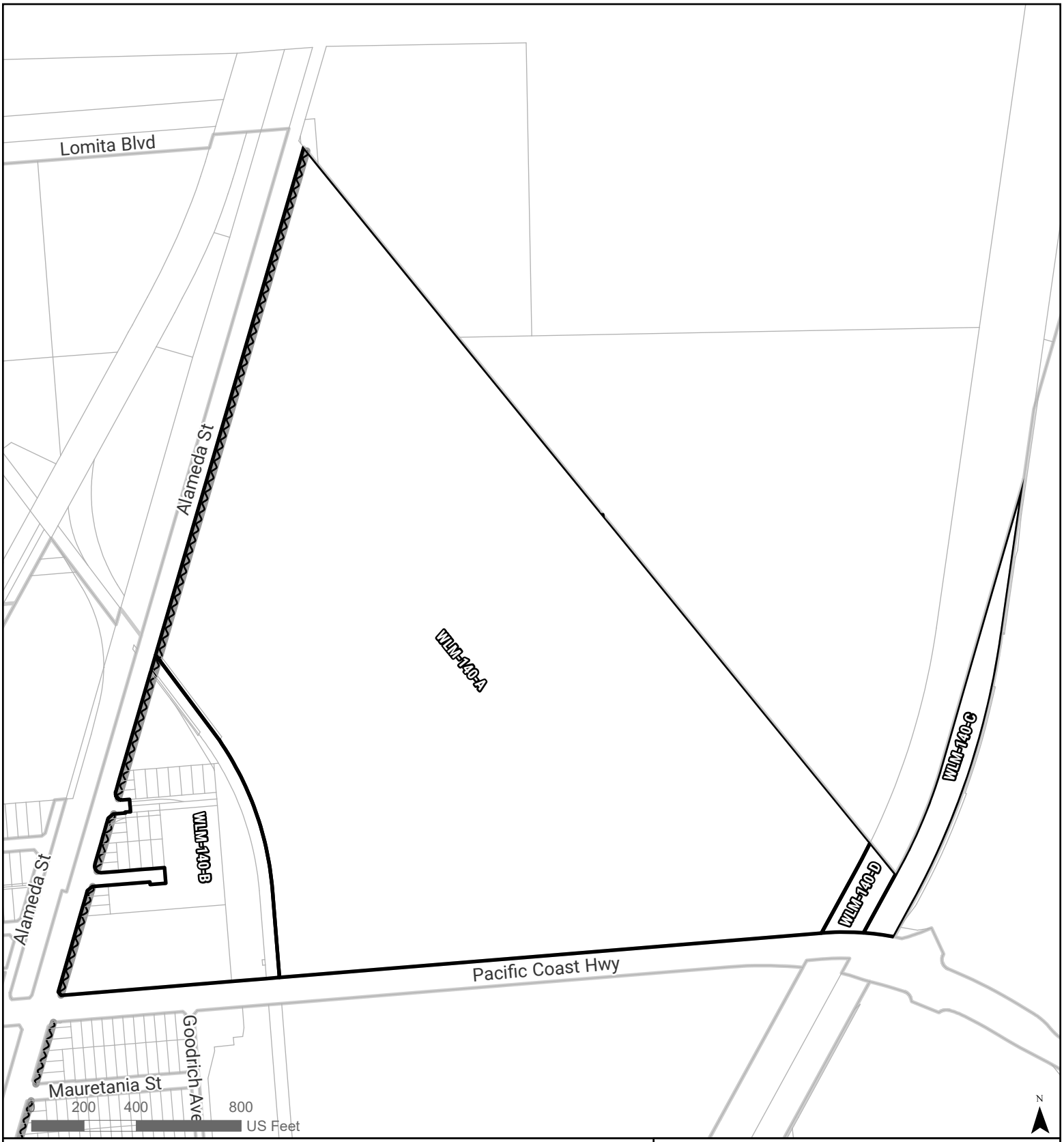
CPC-2018-6402-CPU

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Wilmington Harbor City Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

WLM-140-A, WLM-140-B, WLM-140-C, WLM-140-D

Section:

140

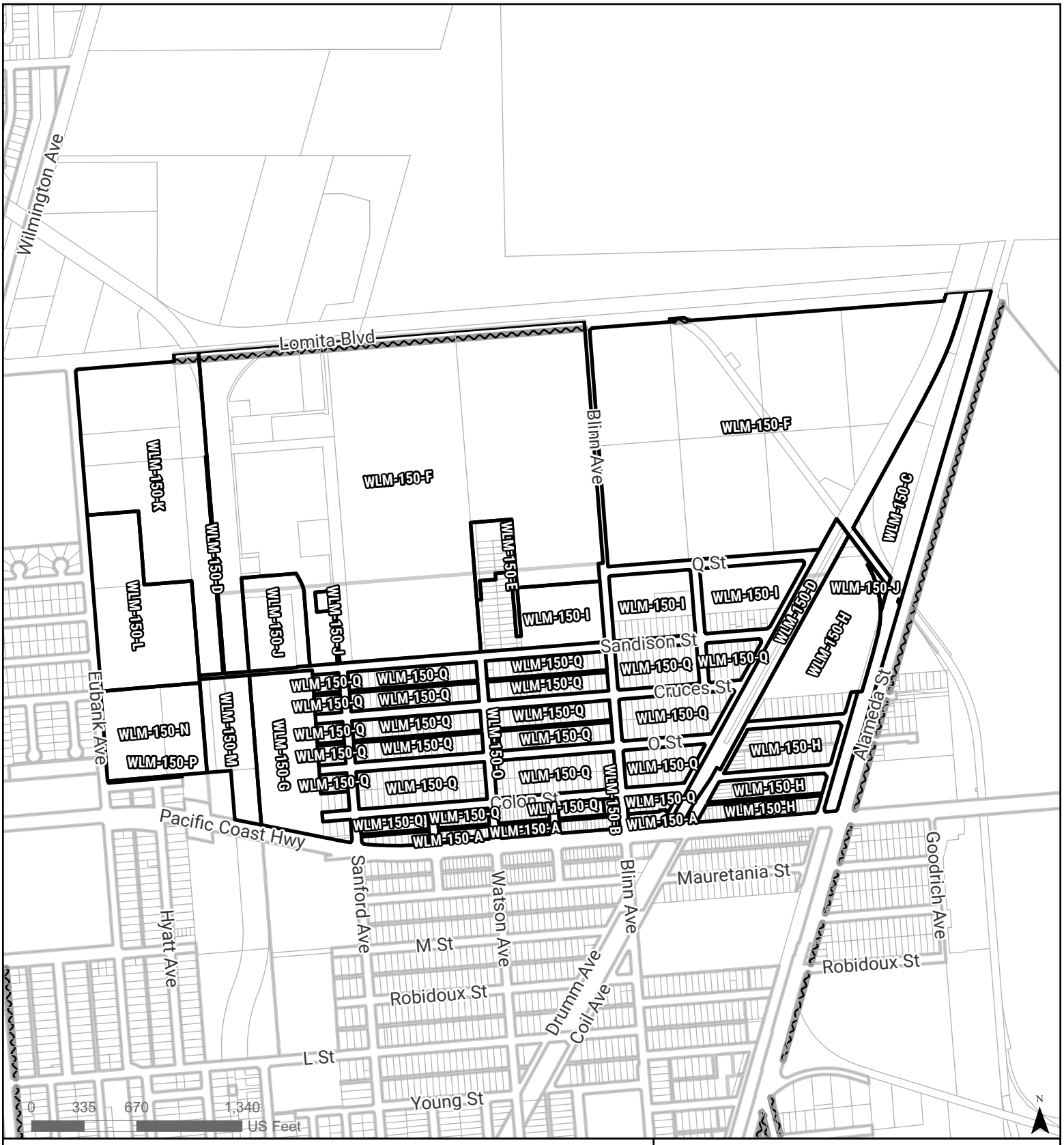
CPC-2018-6402-CPU

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Wilmington Harbor City Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

WLM-150-A, WLM-150-B, WLM-150-C, WLM-150-D, WLM-150-E, WLM-150-F, WLM-150-G, WLM-150-H, WLM-150-I, WLM-150-J, WLM-150-K, WLM-150-L, WLM-150-M, WLM-150-N, WLM-150-O, WLM-150-P, WLM-150-Q

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

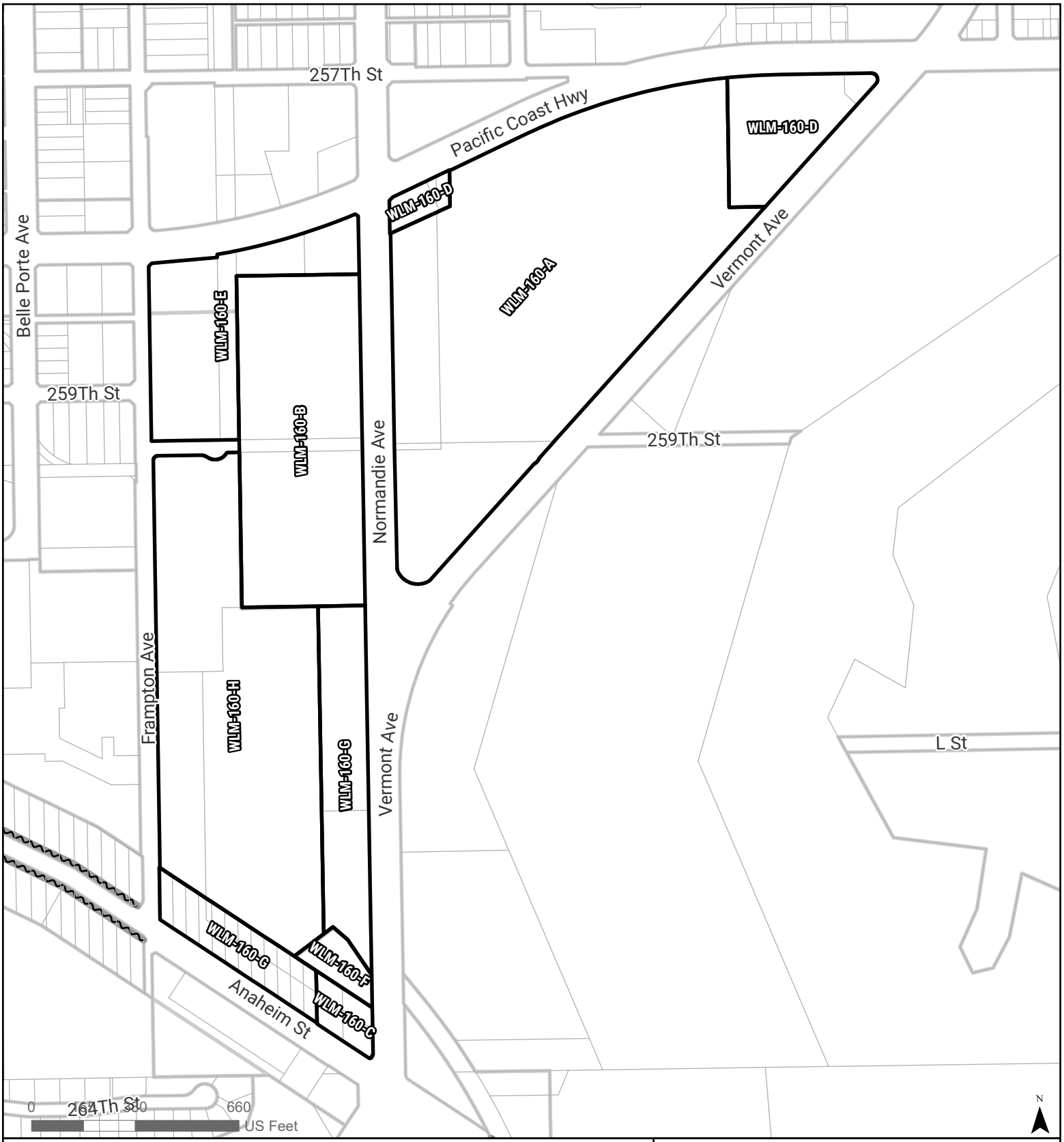
ML / DEC 2023

Section:

150

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

WLM-160-A, WLM-160-B, WLM-160-C, WLM-160-D, WLM-160-E, WLM-160-F, WLM-160-G, WLM-160-H

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

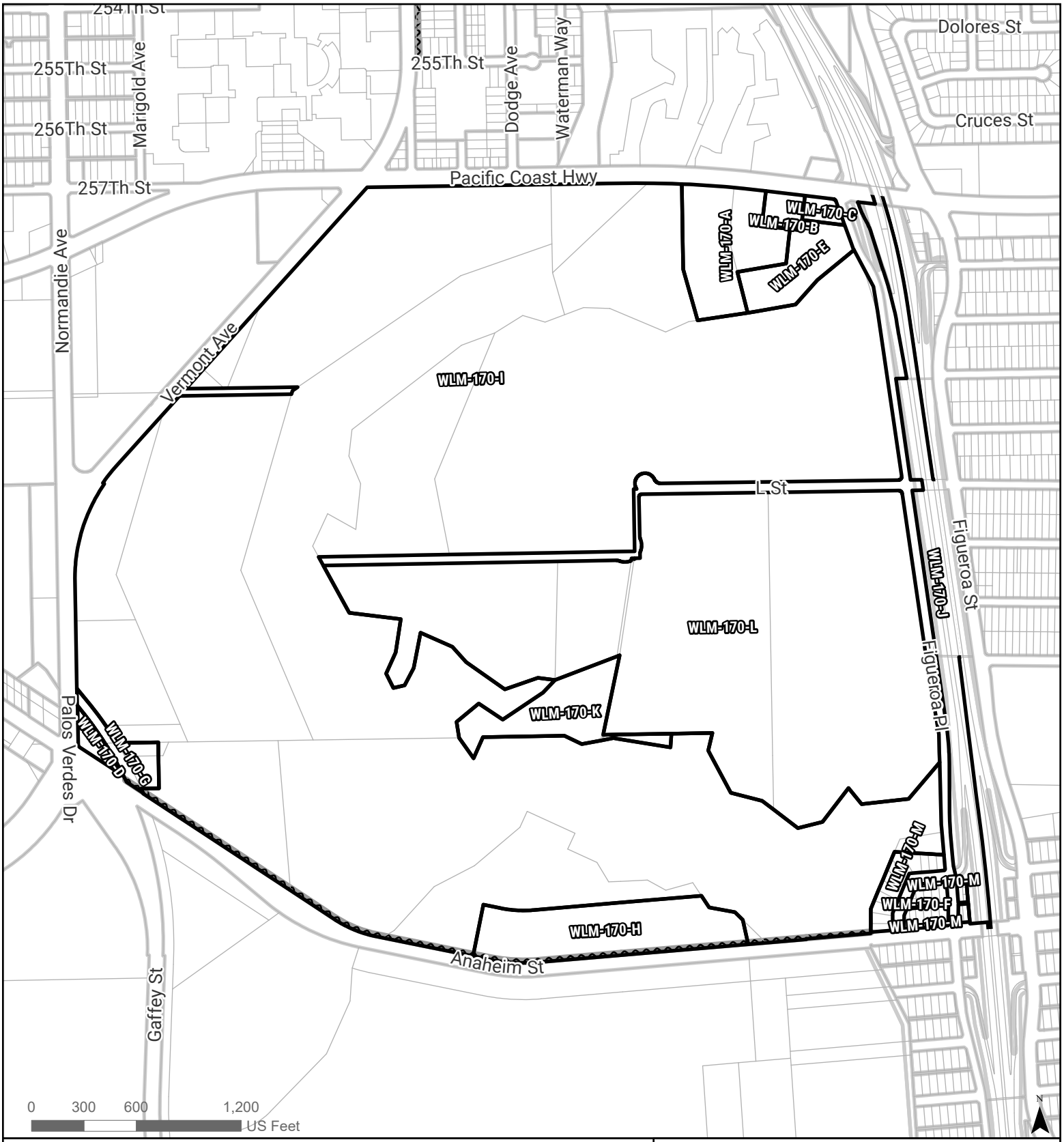
ML / DEC 2023

Section:

160

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

WLM-170-A, WLM-170-B, WLM-170-C, WLM-170-D, WLM-170-E, WLM-170-F, WLM-170-G, WLM-170-H, WLM-170-I, WLM-170-J, WLM-170-K, WLM-170-L, WLM-170-M

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

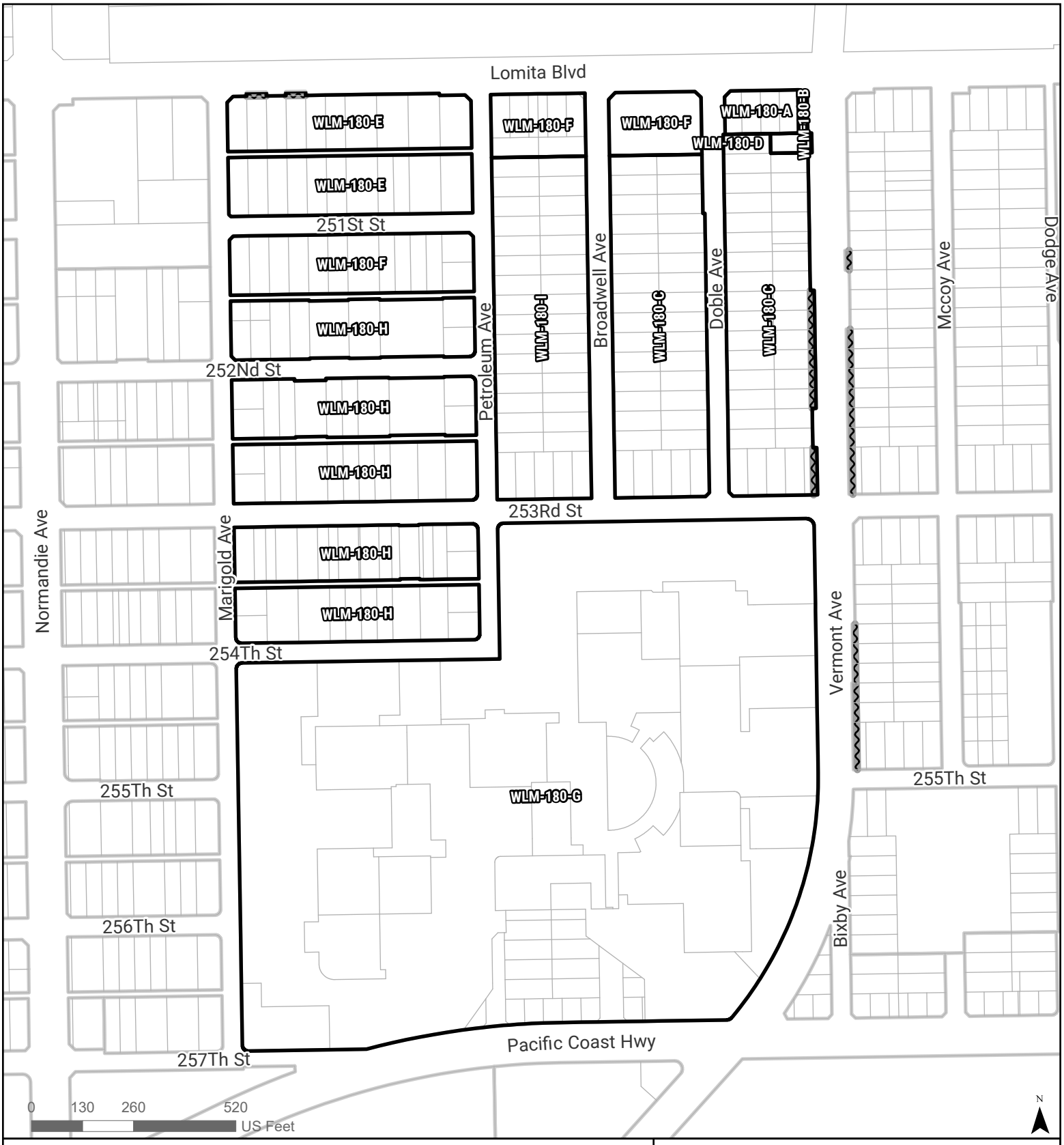
ML / DEC 2023

Section:

170

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

WLM-180-A, WLM-180-B, WLM-180-C, WLM-180-D, WLM-180-E, WLM-180-F, WLM-180-G, WLM-180-H, WLM-180-I

Section:

180

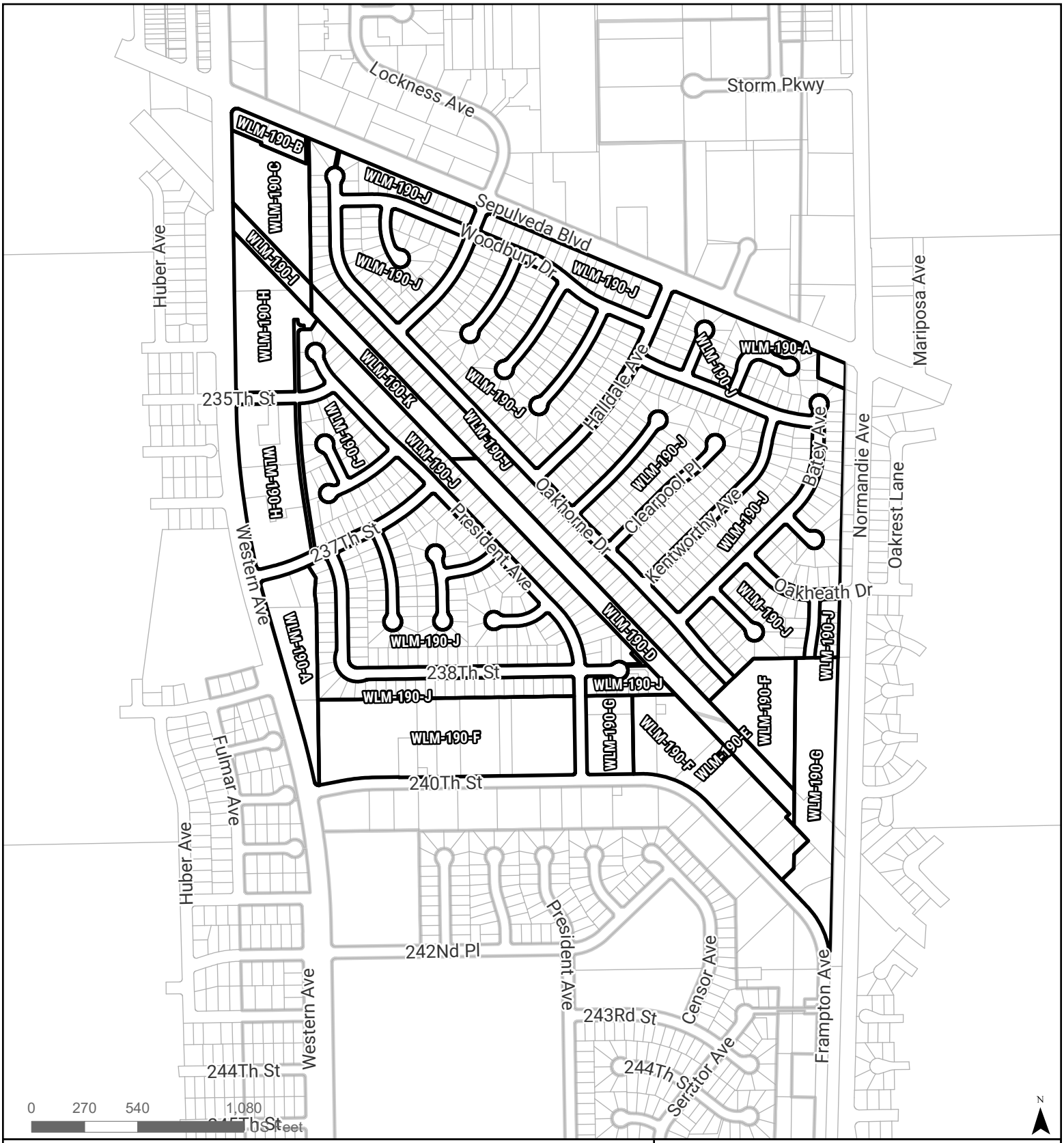
CPC-2018-6402-CPU

Building Line Removal

Wilmington Harbor City Community Plan Area

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023



ZONING MAP AMENDMENTS

SUBAREAS

WLM-190-A, WLM-190-B, WLM-190-C, WLM-190-D, WLM-190-E, WLM-190-F, WLM-190-G, WLM-190-H, WLM-190-I, WLM-190-J, WLM-190-K

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

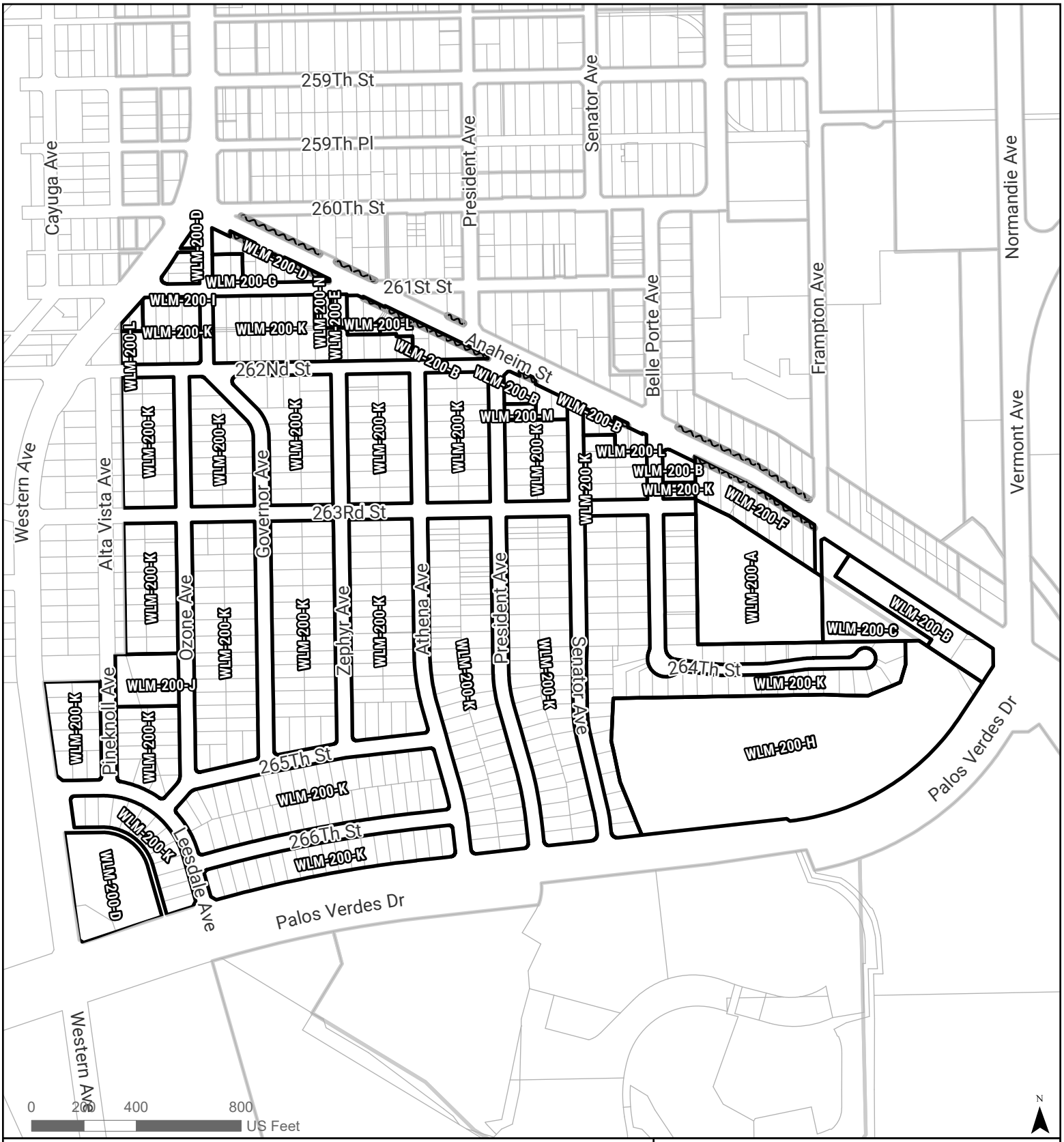
ML / DEC 2023

Section:

190

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

WLM-200-A, WLM-200-B, WLM-200-C, WLM-200-D, WLM-200-E, WLM-200-F, WLM-200-G, WLM-200-H, WLM-200-I, WLM-200-J, WLM-200-K, WLM-200-L, WLM-200-M, WLM-200-N

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

200

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

WLM-210-A, WLM-210-B, WLM-210-C, WLM-210-D, WLM-210-E, WLM-210-F, WLM-210-G, WLM-210-H, WLM-210-I, WLM-210-J, WLM-210-K, WLM-210-L, WLM-210-M, WLM-210-N, WLM-210-O, WLM-210-P, WLM-210-Q, WLM-210-R, WLM-210-S, WLM-210-T, WLM-210-U, WLM-210-V

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

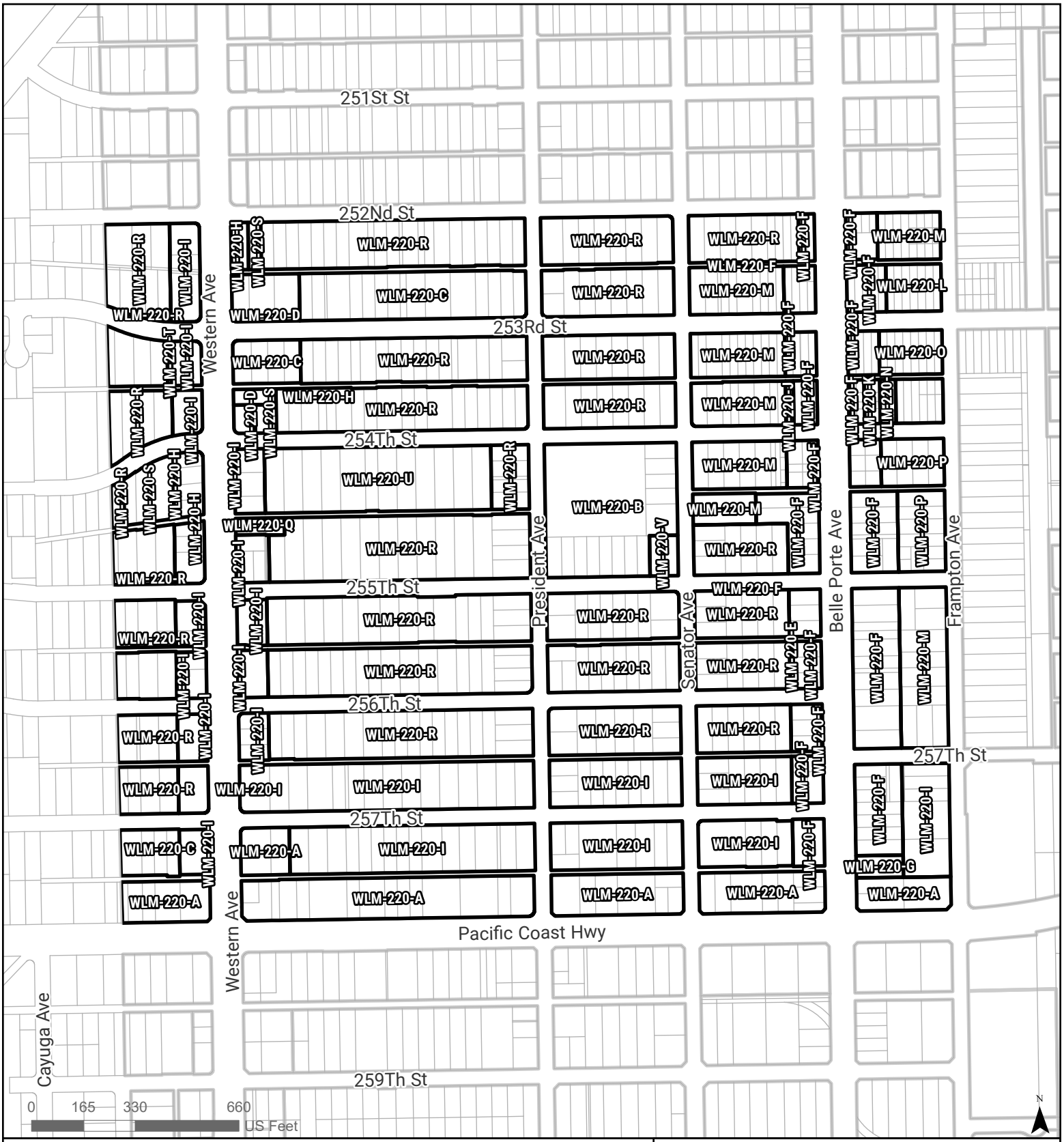
ML / DEC 2023

Section:

210

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

WLM-220-A, WLM-220-B, WLM-220-C, WLM-220-D, WLM-220-E, WLM-220-F, WLM-220-G, WLM-220-H, WLM-220-I, WLM-220-J, WLM-220-K, WLM-220-L, WLM-220-M, WLM-220-N, WLM-220-O, WLM-220-P, WLM-220-Q, WLM-220-R, WLM-220-S, WLM-220-T, WLM-220-U, WLM-220-V

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

220

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

WLM-230-A, WLM-230-B, WLM-230-C, WLM-230-D, WLM-230-E, WLM-230-F, WLM-230-G, WLM-230-H, WLM-230-I, WLM-230-J, WLM-230-K, WLM-230-L, WLM-230-M, WLM-230-N

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

230

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

WLM-240-A, WLM-240-B, WLM-240-C, WLM-240-D, WLM-240-E, WLM-240-F, WLM-240-G, WLM-240-H, WLM-240-I, WLM-240-J, WLM-240-K, WLM-240-L, WLM-240-M

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

240

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

WLM-250-A, WLM-250-B, WLM-250-C, WLM-250-D, WLM-250-E, WLM-250-F

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

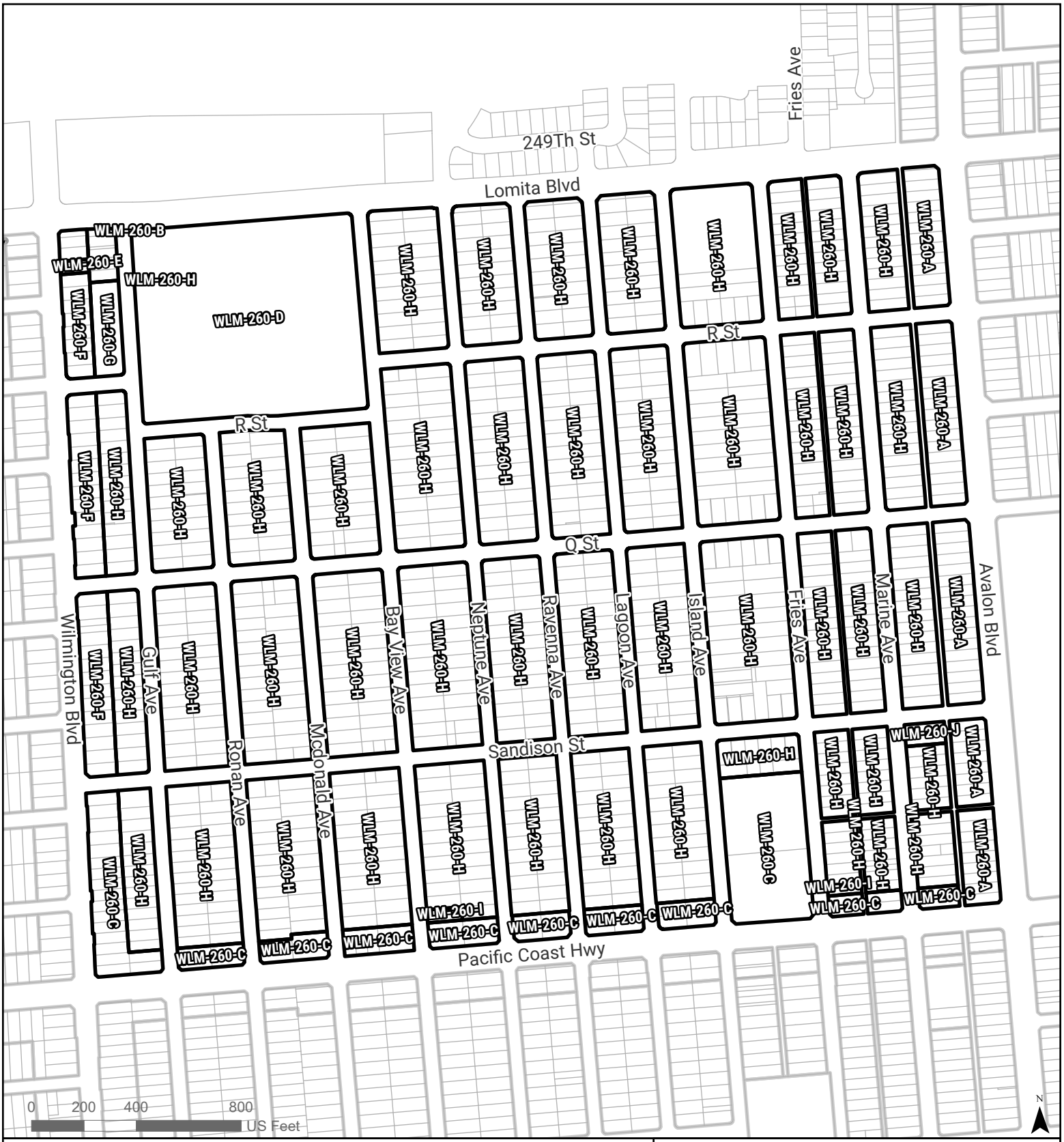
ML / DEC 2023

Section:

250

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

WLM-260-A, WLM-260-B, WLM-260-C, WLM-260-D, WLM-260-E, WLM-260-F, WLM-260-G, WLM-260-H, WLM-260-I, WLM-260-J

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

260

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

WLM-270-A, WLM-270-B, WLM-270-C, WLM-270-D, WLM-270-E, WLM-270-F, WLM-270-G, WLM-270-H, WLM-270-I, WLM-270-J, WLM-270-K, WLM-270-L, WLM-270-M, WLM-270-N, WLM-270-O, WLM-270-P, WLM-270-Q

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

270

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

WLM-280-A, WLM-280-B, WLM-280-C, WLM-280-D, WLM-280-E, WLM-280-F, WLM-280-G, WLM-280-H, WLM-280-I, WLM-280-J, WLM-280-K, WLM-280-L, WLM-280-M, WLM-280-N, WLM-280-O

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

280

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

WLM-290-A, WLM-290-B, WLM-290-C, WLM-290-D, WLM-290-E, WLM-290-F, WLM-290-G, WLM-290-H, WLM-290-I, WLM-290-J, WLM-290-K, WLM-290-L, WLM-290-M, WLM-290-N, WLM-290-O, WLM-290-P, WLM-290-Q

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

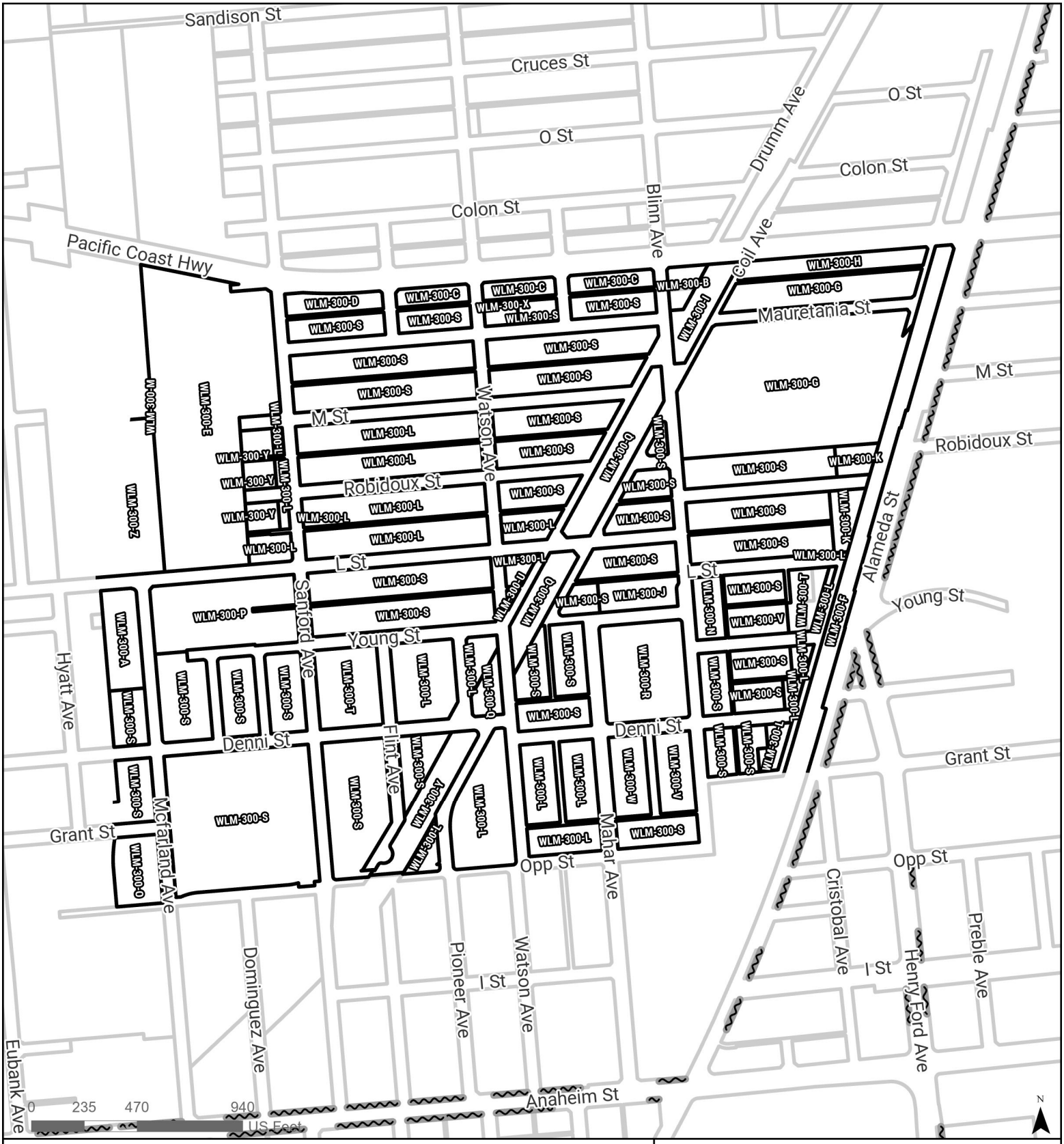
ML / DEC 2023

Section:

290

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

WLM-300-A, WLM-300-B, WLM-300-C, WLM-300-D, WLM-300-E, WLM-300-F, WLM-300-G, WLM-300-H, WLM-300-I, WLM-300-J, WLM-300-K, WLM-300-L, WLM-300-M, WLM-300-N, WLM-300-O, WLM-300-P, WLM-300-Q, WLM-300-R, WLM-300-S, WLM-300-T, WLM-300-U, WLM-300-V, WLM-300-W, WLM-300-X, WLM-300-Y, WLM-300-Z

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

300

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

WLM-310-A, WLM-310-B, WLM-310-C, WLM-310-D, WLM-310-E, WLM-310-F, WLM-310-G, WLM-310-H, WLM-310-I, WLM-310-J, WLM-310-K, WLM-310-L, WLM-310-M

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

310

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

WLM-320-A, WLM-320-B, WLM-320-C, WLM-320-D, WLM-320-E, WLM-320-F, WLM-320-G, WLM-320-H, WLM-320-I, WLM-320-J, WLM-320-K, WLM-320-L, WLM-320-M, WLM-320-N

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

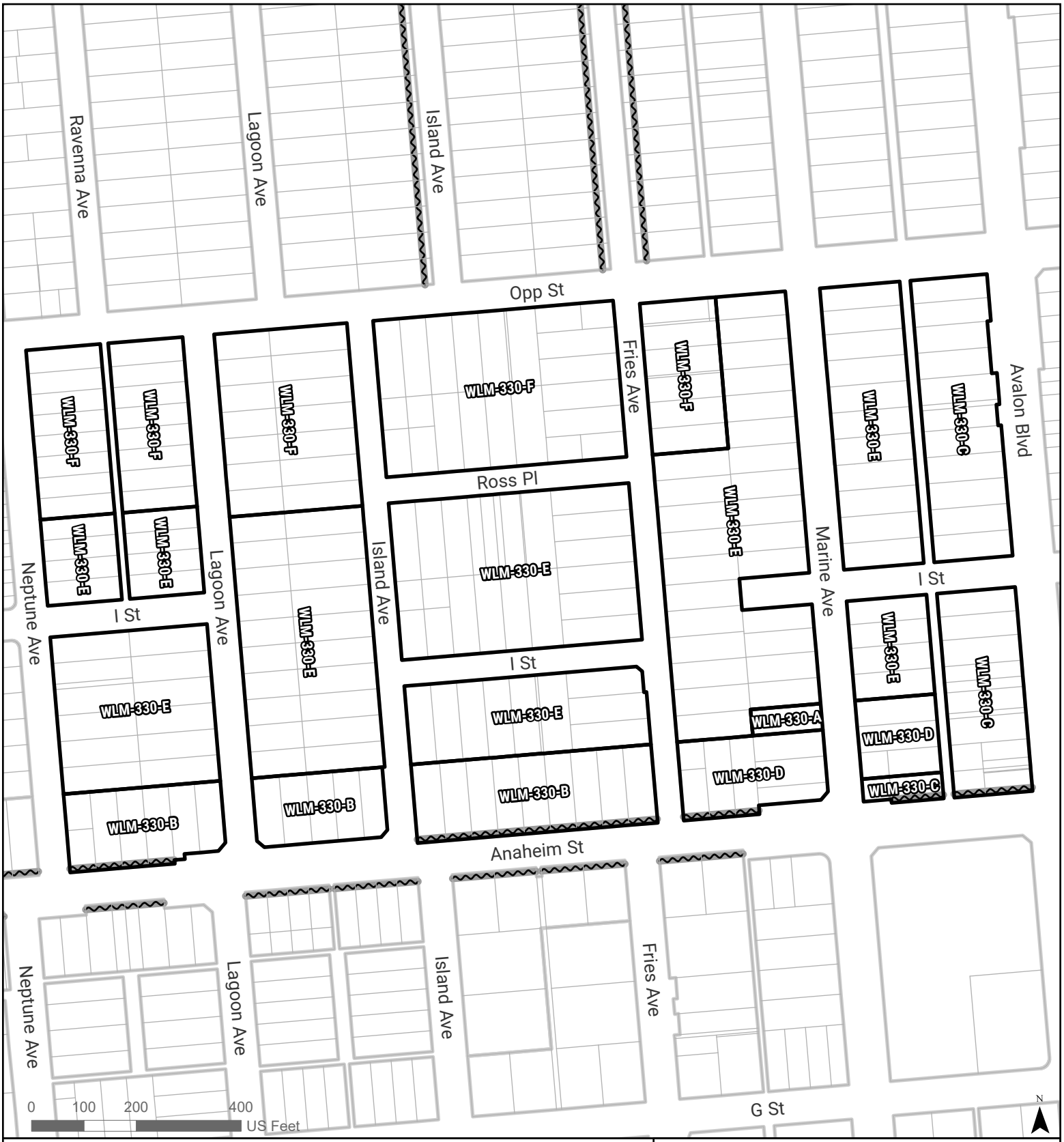
ML / DEC 2023

Section:

320

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

WLM-330-A, WLM-330-B, WLM-330-C, WLM-330-D, WLM-330-E, WLM-330-F

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

330

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

WLM-340-A, WLM-340-B, WLM-340-C, WLM-340-D, WLM-340-E, WLM-340-F, WLM-340-G, WLM-340-H, WLM-340-I, WLM-340-J, WLM-340-K, WLM-340-L

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

340

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

WLM-350-A, WLM-350-B, WLM-350-C, WLM-350-D, WLM-350-E, WLM-350-F

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

350

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

WLM-360-A, WLM-360-B, WLM-360-C, WLM-360-D, WLM-360-E, WLM-360-F, WLM-360-G, WLM-360-H, WLM-360-I, WLM-360-J, WLM-360-K, WLM-360-L, WLM-360-M, WLM-360-N, WLM-360-O, WLM-360-P, WLM-360-Q, WLM-360-R, WLM-360-S, WLM-360-T, WLM-360-U, WLM-360-V, WLM-360-W, WLM-360-X, WLM-360-Y, WLM-360-Z, WLM-360-AA, WLM-360-BB, WLM-360-CC, WLM-360-DD, WLM-360-EE, WLM-360-FF, WLM-360-GG, WLM-360-HH, WLM-360-II

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

360

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

WLM-370-A, WLM-370-B, WLM-370-C, WLM-370-D, WLM-370-E, WLM-370-F

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

370

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

WLM-380-A, WLM-380-B, WLM-380-C, WLM-380-D, WLM-380-E, WLM-380-F, WLM-380-G, WLM-380-H, WLM-380-I, WLM-380-J, WLM-380-K, WLM-380-L, WLM-380-M, WLM-380-N, WLM-380-O, WLM-380-P, WLM-380-Q, WLM-380-R, WLM-380-S, WLM-380-T, WLM-380-U, WLM-380-V, WLM-380-W

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

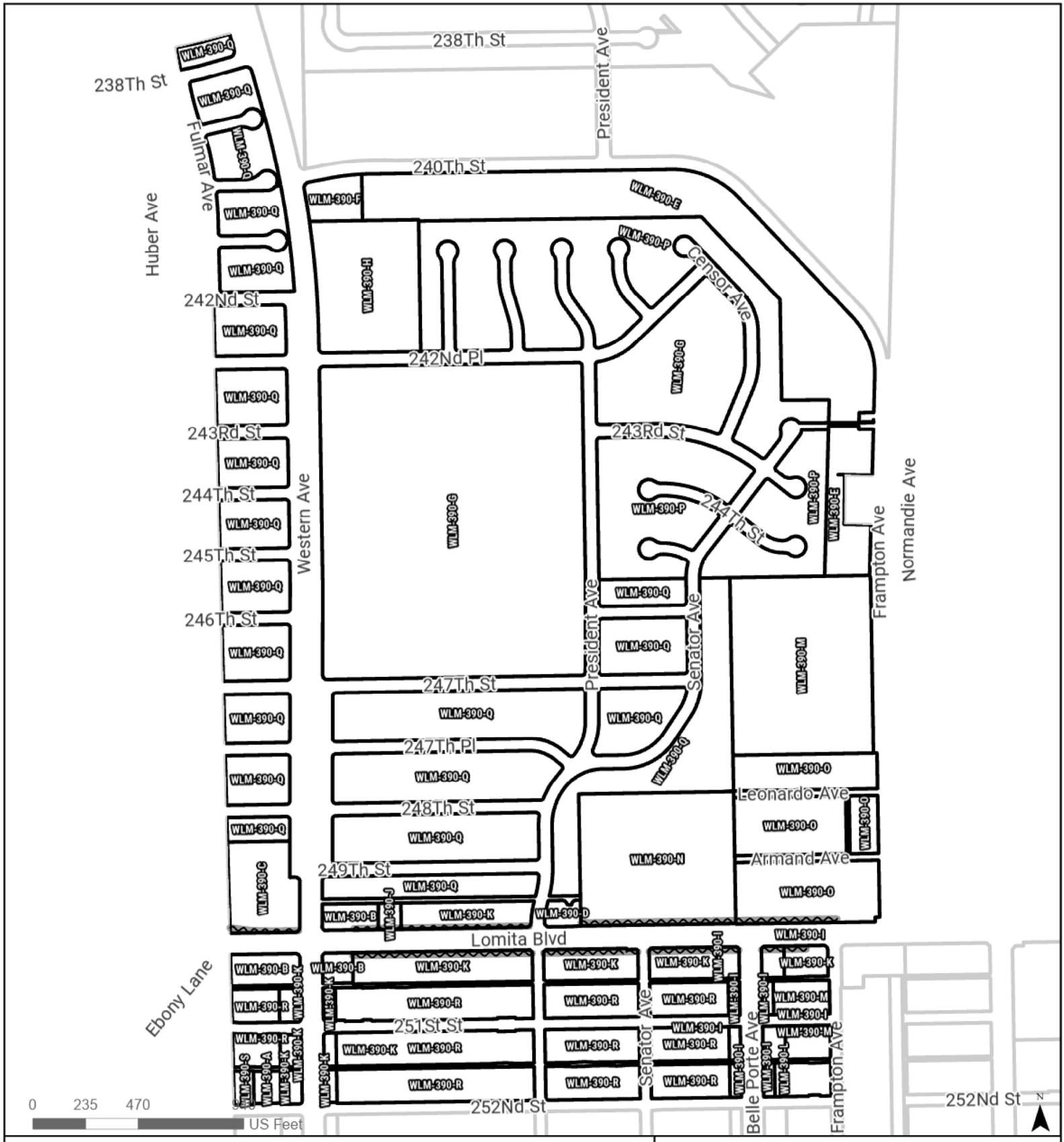
ML / DEC 2023

Section:

380

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

WLM-390-A, WLM-390-B, WLM-390-C, WLM-390-D, WLM-390-E, WLM-390-F, WLM-390-G, WLM-390-H, WLM-390-I, WLM-390-J, WLM-390-K, WLM-390-L, WLM-390-M, WLM-390-N, WLM-390-O, WLM-390-P, WLM-390-Q, WLM-390-R, WLM-390-S

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

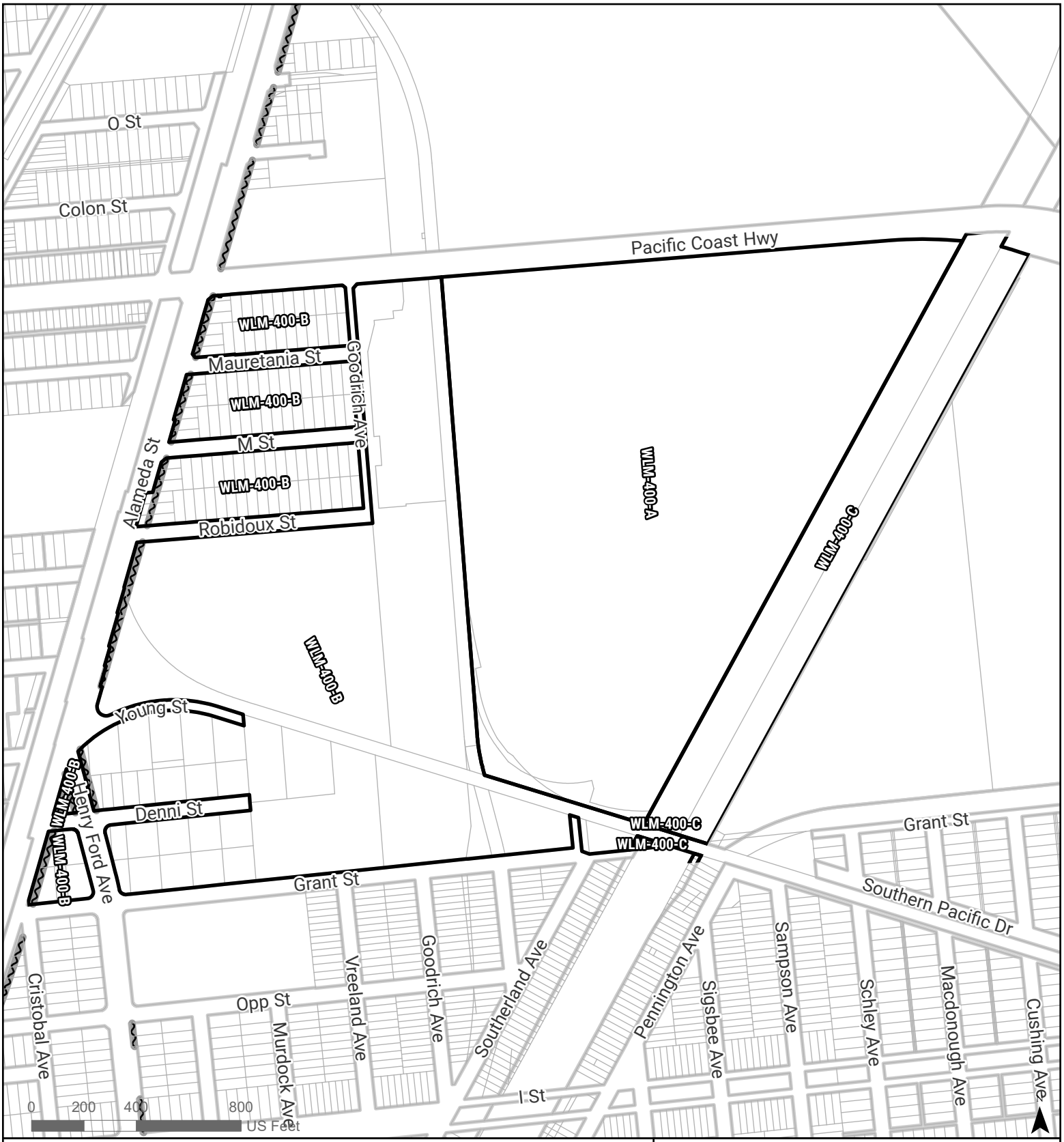
ML / DEC 2023

Section:

390

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

WLM-400-A, WLM-400-B, WLM-400-C

Section:

400

CPC-2018-6402-CPU

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Wilmington Harbor City Community Plan Area

ZONING MAP AMENDMENTS

SUBAREAS

WLM-410-A, WLM-410-B, WLM-410-C, WLM-410-D, WLM-410-E, WLM-410-F, WLM-410-G, WLM-410-H, WLM-410-I, WLM-410-J, WLM-410-K, WLM-410-L, WLM-410-M, WLM-410-N, WLM-410-O, WLM-410-P, WLM-410-Q, WLM-410-R

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

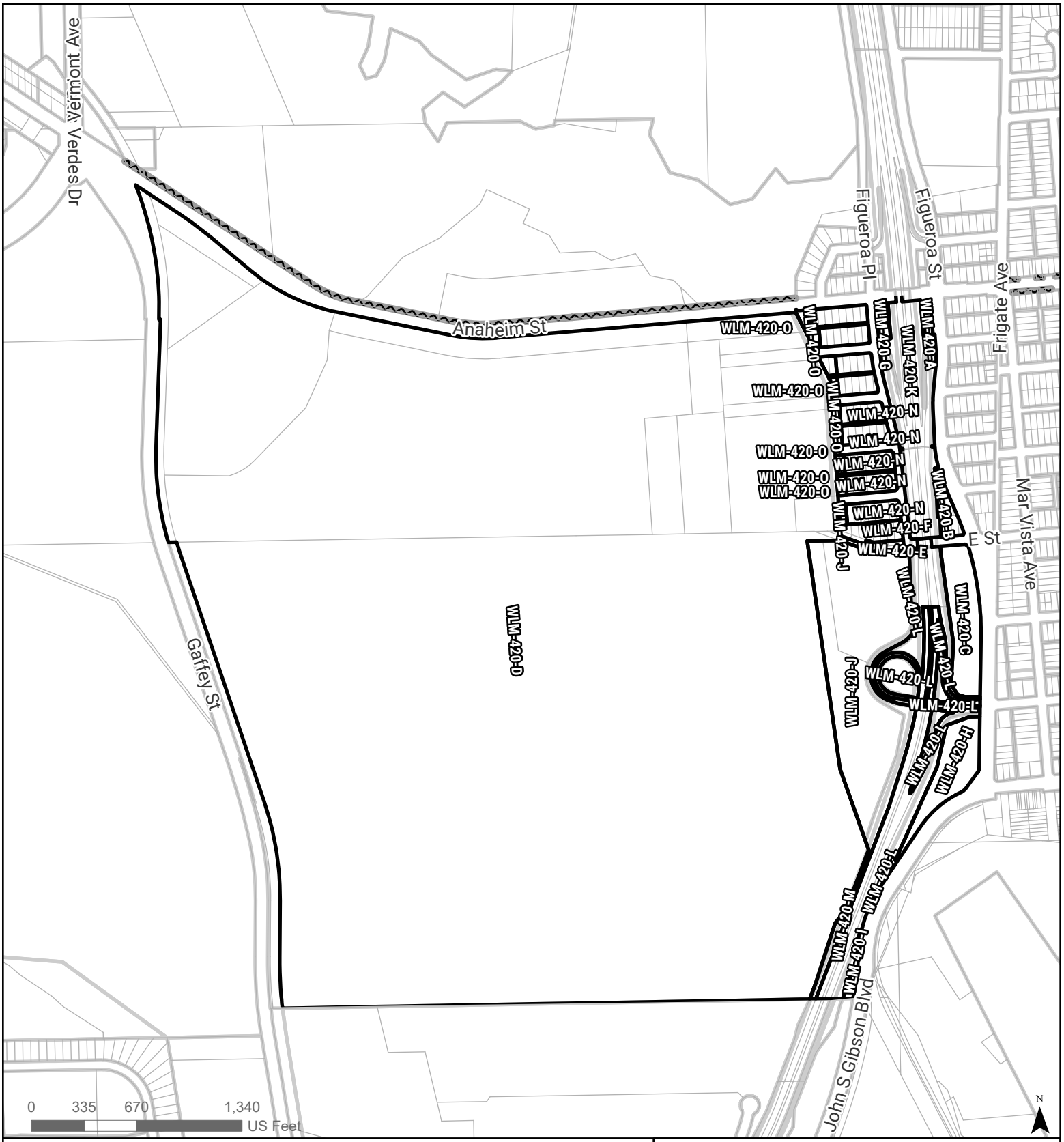
ML / DEC 2023

Section:

410

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

WLM-420-A, WLM-420-B, WLM-420-C, WLM-420-D, WLM-420-E, WLM-420-F, WLM-420-G, WLM-420-H, WLM-420-I, WLM-420-J, WLM-420-K, WLM-420-L, WLM-420-M, WLM-420-N, WLM-420-O

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

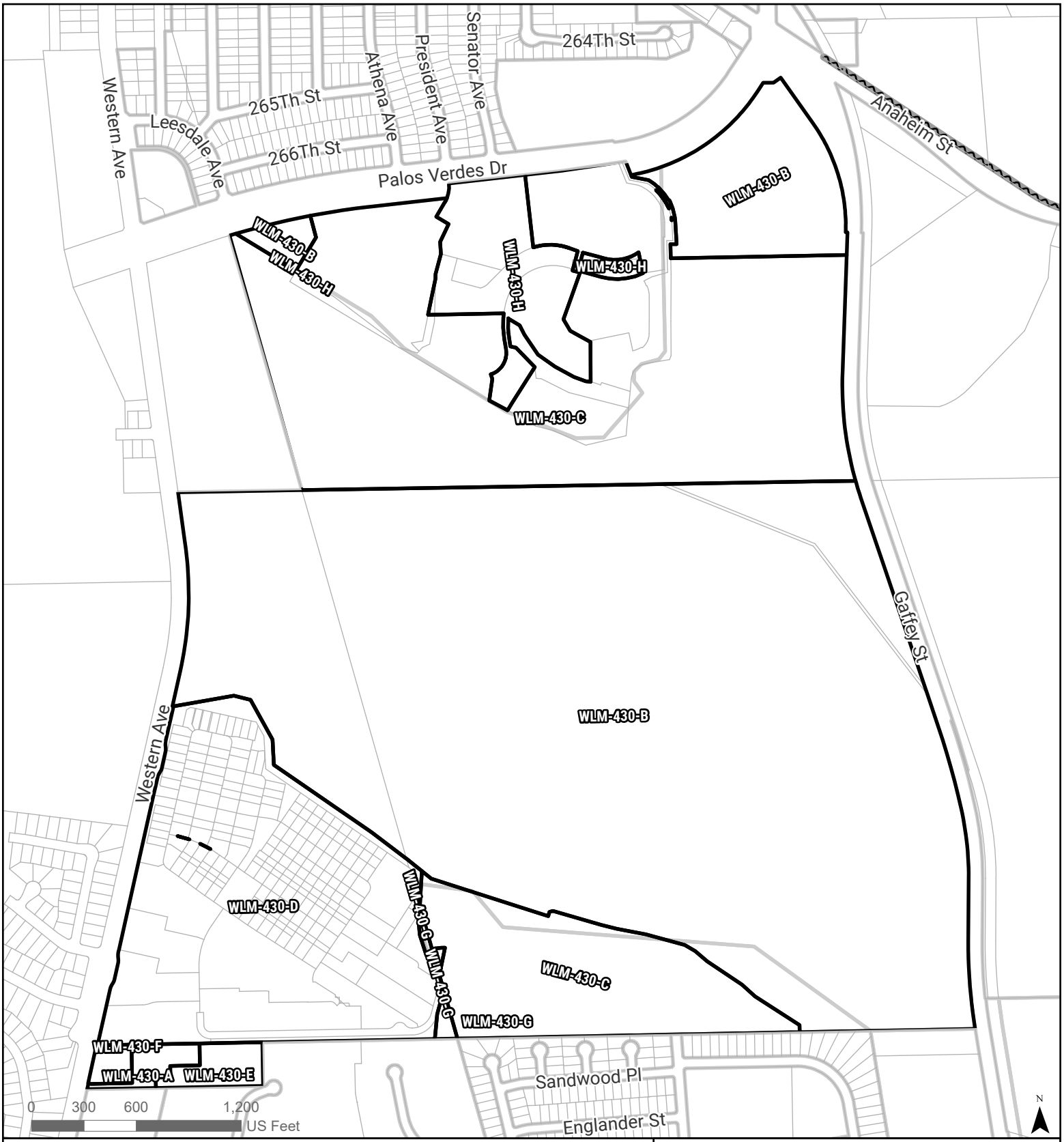
ML / DEC 2023

Section:

420

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area



ZONING MAP AMENDMENTS

SUBAREAS

WLM-430-A, WLM-430-B, WLM-430-C, WLM-430-D, WLM-430-E, WLM-430-F, WLM-430-G, WLM-430-H

Building Line Removal

Data Sources: Department of City Planning, Bureau of Engineering

ML / DEC 2023

Section:

430

CPC-2018-6402-CPU

Wilmington Harbor City Community Plan Area

EXHIBIT B1

Wilmington - Harbor City - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
WLM-100-A	[Q]M2-1	[LF3-FX3-18][I8-N]
WLM-100-B	[Q]M3-1	[LF3-FX3-18][I8-N]
WLM-100-C	M3-1VL	[LF3-FX3-18][I8-N]
WLM-100-D	M3	[LF3-FX3-18][I8-N]
WLM-100-E	OS-1XL	[VF2-FX1-16][OS1-N]
WLM-100-F	PF-1XL	[FWY]
WLM-110-A	[Q]C2-1VL-O-CUGU	[LB2-FX3-18][I4-N][OL]
WLM-110-AA	[Q]M3-1	[LF3-FX3-18][I8-N]
WLM-110-B	[Q]C2-1VL-O-CUGU	[LB2-WS1-14][IX5-10][OL]
WLM-110-BB	[Q]M3-1	[VF2-FX1-16][OS1-N]
WLM-110-C	[Q]C2-1VL-O-CUGU	[LB2-WS1-14][IX7-FA][OL]
WLM-110-CC	[Q]M3-1VL	[LB2-FX3-18][I5-N]
WLM-110-D	[Q]C2-1VL-O-CUGU	[LM4-CC1-8][CX6-10][OL-CD]
WLM-110-DD	[Q]M3-1VL	[LF3-FX3-18][I8-N]
WLM-110-E	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL-IHR]
WLM-110-EE	[Q]MR2-1VL-CUGU	[LB2-FX3-18][I5-N]

Wilmington - Harbor City - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
WLM-110-F	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-110-FF	[Q]MR2-1VL-CUGU	[LB2-WS1-14][IX7-FA]
WLM-110-G	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-12][OL]
WLM-110-GG	[Q]MR2-1VL-O-CUGU	[LB2-FX3-18][I4-N][OL]
WLM-110-H	[Q]C2-1VL-O-CUGU	[LM4-SH4-9][CX8-10][OL]
WLM-110-HH	[Q]MR2-1VL-O-CUGU	[LB2-WS1-14][IX7-FA][OL]
WLM-110-I	[Q]C2-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL-IHR]
WLM-110-II	[Q]R2-1XL-CUGU	[H2-FY1-12][RG3-2L]
WLM-110-J	[Q]C2-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-110-JJ	[Q]R2-1XL-O-CUGU	[H2-FY1-12][RG3-2L][OL]
WLM-110-K	[Q]C2-1VL	[LB2-FX3-18][I5-N]
WLM-110-KK	[Q]R3-1VL-O-CUGU	[LM3-MU4-12][RG3-8][OL]
WLM-110-L	[Q]C2-1VL	[LM4-SH4-9][CX8-12]
WLM-110-LL	[Q]R3-1VL-O-CUGU	[LM4-SH4-8][CX6-12][OL]
WLM-110-M	[Q]C2-2D-O-CUGU	[LM4-CC1-8][CX6-10][OL-CD]
WLM-110-MM	[Q]R3-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]

Wilmington - Harbor City - Community Plan Update Zone Change Matrix

Subarea ID	Existing Zone	Proposed Zone
WLM-110-N	[Q]C2-2D-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-110-NN	[Q]R3-1VL-O-CUGU	[LN2-MU4-11][RX3-10][OL]
WLM-110-O	[Q]CM-1VL-O-CUGU	[LM4-CC1-8][CX6-10][OL-IHR]
WLM-110-OO	[Q]R3-1VL-O-CUGU	[LN2-MU4-12][RG3-10][OL]
WLM-110-P	[Q]CM-1VL-O-CUGU	[LM4-CC1-8][CX6-10][OL]
WLM-110-PP	[Q]R3-1XL-O-CUGU	[LM3-MU4-12][RG3-8][OL]
WLM-110-Q	[Q]CM-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL-IHR]
WLM-110-QQ	[Q]RD3-1XL-O-CUGU	[LB2-WS1-14][IX7-FA][OL]
WLM-110-R	[Q]CM-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-110-RR	[Q]RD3-1XL-O-CUGU	[VN2-FY1-12][RG3-30][OL]
WLM-110-S	[Q]CM-1VL-O-CUGU	[LM4-SH4-8][CX6-12][OL]
WLM-110-SS	M3-1VL-O	[LF3-FX3-18][I8-N][OL]
WLM-110-T	[Q]CM-1VL-O	[LM4-CC1-8][CX6-10][OL-IHR]
WLM-110-TT	M3-1VL	[LF3-FX3-18][I8-N]
WLM-110-U	[Q]CM-1VL-O	[LM4-CC1-8][CX6-10][OL]
WLM-110-UU	M3-1VL	[LF3-FX3-18][I8-N][OL]

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Subarea ID	Existing Zone	Proposed Zone
WLM-110-V	[Q]CM-1VL-O	[LM4-SH4-8][CX6-10][OL]
WLM-110-VV	OS-1XL-O-CUGU	[VF2-FX1-16][OS1-N][OL]
WLM-110-W	[Q]M2-1-O-CUGU	[LF3-FX3-18][I7-N][OL]
WLM-110-WW	OS-1XL	[VF2-FX1-16][OS1-N]
WLM-110-X	[Q]M2-1VL-O-CUGU	[LB2-FX3-18][I4-N][OL]
WLM-110-XX	PF-1VL-O-CUGU	[LM4-SH4-8][P1-12][OL]
WLM-110-Y	[Q]M2-1VL-O-CUGU	[LB2-WS1-14][IX7-FA][OL]
WLM-110-YY	R2-1XL-O-CUGU	[H2-FY1-12][P1-2L][OL]
WLM-110-Z	[Q]M2-1VL-O-CUGU	[LF3-FX3-18][I7-N][OL]
WLM-110-ZZ	R2-1XL-O-CUGU	[H2-FY1-12][RG3-2L][OL]
WLM-120-A	M3-1VL	[LF3-FX3-18][I8-N]
WLM-120-B	OS-1XL	[VF2-FX1-16][OS1-N]
WLM-120-C	PF-1XL	[FWY]
WLM-130-A	[Q]M3-1VL	[LF3-FX3-18][I8-N]
WLM-130-B	M3-1VL	[LF3-FX3-18][I8-N]
WLM-130-C	PF-1XL	[FWY]

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Subarea ID	Existing Zone	Proposed Zone
WLM-140-A	[Q]M3-1	[LF3-FX3-18][I8-N]
WLM-140-B	M3-1VL	[LF3-FX3-18][I8-N]
WLM-140-C	M3-1VL	[VF2-FX1-16][OS1-N]
WLM-140-D	OS-1XL	[VF2-FX1-16][OS1-N]
WLM-150-A	[Q]C1-1VL-O-CUGU	[LM4-SH4-15][CX8-12][OL]
WLM-150-B	[Q]C1.5-1VL-O-CUGU	[LM4-SH4-15][CX8-12][OL]
WLM-150-C	[Q]M3-1-CUGU	[LF3-FX3-18][I8-N]
WLM-150-D	[Q]M3-1VL-CUGU	[LB2-FX3-18][I5-N]
WLM-150-E	[Q]M3-1VL-CUGU	[LB2-WS1-14][IX7-FA]
WLM-150-F	[Q]M3-1VL-CUGU	[LF3-FX3-18][I8-N]
WLM-150-G	[Q]MR1-1VL-O-CUGU	[LB2-WS1-14][IX7-FA][OL]
WLM-150-H	[Q]MR2-1VL-CUGU	[LB2-FX3-18][I5-N]
WLM-150-I	[Q]MR2-1VL-CUGU	[LB2-WS1-14][IX7-FA]
WLM-150-J	[Q]MR2-1VL-CUGU	[LF3-FX3-18][I8-N]
WLM-150-K	[T][Q]M2-1VL-CUGU	[LB2-FX3-18][I5-N]
WLM-150-L	[T][Q]MR2-1VL-CUGU	[LB2-FX3-18][I5-N]

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Subarea ID	Existing Zone	Proposed Zone
WLM-150-M	MR1-1VL-O-CUGU	[LB2-FX3-18][I5-N][OL]
WLM-150-N	OS-1XL-CUGU	[VF2-FX1-16][OS1-N]
WLM-150-O	OS-1XL-CUGU	[VF2-FX1-16][OS1-N][OL]
WLM-150-P	R1-1XL-CUGU	[VF2-FX1-16][OS1-N]
WLM-150-Q	R1-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-160-A	[Q]C1-1L	[LM4-SH4-8][CX10-8]
WLM-160-B	[Q]C1-1L	[LM4-SH4-8][CX6-8]
WLM-160-C	[Q]C2-1VL	[LM4-SH4-15][CX8-12]
WLM-160-D	[Q]C2-1VL	[LM4-SH4-8][CX10-8]
WLM-160-E	[Q]C2-1VL	[LM4-SH4-8][CX6-8]
WLM-160-F	[Q]MR1-1VL	[LM4-SH4-9][CX8-12]
WLM-160-G	[Q]R3-1VL	[LN2-MU4-12][RG3-10]
WLM-160-H	[Q]RD1.5-1XL	[VN3-FY1-12][RG3-15]
WLM-170-A	(T)(Q)RAS3-1VL-O-CUGU	[LM3-MU4-11][RX3-8][OL]
WLM-170-B	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-8][OL]
WLM-170-C	[Q]C2-1VL-O-CUGU	[LM4-SH4-9][CX8-8][OL]

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Subarea ID	Existing Zone	Proposed Zone
WLM-170-D	[Q]C2-1VL-O	[LM4-SH4-9][CX8-12][OL]
WLM-170-E	[Q]R3-1VL-O-CUGU	[LM3-MU4-12][RG3-8][OL]
WLM-170-F	[Q]RD2-1XL-O-CUGU	[VN3-FY1-12][RG3-20][OL]
WLM-170-G	[T][Q]RAS3-1-O	[LM3-MU4-11][RX3-8][OL]
WLM-170-H	A1-1XL-O	[VF2-FX1-16][OS1-N][OL]
WLM-170-I	OS-1XL-O	[VF2-FX1-16][OS1-N][OL]
WLM-170-J	PF-1XL-O-CUGU	[FWY]
WLM-170-K	PF-1XL-O	[VF2-FX1-16][OS1-N][OL]
WLM-170-L	PF-1XL-O	[VF2-FX1-16][P1-N][OL]
WLM-170-M	R1-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-180-A	[Q]C2-1VL-O	[LM4-SH4-15][CX6-12][OL]
WLM-180-B	[Q]C2-1VL-O	[LM4-SH4-15][CX6-12][OL]
WLM-180-C	[Q]MR1-1VL-O	[LB2-WS1-14][IX7-FA]
WLM-180-D	[Q]MR1-1VL-O	[LM4-SH4-15][CX6-12][OL]
WLM-180-E	[Q]MR1-1VL	[LB2-FX3-18][I5-N]
WLM-180-F	[Q]MR1-1VL	[LB2-WS1-14][IX7-FA]

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Subarea ID	Existing Zone	Proposed Zone
WLM-180-G	[Q]R3-1VL	[LN2-MU4-12][RG3-10]
WLM-180-H	[Q]RD1.5-1XL	[VN3-FY1-12][RG3-15]
WLM-180-I	PF-1XL	[VN3-FY1-12][P1-10]
WLM-190-A	[Q]C2-1VL-O	[LM4-SH4-15][CX8-12][OL]
WLM-190-B	[Q]C2-1XL-O	[LM4-SH4-15][CX8-12][OL]
WLM-190-C	[Q]C2-1XL-O	[LN2-MU4-12][RG3-10][OL]
WLM-190-D	[Q]MR1-1VL-O	[H1-FY1-12][RG3-1L][OL]
WLM-190-E	[Q]MR1-1VL-O	[LB2-FX3-18][I5-N]
WLM-190-F	[Q]MR1-1VL-O	[LB2-FX3-18][I5-N][OL]
WLM-190-G	[Q]MR1-1VL	[LB2-FX3-18][I5-N]
WLM-190-H	[Q]R3-1VL-O	[LN2-MU4-12][RG3-10][OL]
WLM-190-I	[Q]R3-1VL	[H1-FY1-12][RG3-1L]
WLM-190-J	R1-1XL-O	[H1-FY1-12][RG3-1L][OL]
WLM-190-K	R1-1XL	[H1-FY1-12][RG3-1L]
WLM-200-A	(Q)RD6-1XL	[H1-FY1-12][RG3-1L]
WLM-200-B	[Q]C1.5-1VL	[LM4-SH4-15][CX8-12]

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Subarea ID	Existing Zone	Proposed Zone
WLM-200-C	[Q]C1.5-1VL	[LM4-SH4-15][CX8-12]
WLM-200-D	[Q]C2-1VL	[LM4-SH4-15][CX8-12]
WLM-200-E	[Q]R2-1VL	[LM4-SH4-15][CX8-12]
WLM-200-F	[Q]R3-1VL	[LN2-MU4-12][RG3-10]
WLM-200-G	[Q]RD1.5-1VL	[LM4-SH4-15][CX8-12]
WLM-200-H	[Q]RD3-1XL	[VN2-FY1-12][RG3-30]
WLM-200-I	R1-1VL	[LM4-SH4-15][CX8-12]
WLM-200-J	R1-1XL	[H1-FY1-12][P1-1L]
WLM-200-K	R1-1XL	[H1-FY1-12][RG3-1L]
WLM-200-L	R1-1XL	[LM4-SH4-15][CX8-12]
WLM-200-M	R1-1XL	[VN2-FY1-12][RG3-4L]
WLM-200-N	R1-1XL	[VN3-FY1-12][RG3-15]
WLM-210-A	(T)(Q)M1-1VL	[LM4-SH4-8][CX6-10]
WLM-210-B	[Q]C2-1VL	[LM4-SH4-8][CX6-10]
WLM-210-C	[Q]C2-1VL	[LM4-SH4-8][CX6-12]
WLM-210-D	[Q]C2-1VL	[LM4-SH4-8][CX6-8]

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Subarea ID	Existing Zone	Proposed Zone
WLM-210-E	[Q]M1-1VL	[LB2-WS1-14][IX5-10]
WLM-210-F	[Q]M1-1VL	[LB2-WS1-14][IX7-FA]
WLM-210-G	[Q]M1-1VL	[LM4-SH4-8][CX6-12]
WLM-210-H	[Q]M1-1VL	[LM4-SH4-9][CX8-10]
WLM-210-I	[Q]MR1-1VL	[LB2-WS1-14][IX5-10]
WLM-210-J	[Q]R3-1VL	[LN2-MU4-12][RG3-10]
WLM-210-K	[Q]RD1.5-1XL	[LB2-WS1-14][IX5-10]
WLM-210-L	[Q]RD1.5-1XL	[LN2-MU4-12][RG3-10]
WLM-210-M	[Q]RD1.5-1XL	[VN3-FY1-12][RG3-15]
WLM-210-N	R1-1XL	[H1-FY1-12][RG3-1L]
WLM-210-O	R1-1XL	[H2-FY1-12][RG3-2L]
WLM-210-P	R1-1XL	[LM4-SH4-8][CX6-12]
WLM-210-Q	R1-1XL	[VN2-FY1-12][RG3-3L]
WLM-210-R	R1-1XL	[VN3-FY1-12][RG3-12]
WLM-210-S	R1-1XL	[VN3-FY1-12][RG3-15]
WLM-210-T	R3-1	[LB2-WS1-14][IX5-10]

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Subarea ID	Existing Zone	Proposed Zone
WLM-210-U	R3-1	[LN2-MU4-12][RG3-10]
WLM-210-V	R3-1	[VN3-FY1-12][RG3-15]
WLM-220-A	[Q]C2-1VL	[LM4-SH4-8][CX6-8]
WLM-220-B	[Q]PF-1XL	[VN2-FY1-12][P1-30]
WLM-220-C	[Q]R2-1XL	[H2-FY1-12][RG3-2L]
WLM-220-D	[Q]R2-1XL	[LN2-MU4-11][RX3-10]
WLM-220-E	[Q]R3-1VL	[H2-FY1-12][RG3-2L]
WLM-220-F	[Q]R3-1VL	[LM4-SH4-8][CX6-10]
WLM-220-G	[Q]R3-1VL	[LM4-SH4-8][CX6-8]
WLM-220-H	[Q]R3-1VL	[LN2-MU4-11][RX3-10]
WLM-220-I	[Q]R3-1VL	[LN2-MU4-12][RG3-10]
WLM-220-J	[Q]R3-1VL	[VN3-FY1-12][RG3-15]
WLM-220-K	[Q]R3-1XL	[LM4-SH4-8][CX6-10]
WLM-220-L	[Q]RD1.5-1XL	[LM4-SH4-8][P1-10]
WLM-220-M	[Q]RD1.5-1XL	[VN3-FY1-12][RG3-15]
WLM-220-N	[Q]RD2-1XL	[LM4-SH4-8][CX6-10]

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Subarea ID	Existing Zone	Proposed Zone
WLM-220-O	[Q]RD2-1XL	[LN2-MU4-12][RG3-10]
WLM-220-P	[Q]RD2-1XL	[VN3-FY1-12][RG3-20]
WLM-220-Q	R2-1VL	[LN2-MU4-12][RG3-10]
WLM-220-R	R2-1XL	[H2-FY1-12][RG3-2L]
WLM-220-S	R2-1XL	[LN2-MU4-11][RX3-10]
WLM-220-T	R2-1XL	[LN2-MU4-12][RG3-10]
WLM-220-U	R2-1XL	[VN2-FY1-12][RG3-4L]
WLM-220-V	RD3-1XL	[VN2-FY1-12][RG3-30]
WLM-230-A	[Q]C1.5-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-230-B	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-230-C	[Q]C2-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-230-D	[Q]C2-1VL-O-CUGU	[LM4-SH4-9][P1-12][OL]
WLM-230-E	[Q]R2-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-230-F	[Q]R2-1VL-O-CUGU	[LM4-SH4-9][P1-12][OL]
WLM-230-G	[Q]R2-1XL-O-CUGU	[H2-FY1-12][RG3-2L][OL]
WLM-230-H	[Q]R2-1XL-O-CUGU	[LB2-WS1-14][IX7-FA][OL]

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Subarea ID	Existing Zone	Proposed Zone
WLM-230-I	OS-1XL-O-CUGU	[VF2-FX1-16][OS1-N][OL]
WLM-230-J	R1-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-230-K	R1-1XL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-230-L	R1-1XL-O-CUGU	[LM4-SH4-9][P1-12][OL]
WLM-230-M	R1-1XL-O-HPOZ-CUGU	[H1-FY1-12][RG3-1L][HPOZ-OL]
WLM-230-N	R2-1XL-O-CUGU	[LB2-WS1-14][IX7-FA][OL]
WLM-240-A	(T)[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-240-B	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-240-C	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-12][OL]
WLM-240-D	[Q]C2-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-240-E	[Q]C2-2D-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-240-F	[Q]PF-1XL-O-CUGU	[H2-FY1-12][P1-2L][OL]
WLM-240-G	[Q]R3-1VL-O-CUGU	[LN2-MU4-12][RG3-10][OL]
WLM-240-H	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-12][RG3-15][OL]
WLM-240-I	[Q]RD2-1XL-O-CUGU	[VN3-FY1-12][P1-20][OL]
WLM-240-J	[Q]RD2-1XL-O-CUGU	[VN3-FY1-12][RG3-20][OL]

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Subarea ID	Existing Zone	Proposed Zone
WLM-240-K	R1-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-240-L	R1-1XL-O-CUGU	[H2-FY1-12][RG3-2L][OL]
WLM-240-M	R1-1XL-O-CUGU	[VN3-FY1-12][RG3-20][OL]
WLM-250-A	[Q]C1.5-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-250-B	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-250-C	[Q]PF-1XL-O-CUGU	[VN3-FY1-12][P1-20][OL]
WLM-250-D	[Q]RD2-1XL-O-CUGU	[VN3-FY1-12][RG3-20][OL]
WLM-250-E	R1-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-250-F	R1-1XL-O-CUGU	[H2-FY1-12][RG3-2L][OL]
WLM-260-A	[Q]C1.5-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-260-B	[Q]C2-1VL-O-CUGU	[LM4-SH4-15][CX8-12][OL]
WLM-260-C	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-260-D	[Q]PF-1XL-O-CUGU	[VN3-FY1-11][P1-15][OL]
WLM-260-E	[Q]RD1.5-1XL-O-CUGU	[LM4-SH4-15][CX8-12][OL]
WLM-260-F	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-11][RX3-15][OL]
WLM-260-G	PF-1XL-O-CUGU	[VN3-FY1-11][P1-15][OL]

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Subarea ID	Existing Zone	Proposed Zone
WLM-260-H	R1-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-260-I	R1-1XL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-260-J	R1-1XL-O#-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-270-A	[Q]C1.5-1VL-CUGU	[LM4-SH4-8][CX6-10]
WLM-270-B	[Q]C1.5-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-270-C	[Q]C2-1VL-CUGU	[LM4-SH4-9][CX8-12]
WLM-270-D	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-270-E	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-8][OL]
WLM-270-F	[Q]C2-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-270-G	PF-1XL-O-CUGU	[FWY]
WLM-270-H	PF-1XL-O-CUGU	[LB2-WS1-14][IX7-FA][OL]
WLM-270-I	R1-1XL-CUGU	[H1-FY1-12][RG3-1L]
WLM-270-J	R1-1XL-CUGU	[VN2-FY1-12][RG3-3L]
WLM-270-K	R1-1XL-CUGU	[VN2-FY1-12][RG3-4L]
WLM-270-L	R1-1XL-CUGU	[VN3-FY1-11][RX3-15]
WLM-270-M	R1-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]

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Subarea ID	Existing Zone	Proposed Zone
WLM-270-N	R1-1XL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-270-O	R1-1XL-O-CUGU	[LM4-SH4-8][CX6-8][OL]
WLM-270-P	R1-1XL-O-CUGU	[VN2-FY1-12][RG3-4L][OL]
WLM-270-Q	R1-1XL-O-CUGU	[VN3-FY1-11][RX3-15][OL]
WLM-280-A	(T)[Q]C2-1XL-O-CUGU	[LM4-SH4-8][CX8-10][OL]
WLM-280-B	[Q]C1-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-280-C	[Q]C1.5-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-280-D	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-280-E	[Q]PF-1XL-O-CUGU	[H1-FY1-12][P1-1L][OL]
WLM-280-F	[Q]PF-1XL-O-CUGU	[LM4-SH4-9][P1-12][OL]
WLM-280-G	[Q]PF-1XL-O-CUGU	[VN3-FY1-12][P1-15][OL]
WLM-280-H	[Q]R2-1XL-O-CUGU	[H2-FY1-12][RG3-2L][OL]
WLM-280-I	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-12][RG3-15][OL]
WLM-280-J	[Q]RD4-1XL-O-CUGU	[VN2-FY1-12][RG3-30][OL]
WLM-280-K	MR1-1VL-O-CUGU	[LB2-FX3-18][I5-N][OL]
WLM-280-L	PF-1VL-CUGU	[H1-FY1-12][P1-1L]

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Subarea ID	Existing Zone	Proposed Zone
WLM-280-M	R1-1XL-CUGU	[H1-FY1-12][RG3-1L]
WLM-280-N	R1-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-280-O	R1-1XL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-290-A	[Q]C2-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-290-B	[Q]C2-2D-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-290-C	[Q]R2-1XL-O-CUGU	[H2-FY1-12][RG3-2L][OL]
WLM-290-D	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-12][RG3-15][OL]
WLM-290-E	[Q]RD3-1XL-O-CUGU	[H2-FY1-12][RG3-2L][OL]
WLM-290-F	[Q]RD3-1XL-O-CUGU	[VN2-FY1-12][RG3-30][OL]
WLM-290-G	[Q]RD3-1XL-O-CUGU	[VN3-FY1-12][RG3-15][OL]
WLM-290-H	[T][Q]RD5-1XL-O-CUGU	[VN2-FY1-12][P1-4L][OL]
WLM-290-I	OS-1XL-O-CUGU	[VF2-FX1-16][OS1-N][OL]
WLM-290-J	R1-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-290-K	R1-1XL-O-CUGU	[VF2-FX1-16][OS1-N][OL]
WLM-290-L	R1-1XL-O-CUGU	[VN2-FY1-12][RG3-4L][OL]
WLM-290-M	R2-1XL-O-CUGU	[H2-FY1-12][RG3-2L][OL]

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Subarea ID	Existing Zone	Proposed Zone
WLM-290-N	RD6-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-290-O	RD6-1XL-O-CUGU	[H2-FY1-12][RG3-2L][OL]
WLM-290-P	RD6-1XL-O-CUGU	[VF2-FX1-16][OS1-N][OL]
WLM-290-Q	RD6-1XL-O-CUGU	[VN3-FY1-12][RG3-15][OL]
WLM-300-A	(T)(Q)RU-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-300-B	[Q]C1-1VL-CUGU	[LM4-SH4-15][CX8-12]
WLM-300-C	[Q]C1-1VL-O-CUGU	[LM4-SH4-15][CX8-12][OL]
WLM-300-D	[Q]C2-1VL-O-CUGU	[LM4-SH4-15][CX8-12][OL]
WLM-300-E	[Q]MR1-1VL-O-CUGU	[LB2-WS1-14][IX5-15][OL]
WLM-300-F	[Q]MR2-1VL-CUGU	[LB2-FX3-18][I5-N]
WLM-300-G	[Q]MR2-1VL-CUGU	[LB2-WS1-14][IX5-15]
WLM-300-H	[Q]MR2-1VL-CUGU	[LB2-WS1-14][P1-15]
WLM-300-I	[Q]MR2-1XL-CUGU	[LM4-SH4-9][CX8-10]
WLM-300-J	[Q]PF-1XL-O-CUGU	[VN3-FY1-12][P1-15][OL]
WLM-300-K	[Q]R2-1XL-CUGU	[H2-FY1-12][RG3-2L]
WLM-300-L	[Q]R2-1XL-O-CUGU	[H2-FY1-12][RG3-2L][OL]

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Subarea ID	Existing Zone	Proposed Zone
WLM-300-M	[Q]R2-1XL-O-CUGU	[LB2-WS1-14][IX7-FA][OL]
WLM-300-N	[Q]R2-1XL-O-CUGU	[VN3-FY1-12][RG3-15][OL]
WLM-300-O	[Q]RD3-1XL-O-CUGU	[VN2-FY1-12][RG3-30][OL]
WLM-300-P	[T][Q]RD2-1XL-O-CUGU	[VN3-FY1-12][RG3-20][OL]
WLM-300-Q	OS-1XL-O-CUGU	[VF2-FX1-16][OS1-N][OL]
WLM-300-R	PF-1XL-O-CUGU	[VN3-FY1-12][P1-15][OL]
WLM-300-S	R1-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-300-T	R1-1XL-O-CUGU	[H2-FY1-12][RG3-2L][OL]
WLM-300-U	R1-1XL-O-CUGU	[VF2-FX1-16][OS1-N][OL]
WLM-300-V	R1-1XL-O-CUGU	[VN2-FY1-12][RG3-3L][OL]
WLM-300-W	R1-1XL-O-CUGU	[VN2-FY1-12][RG3-4L][OL]
WLM-300-X	R1-1XL-O-CUGU	[VN3-FY1-11][RX3-15][OL]
WLM-300-Y	R2-1XL-O-CUGU	[H2-FY1-12][RG3-2L][OL]
WLM-300-Z	R2-1XL-O-CUGU	[LB2-WS1-14][IX7-FA][OL]
WLM-310-A	[Q]C2-1VL-O-CUGU	[LM4-SH4-15][CX8-12][OL]
WLM-310-B	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]

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Subarea ID	Existing Zone	Proposed Zone
WLM-310-C	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-8][OL]
WLM-310-D	[Q]R2-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-310-E	[Q]RD1.5-1XL-O-CUGU	[LM4-SH4-15][CX8-12][OL]
WLM-310-F	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-11][RX3-15][OL]
WLM-310-G	PF-1XL-O-CUGU	[FWY]
WLM-310-H	PF-1XL-O-CUGU	[LM4-SH4-9][P1-12][OL]
WLM-310-I	R1-1XL-CUGU	[H1-FY1-12][RG3-1L]
WLM-310-J	R1-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-310-K	R1-1XL-O-CUGU	[LB2-WS1-14][IX7-FA][OL]
WLM-310-L	R1-1XL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-310-M	R1-1XL-O-CUGU	[VN3-FY1-11][RX3-15][OL]
WLM-320-A	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-320-B	[Q]C2-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-320-C	[Q]PF-1XL-O-CUGU	[VN3-FY1-12][P1-15][OL]
WLM-320-D	[Q]R3-1VL-O-CUGU	[LN2-MU4-12][RG3-10][OL]
WLM-320-E	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-12][RG3-15][OL]

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Subarea ID	Existing Zone	Proposed Zone
WLM-320-F	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-12][RG3-20][OL]
WLM-320-G	[Q]RD2-1XL-O-CUGU	[VN3-FY1-12][RG3-20][OL]
WLM-320-H	M2-1VL-O	[LB2-WS1-14][IX7-FA][OL]
WLM-320-I	OS-1-O	[VF2-FX1-16][OS1-N][OL]
WLM-320-J	R1-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-320-K	R1-1XL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-320-L	R1-1XL-O-CUGU	[VN3-FY1-12][P1-15][OL]
WLM-320-M	R1-1XL-O-CUGU	[VN3-FY1-12][RG3-15][OL]
WLM-320-N	R2-1VL-O-CUGU	[LN2-MU4-12][RG3-10][OL]
WLM-330-A	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-330-B	[Q]C2-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-330-C	[Q]C2-2D-O-CUGU	[LM4-CC1-8][CX6-10][OL-CD]
WLM-330-D	[Q]C2-2D-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-330-E	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-12][RG3-15][OL]
WLM-330-F	[Q]RD2-1XL-O-CUGU	[VN3-FY1-12][RG3-20][OL]
WLM-340-A	[Q]C2-1VL-CUGU	[LM4-SH4-8][CX6-10]

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Subarea ID	Existing Zone	Proposed Zone
WLM-340-B	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-340-C	[Q]C2-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-340-D	[Q]C2-2D-CUGU	[LM4-CC1-8][CX6-10][CD]
WLM-340-E	[Q]C2-2D-O-CUGU	[LM4-CC1-8][CX6-10][OL-CD]
WLM-340-F	[Q]C2-2D-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-340-G	[Q]MR1-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-340-H	[Q]RD1.5-1XL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-340-I	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-11][P1-15][OL]
WLM-340-J	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-11][RX3-15][OL]
WLM-340-K	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-12][RG3-15][OL]
WLM-340-L	[T][Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-350-A	[Q]C2-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-350-B	[Q]R3-1VL-O-CUGU	[LN2-MU4-12][RG3-10][OL]
WLM-350-C	[Q]RD1.5-1XL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-350-D	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-12][RG3-15][OL]
WLM-350-E	R1-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]

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Subarea ID	Existing Zone	Proposed Zone
WLM-350-F	R1-1XL-O-CUGU	[H2-FY1-12][RG3-2L][OL]
WLM-360-A	[Q]C1-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-360-AA	OS-1XL-O-CUGU	[VF2-FX1-16][OS1-N][OL]
WLM-360-B	[Q]C1.5-1VL-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-360-BB	PF-1D	[LM4-SH4-9][P1-12]
WLM-360-C	[Q]C1.5-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-360-CC	PF-1XL-O-CUGU	[LM4-SH4-8][P1-12][OL]
WLM-360-D	[Q]C2-1VL-CUGU	[LM4-SH4-8][CX6-10]
WLM-360-DD	R1-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-360-E	[Q]C2-1VL-O-CUGU	[LM4-CC1-8][CX6-10][OL-CD]
WLM-360-EE	R1-1XL-O-CUGU	[H2-FY1-12][RG3-2L][OL]
WLM-360-F	[Q]C2-1VL	[LM4-SH4-9][CX8-12]
WLM-360-FF	R1-1XL-O-CUGU	[LM4-SH4-8][CX6-12][OL]
WLM-360-G	[Q]CM-1VL-O-CUGU	[LM4-CC1-8][CX6-10][OL]
WLM-360-GG	R1-1XL-O-CUGU	[VN2-FY1-12][RG3-3L][OL]
WLM-360-H	[Q]CM-1VL-O	[LM4-CC1-8][CX6-10][OL-IHR]

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Subarea ID	Existing Zone	Proposed Zone
WLM-360-HH	R1-1XL-O-CUGU	[VN2-FY1-12][RG3-4L][OL]
WLM-360-I	[Q]CM-1VL-O	[LM4-CC1-8][CX6-10][OL]
WLM-360-II	R1-1XL-O-CUGU	[VN3-FY1-11][P1-15][OL]
WLM-360-J	[Q]CM-1VL-O	[LM4-SH4-8][CX6-10][OL]
WLM-360-K	[Q]M1-1VL-O	[LB2-WS1-14][IX7-FA][OL-IHR]
WLM-360-L	[Q]M1-1VL-O	[LB2-WS1-14][IX7-FA][OL]
WLM-360-M	[Q]M3-1D	[LM4-SH4-9][P1-12]
WLM-360-N	[Q]MR1-1VL-O-CUGU	[LB2-WS1-14][IX5-15][OL-IHR]
WLM-360-O	[Q]MR1-1VL-O-CUGU	[LB2-WS1-14][IX5-15][OL]
WLM-360-P	[Q]MR1-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-360-Q	[Q]MR1-1VL-O-CUGU	[VN3-FY1-12][RG3-15][OL]
WLM-360-R	[Q]R3-1VL-O-CUGU	[LN2-MU4-12][RG3-10][OL]
WLM-360-S	[Q]RD1.5-1XL-O-CUGU	[LM4-SH4-9][CX8-12][OL-IHR]
WLM-360-T	[Q]RD1.5-1XL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-360-U	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-11][P1-15][OL]
WLM-360-V	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-11][RX3-15][OL]

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Subarea ID	Existing Zone	Proposed Zone
WLM-360-W	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-12][RG3-15][OL]
WLM-360-X	M2-1VL-O	[LB2-WS1-14][IX7-FA][OL]
WLM-360-Y	M3-1D	[LB2-WS1-14][IX7-FA]
WLM-360-Z	OS-1-O	[VF2-FX1-16][OS1-N][OL]
WLM-370-A	[Q]C1.5-1VL-O-CUGU	[LM4-SH4-8][CX6-10][OL]
WLM-370-B	[Q]C2-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-370-C	[Q]RD1.5-1XL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-370-D	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-12][RG3-10][OL]
WLM-370-E	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-12][RG3-15][OL]
WLM-370-F	[Q]RD2-1XL-O-CUGU	[VN3-FY1-12][RG3-20][OL]
WLM-380-A	(T)(Q)C2-1VL-O	[LM4-SH4-8][CX6-8][OL]
WLM-380-B	(T)(Q)R3-1-O	[LM3-MU4-12][RG3-8][OL]
WLM-380-C	[Q]C2-1VL-O-CUGU	[FWY]
WLM-380-D	[Q]C2-1VL-O-CUGU	[LM4-SH4-8][CX6-8][OL]
WLM-380-E	[Q]C2-1VL-O	[LM4-SH4-8][CX6-8][OL]
WLM-380-F	[Q]CR-1VL-O	[LM4-SH4-8][CX6-8][OL]

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Subarea ID	Existing Zone	Proposed Zone
WLM-380-G	[Q]MR1-1VL-O	[LB2-WS1-14][IX5-10][OL]
WLM-380-H	[Q]MR1-1VL-O	[LM4-SH4-8][CX6-12][OL]
WLM-380-I	[Q]MR1-1VL-O	[LM4-SH4-8][CX6-8][OL]
WLM-380-J	[Q]MR1-1VL-O	[VF2-FX1-16][OS1-N][OL]
WLM-380-K	[Q]P-1VL-O	[LM4-SH4-8][CX6-8][OL]
WLM-380-L	[Q]RD1.5-1VL-O	[LM4-SH4-8][CX6-8][OL]
WLM-380-M	[Q]RD1.5-1XL-O	[LM4-SH4-8][CX6-8][OL]
WLM-380-N	[Q]RD1.5-1XL-O	[LN2-MU4-12][RG3-10][OL]
WLM-380-O	[Q]RD1.5-1XL-O	[VF2-FX1-16][OS1-N][OL]
WLM-380-P	[Q]RD1.5-1XL-O	[VN3-FY1-12][RG3-15][OL]
WLM-380-Q	[Q]RD2-1XL-CUGU	[VN3-FY1-12][RG3-20]
WLM-380-R	[Q]RD2-1XL-CUGU	[VN3-FY1-12][RG3-20][OL]
WLM-380-S	[Q]RD2-1XL-O-CUGU	[VN3-FY1-12][RG3-20][OL]
WLM-380-T	A1-1XL-O	[VF2-FX1-16][OS1-N][OL]
WLM-380-U	OS-1XL-O	[VF2-FX1-16][OS1-N][OL]
WLM-380-V	PF-1XL-O-CUGU	[FWY]

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Subarea ID	Existing Zone	Proposed Zone
WLM-380-W	R1-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-390-A	(T)(Q)R2-1XL	[VN3-FY1-11][RX3-20]
WLM-390-B	[Q]C2-1VL	[LM4-SH4-15][CX8-12]
WLM-390-C	[Q]C2-1VL	[LM4-SH4-8][CX6-8]
WLM-390-D	[Q]CR-1VL	[LM4-SH4-15][CX8-12]
WLM-390-E	[Q]MR1-1VL-O	[LB2-FX3-18][I5-N][OL]
WLM-390-F	[Q]MR1-1VL-O	[LN2-MU4-12][P1-10][OL]
WLM-390-G	[Q]PF-1XL-O	[LN2-MU4-12][P1-10][OL]
WLM-390-H	[Q]R3-1VL-O	[LN2-MU4-12][RG3-10][OL]
WLM-390-I	[Q]R3-1VL	[LM4-SH4-8][CX6-10]
WLM-390-J	[Q]R3-1VL	[LM4-SH4-15][CX8-12]
WLM-390-K	[Q]R3-1VL	[LN2-MU4-12][RG3-10]
WLM-390-L	[Q]RD1.5-1XL	[LM4-SH4-8][CX6-10]
WLM-390-M	[Q]RD1.5-1XL	[VN3-FY1-12][RG3-15]
WLM-390-N	C1-1VL	[LM4-SH4-9][CX8-8]
WLM-390-O	OS-1XL	[VF2-FX1-16][OS1-N]

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Subarea ID	Existing Zone	Proposed Zone
WLM-390-P	R1-1XL-O	[H1-FY1-12][RG3-1L][OL]
WLM-390-Q	R1-1XL	[H1-FY1-12][RG3-1L]
WLM-390-R	R2-1XL	[H2-FY1-12][RG3-2L]
WLM-390-S	R2-1XL	[VN3-FY1-11][RX3-20]
WLM-400-A	[Q]M3-1	[LF3-FX3-18][I8-N]
WLM-400-B	M3-1VL	[LF3-FX3-18][I8-N]
WLM-400-C	OS-1XL	[VF2-FX1-16][OS1-N]
WLM-410-A	(T)(Q)CM-1VL	[LB2-WS1-14][IX5-10]
WLM-410-B	[Q]C1.5-1VL	[LM4-SH4-15][CX8-12]
WLM-410-C	[Q]C2-1VL	[LM4-SH4-15][CX8-12]
WLM-410-D	[Q]C2-1VL	[LM4-SH4-8][CX6-8]
WLM-410-E	[Q]MR1-1VL	[LB2-WS1-14][IX5-10]
WLM-410-F	[Q]MR1-1VL	[LM4-SH4-8][CX6-8]
WLM-410-G	[Q]R2-1XL	[H2-FY1-12][RG3-2L]
WLM-410-H	[Q]R2-1XL	[LN2-MU4-12][RG3-10]
WLM-410-I	[Q]R3-1VL	[LM4-SH4-15][CX8-12]

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Subarea ID	Existing Zone	Proposed Zone
WLM-410-J	[Q]R3-1VL	[LN2-MU4-12][RG3-10]
WLM-410-K	[Q]RD1.5-1XL	[LM4-SH4-8][CX6-8]
WLM-410-L	[Q]RD1.5-1XL	[LN2-MU4-12][RG3-10]
WLM-410-M	[Q]RD1.5-1XL	[VN3-FY1-12][RG3-15]
WLM-410-N	[T][Q]RD1.5-1XL	[VN3-FY1-12][RG3-15]
WLM-410-O	R1-1XL	[H1-FY1-12][RG3-1L]
WLM-410-P	R1-1XL	[H2-FY1-12][RG3-2L]
WLM-410-Q	R1-1XL	[LM4-SH4-15][CX8-12]
WLM-410-R	R2-1XL	[H2-FY1-12][RG3-2L]
WLM-420-A	[Q]C2-1VL-O-CUGU	[LM4-SH4-9][CX8-12][OL]
WLM-420-B	[Q]M1-1VL-O-CUGU	[LB2-FX3-18][I5-N][OL]
WLM-420-C	[Q]M2-1VL-CUGU	[LB2-FX3-18][I5-N]
WLM-420-D	[Q]M3-1	[LF3-FX3-18][I8-N]
WLM-420-E	[Q]M3-1VL-O-CUGU	[LB2-FX3-18][I5-N][OL]
WLM-420-F	[Q]M3-1VL-O-CUGU	[LB2-FX3-18][I5-N][OL]
WLM-420-G	[Q]RD1.5-1XL-O-CUGU	[VN3-FY1-12][RG3-15][OL]

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Subarea ID	Existing Zone	Proposed Zone
WLM-420-H	M2-1VL	[LB2-FX3-18][I5-N]
WLM-420-I	M2-1VL	[LF3-FX3-18][I8-N]
WLM-420-J	M3-1VL	[LF3-FX3-18][I8-N]
WLM-420-K	PF-1XL-O-CUGU	[FWY]
WLM-420-L	PF-1XL-O	[FWY]
WLM-420-M	PF-1XL	[FWY]
WLM-420-N	R1-1XL-O-CUGU	[H1-FY1-12][RG3-1L][OL]
WLM-420-O	R1-1XL-O-CUGU	[LF3-FX3-18][P1-N][OL]
WLM-430-A	(Q)C2-2	[LM4-SH4-9][CX8-8]
WLM-430-B	OS-1XL	[VF2-FX1-16][OS1-N]
WLM-430-C	OS-1XL	[VN2-FY1-11][RX3-40]
WLM-430-D	PVSP	[VN2-FY1-12][RG3-40][PVSP]
WLM-430-E	R1-1VL	[LM3-MU4-12][RG3-8]
WLM-430-F	R1-1VL	[LM4-SH4-9][CX8-8]
WLM-430-G	R1-1XL	[VN2-FY1-11][RX3-40]
WLM-430-H	RD6-1XL	[VN2-FY1-11][RX3-40]

EXHIBIT B2:

Hazardous Sites Maps

Harbor Los Angeles Community Plans
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)

For consideration by the City Planning Commission

February 8, 2024

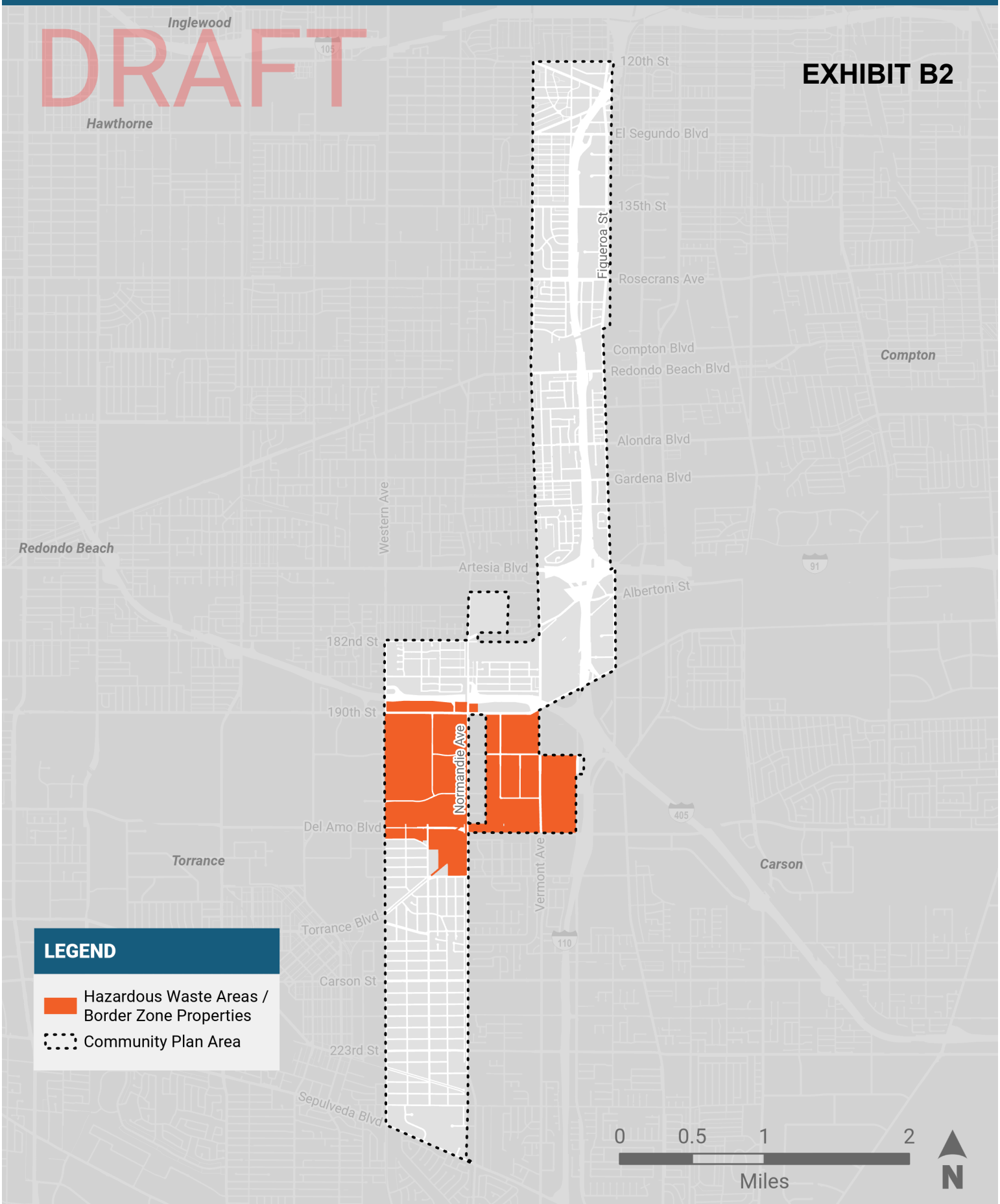
Harbor Gateway

Proposed Hazardous Sites

LOS ANGELES CITY PLANNING

DRAFT

EXHIBIT B2



LEGEND

- Hazardous Waste Areas / Border Zone Properties
- Community Plan Area

Date Exported 12/18/2023

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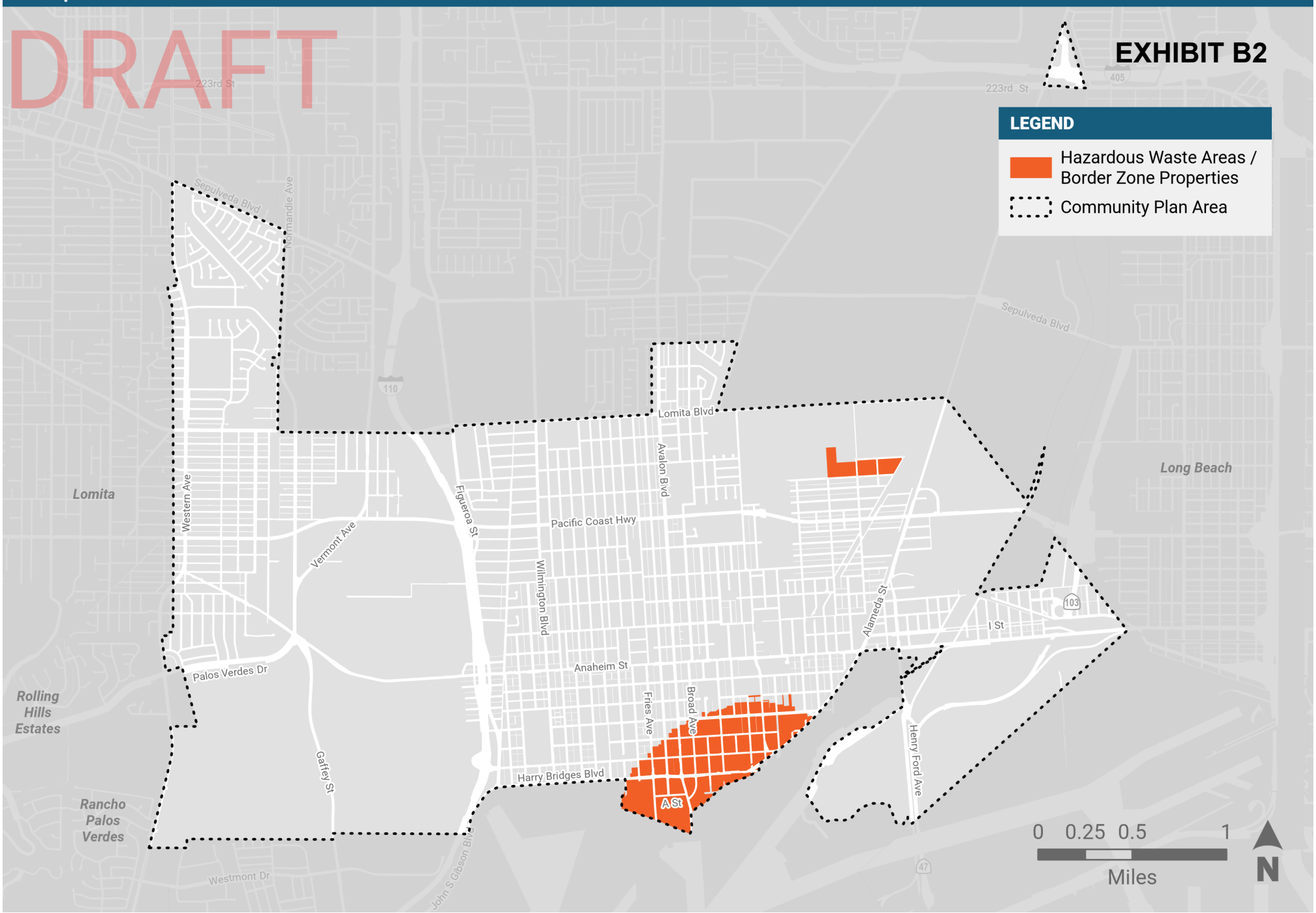
Wilmington - Harbor City

Proposed Hazardous Sites

DRAFT

EXHIBIT B2



Date Exported 12/14/2023

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EXHIBIT B3:

Conservation District and Individual Historic Resources Maps

Harbor Los Angeles Community Plans
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)

For consideration by the City Planning Commission

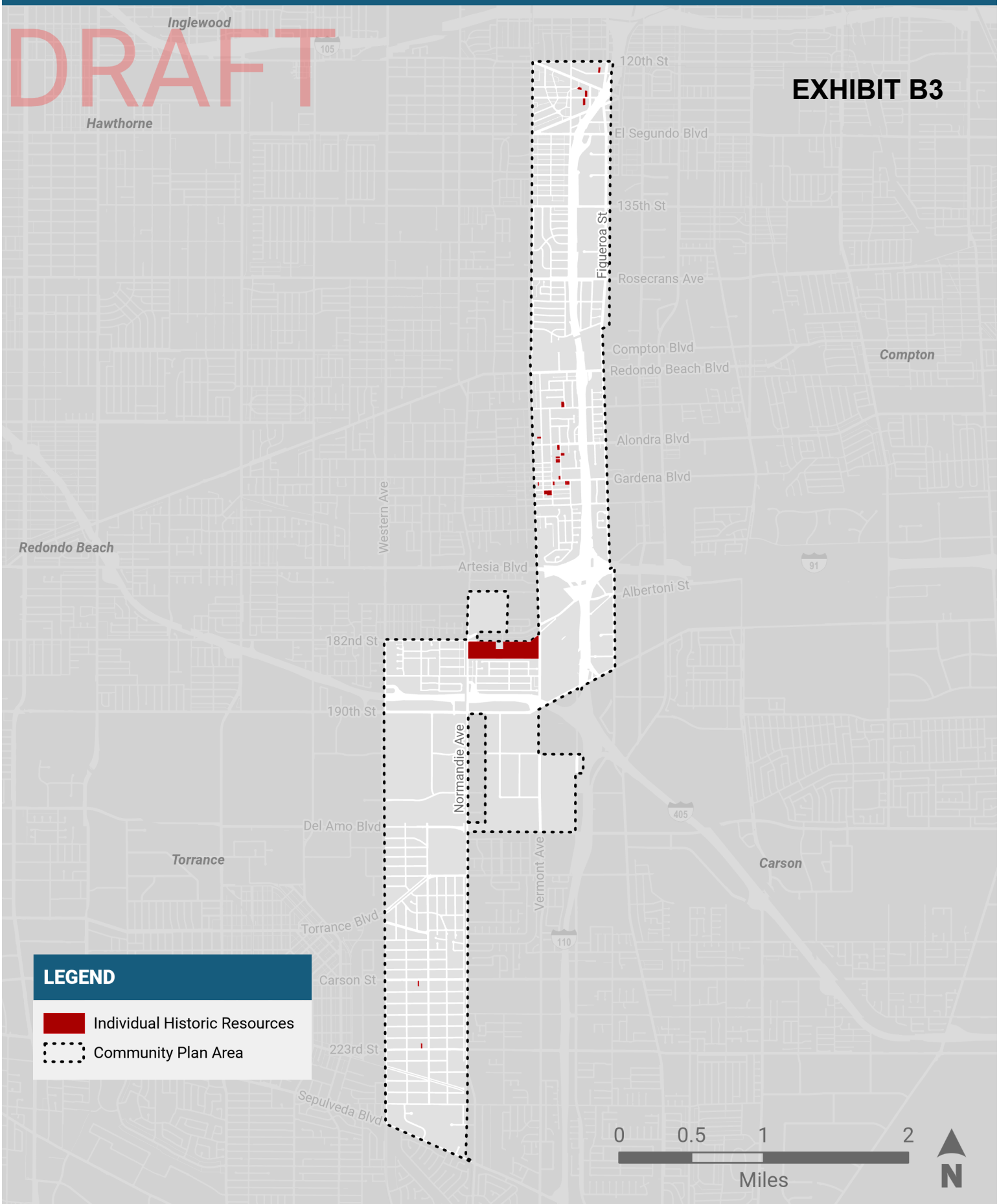
February 8, 2024

Harbor Gateway

Proposed Protected Historic Resources: Individual Historic Resources

DRAFT

EXHIBIT B3



Wilmington - Harbor City

Proposed Protected Historic Resources: Conservation District and Individual Historic Resources

LOS ANGELES CITY PLANNING

DRAFT

EXHIBIT B3

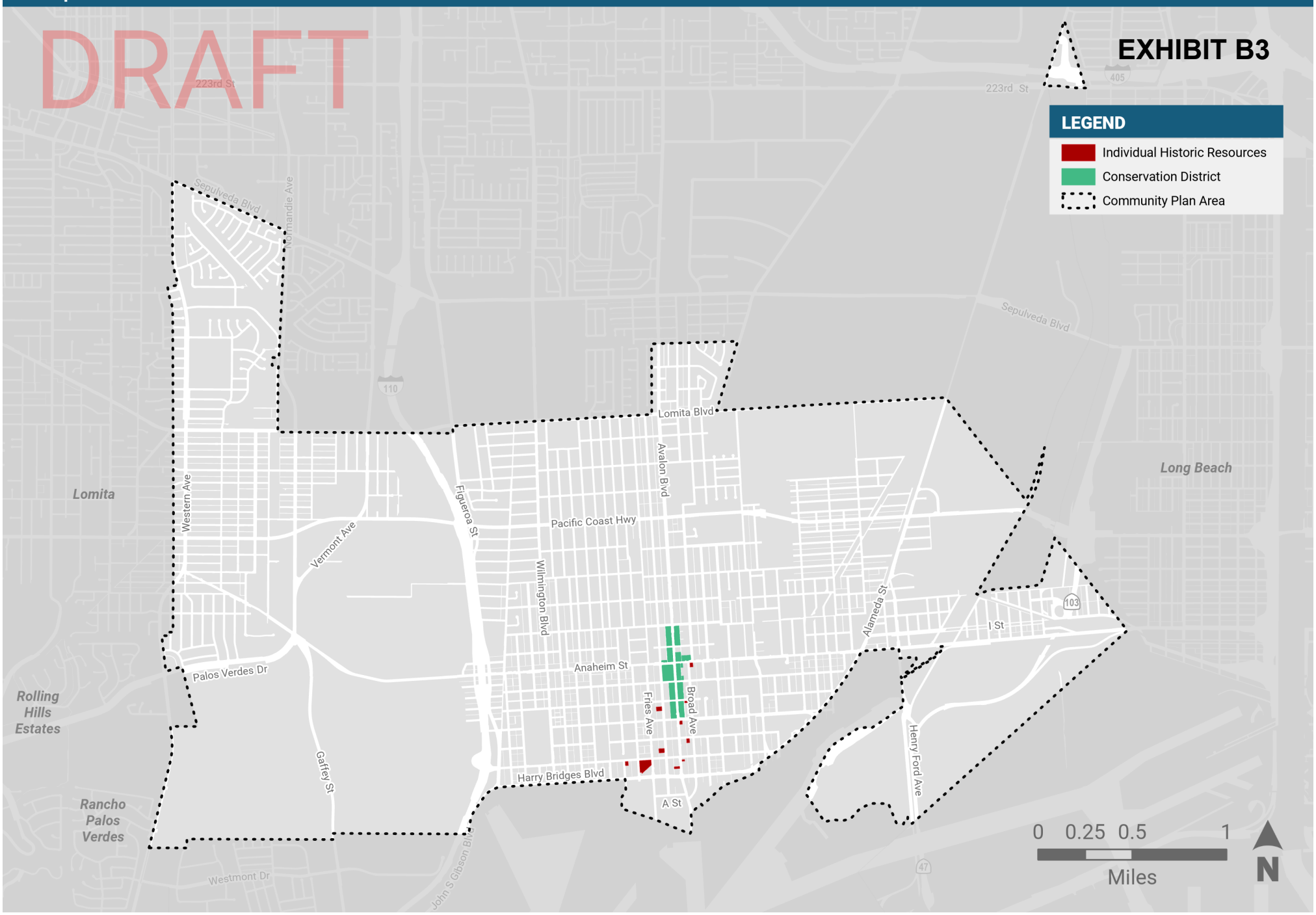


EXHIBIT B4:

Local Affordable Housing Program Maps

Harbor Los Angeles Community Plans
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)

For consideration by the City Planning Commission

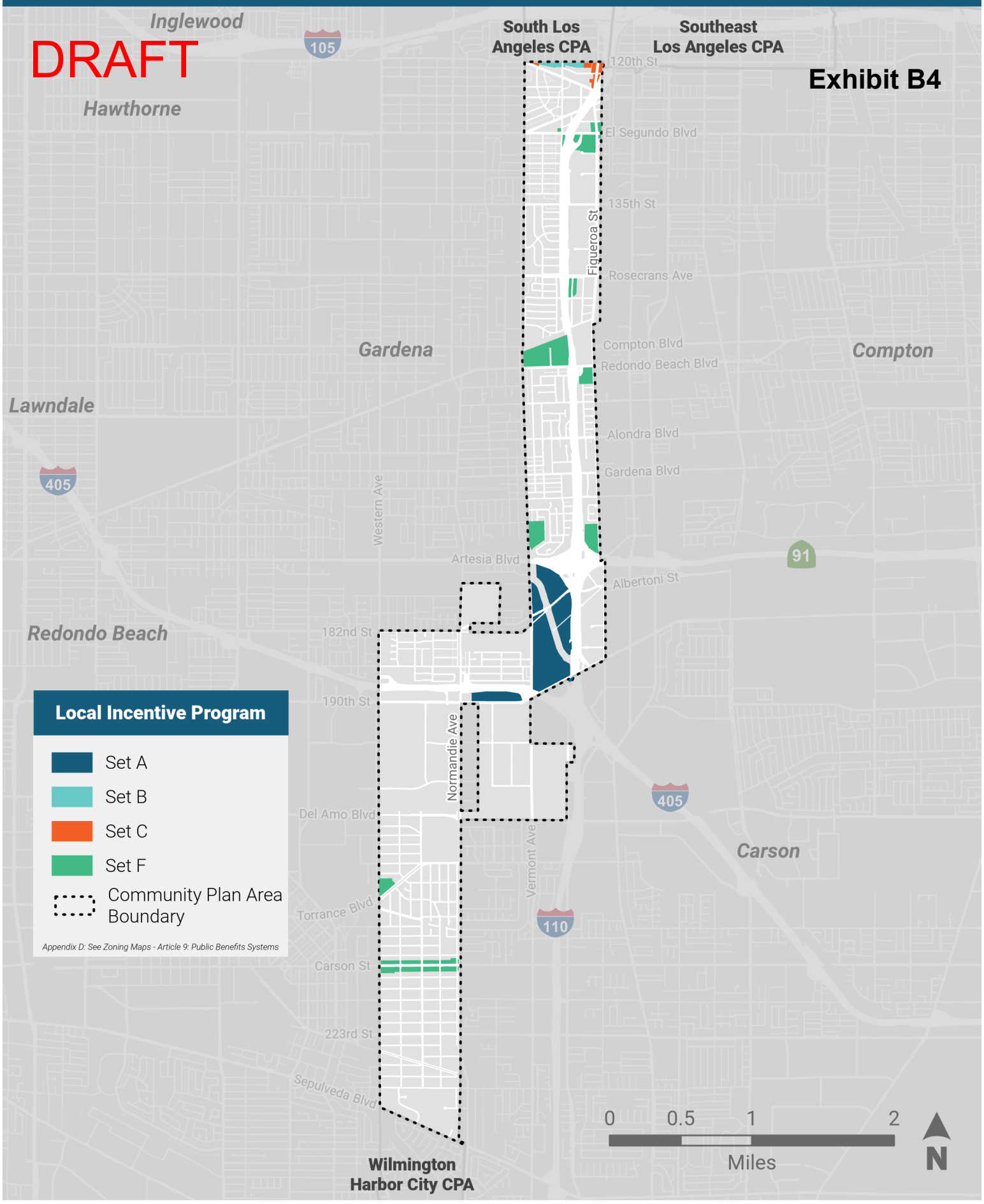
February 8, 2024

Harbor Gateway

LOCAL AFFORDABLE HOUSING INCENTIVE PROGRAM

DRAFT

Exhibit B4



Local Incentive Program

- Set A
- Set B
- Set C
- Set F
- Community Plan Area Boundary

Appendix D: See Zoning Maps - Article 9: Public Benefits Systems

Wilmington - Harbor City

LOCAL AFFORDABLE HOUSING INCENTIVE PROGRAM

DRAFT

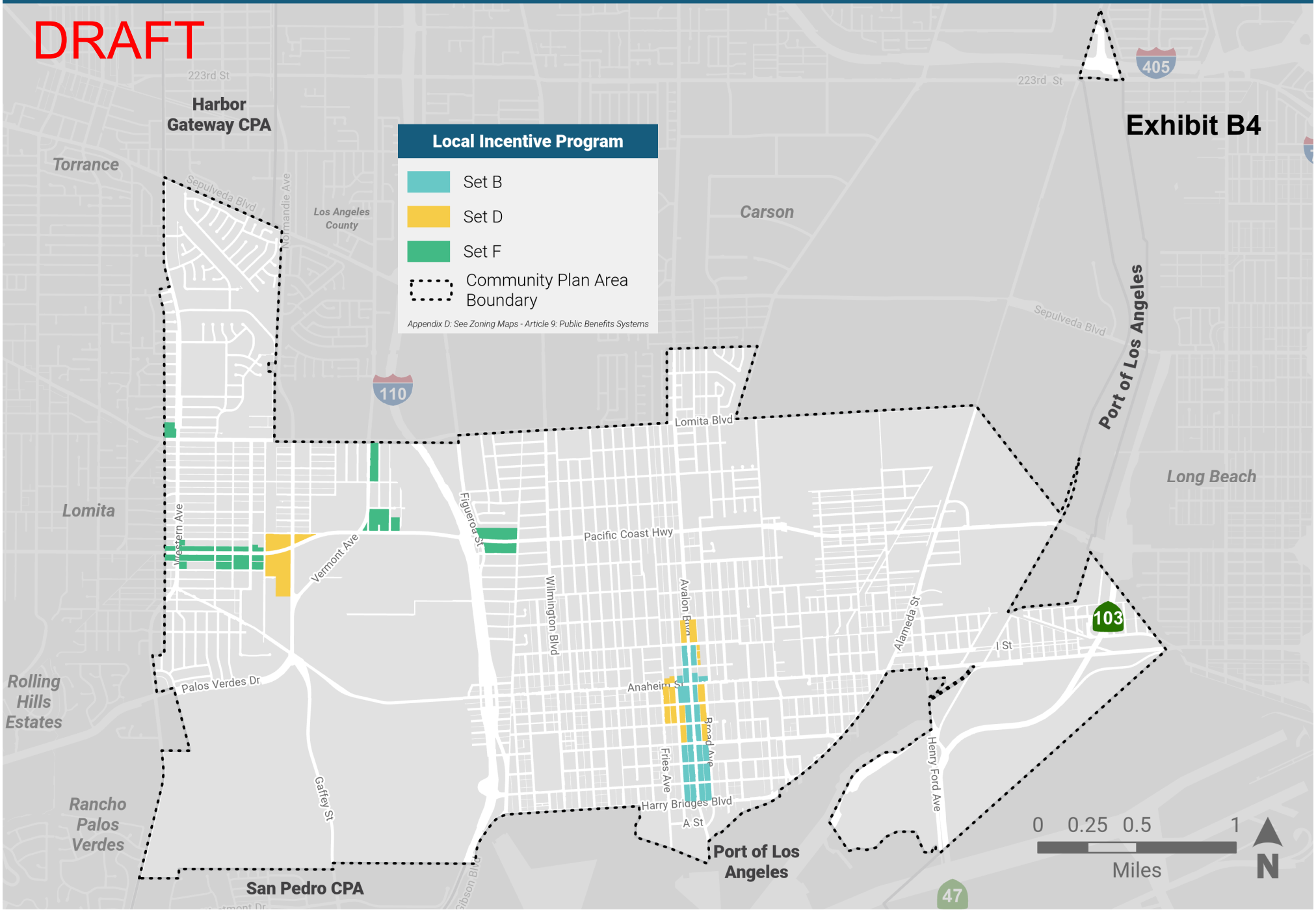


EXHIBIT B5:

Clean Up Green Up (CUGU) Overlay Amendment

Harbor Los Angeles Community Plans
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)

For consideration by the City Planning Commission

February 8, 2024

EXHIBIT B5

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code (LAMC) and Ordinance No.184,246, to remove certain properties from the Clean Up Green Up Supplemental Use District and amend the zoning map accordingly.

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

Sec. 1. Exhibit 1 Sheet 3 of Ordinance No. 184246 and the City Zoning Map are amended to remove those areas identified within the boundaries delineated with dash lines as shown on the attached map from the Clean Up Green Up (CUGU) Supplemental Use District.

Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for tend days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located that the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

Hydee Feldstein Soto, City Attorney

By _____

Date _____

File No. _____

City Planning Commission and recommend that it be adopted.

_____
VINCENT P. Bertoni, AICP
Director of Planning

Date _____

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

_____

Ordinance Passed _____
Pursuant to Charter Section 559, I approve this ordinance on behalf of the

MAYOR

_____

Approved _____

EXHIBIT B5

ALL ZONING AND HEIGHT DISTRICTS IN THE WILMINGTON HARBOR CITY COMMUNITY PLAN REMAIN THE SAME. SUFFIX ***-CUGU*** WAS REMOVED FROM THE WILMINGTON HARBOR CITY COMMUNITY PLAN BECAUSE THE AREA IS NOW EXCLUDED FROM THE CLEAN UP GREEN UP (CUGU) OVERLAY DISTRICT, ORD. 184246.

CITY OF CARSON

WILMINGTON HARBOR CITY

CITY OF LONG BEACH

ELECTRIC ST
184TH ST
185TH ST
187TH ST
190TH ST
WESTERN AVE
EVELYN AVE
NORMANDIE AVE
VERMONT AVE
HARBOR GATEWAY
PACIFIC GATEWAY DR
KNOX ST
HAMILTON AVE
FRANCISCO ST
DEL AMO BLVD
204TH ST
206TH ST
208TH ST
TORRANCE BLVD
DALTON AVE
BRIGHTON AVE
212TH ST
214TH ST
DENKER AVE
216TH ST
HARVARD BLVD
218TH ST
220TH ST
222ND ST
HALLDALE AVE
224TH ST
PLAZA DEL AMO
228TH ST
SEPULVEDA BLVD
OAKTHORNE DR
238TH ST
240TH ST
242ND PL
FULMAR AVE
247TH ST
249TH ST
252ND ST
253RD ST
254TH ST
255TH ST
257TH ST
259TH ST
260TH ST
262ND ST
263RD ST
265TH ST
OZONE AVE
PALOS VERDES DR
BELLE PORTE AVE
NORMANDIE AVE
BAYSIDE PL
DODGE AVE
246TH ST
248TH ST
WILMINGTON AVE
LOMITA BLVD
R ST
DON ST
EUDORA AVE
FIGUEROA ST
HARBOR
Q ST
DOLORES ST
CRUCES ST
GULF AVE
WILMINGTON BLVD
BAY VIEW AVE
RAVENNA AVE
ISLAND AVE
MARINE AVE
AVALON BLVD
LAKME AVE
BAYPOINT AVE
EUBANK AVE
BLINN AVE
DRUMM AVE
SANDISON ST
O ST
COLON ST
PACIFIC COAST HWY
HYATT AVE
SANFORD AVE
WATSON AVE
COIL AVE
M ST
FRIGATE AVE
RONAN AVE
L ST
LAGOON AVE
DENNI ST
BROAD AVE
BANNING BLVD
MCFARLAND AVE
MAHAR AVE
PIONEER AVE
I ST
OPP ST
KING AVE
ANAHEIM ST
G ST
F ST
E ST
D ST
C ST
QUAY AVE
ALAMEDA ST
FRIES AVE
CRAVEN ST
MAR VISTA AVE
HAWAIIAN AVE
FWY
R 110

Remove -CUGU from WIlmington Harbor City

Clean Up Green Up (CUGU) District Boundary

WIlmington Harbor City Community Plan Area

N

0 1,000 2,000
Feet

CLEAN UP GREEN UP (CUGU) OVERLAY AMENDMENT

CPC-2018-6402-CPU

CF/ 121523

EXHIBIT C1:

Amendments to the New Zoning Code (LAMC Chapter 1A)

Harbor Los Angeles Community Plans
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)

For consideration by the City Planning Commission

February 8, 2024

Amendments to the New Zoning Code (LAMC Chapter 1A)
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)
City Planning Commission Draft

EXHIBIT C1

Amendments to the New Zoning Code (LAMC Chapter 1A) include nomenclature district name changes to Form, Frontage and Use Districts. Former district names are denoted in a strikethrough, revised name is by an underline. The New Zoning Code (LAMC Chapter 1A) is amended as follows:

Nomenclature District Name Changes:

Form Districts	Frontage Districts	Use Districts
~~Hillside Estate 3 (HE3)~~ Large Lot (LG2)	~~Workshop 1 (WS1)~~ General 3 (G3)	~~Residential General 3 (RG3)~~ Residential General 2 (RG2)
~~Very Low-Rise Narrow 3 (VN3)~~ Very-Low Rise Narrow 2 (VN2)	~~Flex 3 (FX3)~~ Flex 1 (FX1)	~~Industrial-Mixed, Live- Work Neighborhood (IX5)~~ Industrial-Mixed, Live-Work Neighborhood (IX6)
~~Very Low-Rise Narrow 4 (VN4)~~ Very-Low Rise Narrow 3 (VN3)		~~Industrial-Mixed, Transition (IX6)~~ Industrial-Mixed, Transition (IX7)
~~Low-Rise Medium 3 (LM3)~~ Low-Rise Medium 7 (LM7)		~~Industrial-Mixed, M1 Translation (IX7)~~ Industrial-Mixed, M1 Translation (IX8)
~~Low-Rise Medium 4 (LM4)~~ Low-Rise Medium 8 (LM8)		
~~Low-Rise Broad 2 (LB2)~~ Low-Rise Broad 3 (LB3)		
~~Low-Rise Broad 3 (LB3)~~ Low-Rise Broad 4 (LB4)		
~~Mid-Rise Broad 5 (MB5)~~ Mid-Rise Broad 4 (MB4)		
~~Mid-Rise Broad 6 (MB6)~~ Mid-Rise Broad 5 (MB5)		

Amendments to the New Zoning Code (LAMC Chapter 1A) are denoted in a tracked change format. New text is underlined, while deleted text is indicated by a strikethrough. The New Zoning Code (LAMC Chapter 1A) is amended as follows:

ORDINANCE NO. _____

A proposed ordinance amending Articles 1, 2, 3, 4, 5, 7, 8, 9 and 14 of Chapter 1A of the Los Angeles Municipal Code (LAMC), as recommended for approval by City Council through Council File 22-0617 and amended by Council file 23-0861, to adopt zoning districts and applicable rules and regulations to implement the Harbor Community Plan Update.

THE PEOPLE OF THE CITY OF LOS ANGELES

DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Section I.5.12. (Hazardous Sites Map) of Chapter 1A of the LAMC shall be introduced to Division 1.5. (Zoning Code Maps) of Chapter 1A to read as follows:

SEC. 1.5.12. HAZARDOUS SITES MAP

A. Applicability

The Hazardous Sites Map identifies lots with potential or known hazards which are subject to additional regulations intended to address the specific nature of development activities in hazardous sites. These additional regulations are outlined in this Zoning Code (Chapter 1A) and are applicable by reference to this Zoning Code Map.

B. Boundaries

Any land designated, using the Department of Public Works, Bureau of Engineering land base dataset, as any of the following designations in the Hazardous Sites Map.

1. **Potentially Contaminated Soils**
   Areas with potential contamination and parcels formally designated as brownfields, Hazardous Waste Areas, Border Zone Properties, or superfund sites as identified by Envirostor, CalGEM, Cortese List Data Resources, National Registry, or other registries from a public agency .

2. **Contaminated Soils**
   Areas with known contamination and parcels formally designated as brownfields, Hazardous Waste Areas, Border Zone Properties, or

superfund sites as identified by Envirostor, CalGEM, National Registry and Cortese List Data Resources.

C. Amendments

This map is intended to reflect the most current hazardous sites information provided by responsible agencies in place that are responsible for protecting the public from hazardous conditions. The Hazardous Sites Map will be updated as the identified datasets are updated and published by the responsible agencies.

Section 2. Subparagraph C and D of Section 2C.2.3. (Building Setbacks) of Chapter 1A of the LAMC shall be amended to read as follows:

C. Standards

1. All buildings and structures on the lot shall be located on or behind a minimum building setback, except where allowed in Sec. 2C.2.2.E. (Exceptions).
2. Through lots where a primary street setback is designated along one street lot line, shall provide a secondary street setback along the street lot line running parallel, or roughly parallel, to the primary street lot line. The secondary street setback shall comply with the primary street setback of the Form District applied to the abutting lot having the shallowest primary street setback.

D. Measurement

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

1. A primary street setback is measured from the primary street lot line.
2. A side street setback is measured from the side street lot line.
3. A side setback is measured from the side lot line.
   a. Where a side, interior setback is specified, the setback is applied only to lots within a unified development and shall be measured from abutting lots within the same unified development.
   b. Where a lot within a unified development shares a lot line with a property outside of the unified development, the standard side setback requirement applies.
4. A rear setback is measured from the rear lot line.
   a. For the purpose of measuring rear setback on triangular or gore-shaped lots, the rear lot line is determined based on a line 10 feet wide, parallel to the primary street lot line that intersects two lot lines at its endpoints.
   b. Where the primary street lot line is not straight, the rear lot line shall be parallel to a line connecting the end points of the primary street lot line.

5. An alley setback is measured from the alley lot line.

6. A special setback is measured from the special lot line.
   a. Where a special setback is specified by the applied Form District (Part 2B) as "Special: All", the setback is measured from all special lot lines.
   b. Where a special setback is specified by the applied Form District (Part 2B) as "Special: River" or "Special: Alley", the setback is measured from the special lot line as designated according to Sec. 14.1.11.E. (Special Lot Line).
   c. Where a special setback is specified by the applied Form District (Part 2B) as "Special: Other", the setback is measured from all special lot lines that are not otherwise specified.

7. Where applicable to through lots, a secondary street setback is measured from the street lot line running parallel, or roughly parallel, to the designated primary street lot line.

8. For measurement on portions of a lot required for land dedication, see Sec. 14.1.11. (Lot).

Section 3. Subparagraph C of Section 2C.3.1. (Lot Amenity Space) of Chapter 1A of the LAMC shall be amended as follows:

C. Standards

1. General

a. The cumulative area of lot amenity space provided on a lot shall not be less than that specified by the applied Form District in Part 2B. (Form Districts).

b. Each area provided to meet a lot amenity space requirement shall comply with the standards for one or more of the following eligible amenity space types.

ELIGIBLE AMENITY SPACE TYPES	
Amenity Space Type	
Common Outdoor Amenity Space (Sec. 2C.3.3.C.1.)	Yes
Pedestrian Amenity Space (Sec. 2C.3.3.C.2.)	Yes
Public Amenity Space (Sec. 2C.3.3.C.3.)	Yes

Private Outdoor Amenity Space (Sec. 2C.3.3.C.4.)	Yes
Common Indoor Amenity Space (Sec. 2C.3.3.C.5.)	Yes

c. A maximum of 25% of the total required lot amenity space may be private, provided it meets the design standards in Sec. 2C.3.3.B. (Pedestrian Amenity Space).
d. Private lot amenity space shall abut and provide direct access to the assigned tenant space.
e. All required lot amenity space that is not private shall be made available to all tenants of the building, at no cost, from sunrise to sunset daily or during the hours of operation of the building, whichever results in a longer period of time. The space may not be reserved or in any way exclude any tenant during the time it is required to be available to all tenants.
f. Lot amenity space may be eligible for credit toward the fee and dedication requirements in Div. 10.4. (Park Fees and Dedications), according to Sec. 10.4.8.B. (Privately Owned Park and Recreational Facilities).
g. Lot amenity space located above the ground story may be required to set back from the roof edge - see LAMC Sec. 57.317 (Rooftop Gardens and Landscaped Roofs).
h. Mechanical and utility equipment shall not be located within a lot amenity space, or between a lot amenity space and the adjacent building facade.
i. All mechanical exhaust outlets shall be located a minimum horizontal distance of 10 feet and a minimum vertical distance of 15 feet from a lot amenity space.
j. At least 20% of any outdoor lot amenity space shall be shaded by using shade trees or shade structures. Any area that is covered by a shade structure or a shade tree canopy at maturity shall be considered as being shaded.

2. Percentage Required at Grade

k. The total area of lot amenity space located at grade shall not be less than the minimum percentage specified by the applied Form District (Part 2B).

l. For amenity spaces being provided at grade, all areas of the amenity space shall be located within the minimum and maximum ground floor elevation as specified by the applied Frontage District.

Section 4. Section 2C.5.3. (Height Transition) of Chapter 1A of the LAMC shall be amended to replace the entirety of Section 2C.5.3. (District Boundary Height Transition) to read as follows:

Sec. 2C.5.3. HEIGHT TRANSITION

A reduction in the maximum height of a building for a limited depth where abutting districts have substantially lower height allowances.

A. Intent

To prevent looming impacts and reduce the perceived bulk and mass of buildings along zoning district boundaries where maximum height standards change significantly.

B. Applicability

1. Height transition standards apply to all buildings on a lot where the applied Form District (Part 2B) specifies a height transition is 'required', and meets at least one of the additional applicability criteria below:

    a. The subject lot abuts a lot with a different applied zone specifying a maximum height of less than or equal to 45 feet or 4 stories.

    b. The subject lot is located across an alley from a lot with a different applied zone specifying a maximum height of less than or equal to 45 feet or 4 stories.

    c. The subject lot is a through lot that adjoins a lot with a different applied zone specifying a maximum height of less than or equal to 45 feet or 4 stories, located across a collector or local street.

2. Height transition standards shall not apply when the subject property abuts, adjoins, or is located across an alley from a lot with a different applied form district that specifies a bonus height that exceeds 45 feet or 4 stories.

C. Standards

1. All portions of a building or structure located on an applicable lot shall comply with height transition standards unless listed as an exception in Sec. 2C.5.3.E (Exceptions).

2. Where a height transition is required, no portion of a building or structure shall be located within a distance of 10 feet of the applicable abutting lot line. Buildings located on lots separated from an applicable lot by an alley are not required to adhere to this standard.

3. Where a height transition is required, and the abutting, adjoining, or alley adjacent zone has a maximum height of less than or equal to 36 feet or 3 stories, no portion of a building or structure shall exceed 3 stories within a distance of 30 feet, and 5 stories within a distance of 50 feet of the applicable abutting, adjoining, or alley adjacent lot line.

4. Where a height transition is required, and the abutting, adjoining, or alley adjacent zone has a maximum height of less than or equal to 45 feet or 4 stories, no portion of a building or structure shall exceed 4 stories within a distance of 30 feet, and 6 stories within a distance of 50 feet of the applicable abutting, adjoining, or alley adjacent lot line.

D. Measurement

1. Distance from an abutting lot line shall be measured as the horizontal distance from any applicable lot line having a common boundary with the subject property, to the edge of any at-grad portion of a building to which a transitional height limitation applies.

2. Distance from any applicable lot located across an alley from the subject property shall be measured as the horizontal distance from any applicable lot line, inclusive of the alley width, to the edge of any at-grad portion of a building to which a transitional height limitation applies.

3. Distance from any adjoining lot line shall be measured from the subject lot's street lot line located along the opposite block face of the applicable adjoining lot, to the edge of any at-grad portion of a building to which a transitional height limitation applies.

4. Story height is measured according to Sec. 2C.4.3. (Height in Stories).

E. Exceptions

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

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details (Sec. 14.1.5.A.1.a.)	
Encroachment (max)	2’
Roof Projections (Sec. 14.1.5.A.1.b.)	
Encroachment (max)	2.5’
Unenclosed Structures (Sec. 14.1.5.A.1.c. - Sec. 14.1.5.A.1.d.)	
Encroachment (max)	5’
Enclosed Structures: Projecting (Sec. 14.1.5.A.1.e.)	
Encroachment (max)	2.5’
Mechanical/Electrical Equipment (Sec. 14.1.5.A.1.f. - Sec. 14.1.5.A.1.g.)	
Encroachment (max)	1.5’

ALLOWED VERTICAL ENCROACHMENTS	
Mechanical/Electrical Equipment (See Sec. 14.1.5.B..1.b.)	
Encroachment (max)	5’
Setback from roof edge (min)	3’
Architectural Elements (See Sec. 14.1.5.B.1.c.)	
Encroachment (max)	5’
Setback from roof edge (min)	2’

Safety Barriers (See Sec. 14.1.5.B.1.e.)	
Encroachment (max)	4’
Setback from roof edge (min)	0’
Unenclosed Structures (See Sec. 14.1.5.B.1.f.)	
Encroachment (max)	8’
Setback from roof edge (min)	2’
Flatwork (See Sec. 14.1.5.B.1.g.)	
Encroachment (max)	2.5’
Setback from roof edge (min)	1’
Vegetation (See Sec. 14.1.5.B.1.h.)	
Encroachment (max)	unlimited
Setback from roof edge (min)	1’

F. Relief

1. A reduced height transition distance of 20% or less may be requested in accordance with Sec. 13B.5.2. (Adjustments).
2. A reduced height transition in distance and an increase in the number of stories before height transition begins may be requested only as a variance in accordance with Sec. 13B.5.3. (Variance).

Section 5. Section 2C.5.4. (Street Step-Back) of Chapter 1A of the LAMC shall be amended as follows:

Sec. 2C.5.4. STREET STEP-BACK

A step-like recess in the massing of a building that requires that ~~upper stories to pushed back from the lower stories from the street.~~ stories above a specified height be set back from the building mass below.

Section 6. Subparagraph C of Section 2C.6.1. (Building Width) of Chapter 1A of the LAMC shall be amended to read as follows:

C. Standards

1. **General**
   - **a.** No applicable building or collection of abutting buildings located on the same lot shall be wider than the maximum building width specified by the applied Form District (Part 2B).
   - **b.** Buildings that are located on separate lots, share no interior circulation, and are structurally independent, are considered separate buildings for the purpose of measuring building width.
   - **c.** A building on a corner lot within the build-to zone area of overlap is allowed to exceed the maximum building width by up to 40 feet along both primary and side street lot lines.
   - **d.** In order to establish buildings on the same lot as separate buildings for the purpose of measuring maximum building width, a building break meeting the standards in Sec. 2C.2.6.1.E. (Building Break) shall be provided between the buildings.

2. **Bonus Building Width**

   Buildings and structures may exceed the maximum building width up to the bonus building width in feet, as specified by the Form District (Part 2B) as allowed in Div. 9.3. (Community Benefits Program).

Section 7. Section 3C.1.4. (Active Depth) of Chapter 1A of the LAMC shall be introduced to Division 3C.1. (Build-to) of Chapter 1A to read as follows:

Sec. 3C.1.4. ACTIVE DEPTH

The horizontal depth of a building that must contain active uses.

A. Intent

To help minimize the impact of dead space on the public realm and to promote a comfortable, safe, engaging and attractive built environment with active uses along the public realm.

B. Applicability

1. The active depth requirement applies to all portions of a building used to meet the build-to width requirements. See Sec. 3C.1.3. (Build-to Width).
2. The active depth requirement applies to the ground story only.

C. Standards

1. Applicable portions of a building must provide the minimum active depth required by the Form District (see Part 2B).

2. No more than 20% of the floor area of the required active depth can be used for inactive uses, such as storage, hallways, stairwells, elevators and equipment rooms. Parking spaces are not allowed in any applicable portion of the required minimum active depth.

D. Measurement

Active depth is measured from the front building facade inward to the interior of the building.

E. Relief

1. Up to a 20% reduction to the required build-to depth may be requested in accordance with Sec. 13B.5.2. (Adjustments).
2. A reduced minimum build-to width may be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

Section 8. Section 3C.3.3. (Frontage Screen) of Chapter 1A of the LAMC shall be introduced to Division 3C.3 (Landscaping) of Chapter 1A to read as follows:

Sec. 3C.3.3. FRONTAGE SCREEN

A landscaped buffer required along the frontage of a lot.

A. Intent

To provide a visual buffer between the public realm and any land uses on a lot that need screening.

B. Applicability

Frontage screening standards apply to frontage yards specified by the Frontage District (Part 3B).

C. Standards

1. General
   a. Where required by the Frontage District (Part 3B), the specified Frontage Screen Type must be provided along all frontage yards.
   b. Planting required to meet a frontage screening standard that conflicts spatially with any existing vegetation is not required.
   c. All plants provided must meet the standards of Div. 4C.6, Plants.

2. Frontage Screen Types

   A package of standards, specified by the applied Frontage District (Part 3B).

a. Type B1

Intended for frontage yards where visual screening between the public realm and industrial frontages is needed.	
DIMENSIONAL STANDARDS	Sec. 3C.3.3.D.
Depth (min)	6’
Large trees (min per 50’)	3

Section 9. Section 4C.9.1. (Grading) of Chapter 1A of the LAMC shall be introduced to Division 4C.9. (Grading & Retaining Walls) of Chapter 1A to read as follows:

SEC. 4C.9.1. GRADING

The modification, or disturbance, or sculpting of an area of land by artificial means for the purposes of safety, construction, drainage, or use of a property other than the preservation of natural topography.

A. Intent

To establish standards for how and where grading is performed on a lot, and establish a variety of limits on grading and hauling of earth to and from a lot which are responsive to the spectrum of needs throughout the City’s diverse topographies Hillside Areas. The application of the grading packages in this Section, or lack thereof, are intended to reflect the goals and objectives of the individual communities.

B. Applicability

This Section applies to any new construction, major demolition, lot modification, or site modification, and addition involving any grading activity on a lot, including cut, fill, and import or export of any soil, rock or other earth materials.

C. Standards

The following grading packages and standards as established by the applied Development Standards District shall regulate any grading activity on a lot.

1. Grading Packages

Standard	Grading Package 1	Grading Package 2	Grading Package 3	Grading Package 4
Grading Permit Issuance	n/a	applicable	applicable	applicable
"By-Right" Grading Maximum				
Base Grading Maximum	n/a	500 c.y.	500 c.y.	500 c.y.
Lot Percentage Maximum	n/a	5%	5%	5%
Absolute Grading Maximum				
Base Grading Maximum	n/a	1,000 c.y.	500 c.y.	1,000 c.y.
Lot Percentage Maximum	n/a	10%	5%	10%
"By-Right" Remedial Grading Maximum	n/a	n/a	1,000 c.y	1,000 c.y.
Maximum Lot Disturbance	n/a	0.5 acre	1 acre	2 acre
Import/Export Limits				
Standard Hillside Limited Streets or Larger	n/a	no more than the "by-right" grading maximum	no more than the "by-right" grading maximum	no more than the "by-right" grading maximum
Substandard Hillside Limited Streets	n/a	75% of the "by-right" grading maximum	75% of the "by-right" grading maximum, not to exceed 6,000 c.y.	75% of the "by-right" grading maximum not to exceed 10,000 c.y.
New Graded Slopes	n/a	applicable	applicable	applicable

Grading on 100% Slopes	n/a	applicable	applicable	prohibited
Grading Plan Check Criteria	n/a	applicable	applicable	applicable
Hauling Truck Trips	applicable	applicable	applicable	applicable
Hauling Truck Operations	applicable	applicable	applicable	applicable
Grading & Hauling Equipment	applicable	applicable	applicable	applicable
Operating Hours & Construction Activity	applicable	applicable	applicable	applicable
Exempted Grading Activities	applicable	applicable	applicable	n/a
Grading on Hazardous Sites	applicable	applicable	applicable	applicable
Grading on Sensitive Sites	n/a	applicable	applicable	applicable
See Subdivision 2. (Grading Package Standards) below for further details.				

2. Grading Package Standards

a. Grading Permit Issuance
No grading permits shall be issued until a building permit is approved.

b. "By-Right" Grading Maximum
See Subdivision D.1. ("By-Right" Grading Maximum) below.

c. Absolute Grading Maximum
The absolute grading maximum, or portion thereof, may only be granted by the Zoning Administrator pursuant to Sec. 13B.2.1. (Class 1 Conditional Use Permit). See Subdivision D.2. (Absolute Grading Maximum) below.

d. "By-Right" Remedial Grading Maximum

In no event shall the by-right remedial grading exceed the quantity set by the applied grading package.

e. Maximum Lot Disturbance
In no event shall the disturbance on a lot exceed the maximum lot disturbance set by the applied grading package.

f. Import/Export Limits
The import or export of any soil, rock or other earth materials shall be limited to the maximum quantity set by the applied grading package. Any import or export activities may take place only between the hours of 9:00 a.m. and 3:00 p.m., Monday through Friday.

g. New Graded Slopes
All new Graded Slopes shall be no steeper than 2:1 (horizontal:vertical), except when the Department of Building and Safety - Grading Division has determined that Slopes may exceed 2:1 pursuant to Section 91.105 of Division 1 (Administration) of Article 1 (Buildings - Building Code) of Chapter 9 (Building Regulations) of the LAMC.

h. Grading on 100% Slopes
   i. Except when prohibited by the applied grading package, regardless of the grading, cut (also referred to as excavations), and fill provisions in Chapter 9 (Building Regulations) of the LAMC, when any grading activity is proposed on any slope of 100 percent or greater, as identified on the slope analysis map, the Department of Building and Safety - Grading Division shall require the Geotechnical Investigation Report (also referred to as a soils and/or geological report) to include the most stringent level of geotechnical analysis and reporting feasible, and in sufficient detail to substantiate and support the design and construction methods being proposed.

   ii. Except when prohibited by the applied grading package, a Deputy Grading Inspector, also referred to as a Registered (Licensed) Deputy Inspector, paid for by the owner, will be required to be on site when said grading activity is being conducted in order to ensure that all work is being done in accordance with the

recommendations of the Geotechnical Report, the approved plans, and/or the applicable grading requirements of Chapter 9 (Building Regulations) of the LAMC for applicable grading or foundation earthwork in Hillside Areas.

iii. When prohibited by the applied grading package, grading is prohibited on any slopes of 100 percent or greater, as identified on a slope analysis map.

i. Grading Plan Check Criteria

Grading plans and reports shall be submitted for approval with building plans, and shall include those items required by Section 91.7006. (Conditions Precedent to Issuing a Grading Permit) of Division 70 (Grading, Excavations and Fills) this of Article 1 (Buildings - Building Code) of Chapter 9 (Building Regulations) of the LAMC.

j. Hauling Truck Trips

The import or export of any soil, rock or other earth materials is limited to a maximum of four hauling trucks per hour; these hauling trucks must meet the requirements of Paragraph c. (Equipment) below. A grouping or convoy of hauling trucks shall not be allowed; only one hauling vehicle is permitted per project site at any one time.

k. Hauling Truck Operations

As conditions for the issuance of a grading or building permit, each of the following hauling truck operation standards shall be met:

i. Projects involving the import and/or export of 1,000 cubic yards or more soil, rock or other earth materials are required to obtain a Haul Route approval from the Board of Building and Safety Commissioners. The final action letter with the approved Haul Route staff report shall be prominently posted on the job site at all times.

ii. No grading shall be performed within any Hillside Areas unless a copy of the grading permit is prominently posted on the job site at all times.

iii. All hauling vehicles must be identified by a placard identifying the project address which shall be prominently displayed on each hauling vehicle.

l. Grading & Hauling Equipment
As conditions of the issuance of a grading or building permit, each of the following equipment standards shall be met:

i. 10-wheeler dump trucks (with a 10 cubic yard capacity) or smaller are the only type of trucks permitted for hauling of earth. Notwithstanding the foregoing, the Board of Building and Safety Commissioners may authorize the use of other types of hauling vehicles for a project through the Haul Route approval process.

ii. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.

m. Operating Hours & Construction Activity
Compliance with each of the following standards shall be required for the issuance of a grading or building permit. However, if a Haul Route approval by the Board of Building and Safety Commissioners is required for import and/or export of 1,000 cubic yards or more, then the conditions set by the Board of Building and Safety Commissioners during the Haul Route approval process shall prevail and the following standards shall not apply.

i. Hauling operations shall be conducted only on Monday through Friday, between the hours of 9:00 a.m. and 3:00 p.m. Hauling operations on Saturdays, Sundays, or State and Federally designated holidays are strictly prohibited.

ii. Haul trucks shall be staged off-site and outside of the Hillside Area. As deemed necessary, the Board of Building and Safety Commissioners may permit staging on-site or in any alternate staging area by special condition during the Haul Route Approval process.

iii. Construction activity shall be limited to Monday through Friday, between the hours of 8:00 a.m. to 6:00 p.m. Exterior construction work at any other time is strictly prohibited. However, interior construction work may be conducted on Saturdays between the hours of 8:00 a.m. to 6:00 p.m. Excess exterior illumination of the site through the use of flood lights and/or similar lighting devices is strictly prohibited after 6:00 p.m. on any day of the week.

iv. A log noting the dates of hauling activity and the number of hauling truck trips per day shall be available on the job site at all times.

v. The owner or contractor shall control dust caused by grading and hauling and provide reasonable control of dust caused or exacerbated by wind at all times. Grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department.

vi. Loads shall be secured by trimming and shall be covered to prevent spillage and dust. Haul trucks are to be contained at the export site to prevent blowing of dirt and are to be cleaned of loose earth at the export site to prevent spilling.

vii. Streets shall be cleaned of spilled materials at the termination of each workday.

viii. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit from the project site in each direction.

ix. Flag person(s) shall be required for all project sites. Flag persons with radio control and warning signs shall be in compliance with the latest edition of the "Work Area Traffic Control Handbook." Flag persons provided at the job site shall assist trucks in and out of the project area.

3. Grading on Hazardous Sites

For lots identified as “Potentially Contaminated Soils” or “Contaminated Soils” in the Hazardous Sites Map, projects shall require initial approval from the California Department of Toxic Substance Control (DTSC) prior to the issuance of grading approval California Health and

Safety Code Division 20, Chapter 6.8, Section 25319.5 (HSC §25319.5)l from the Department of Building and Safety. A Preliminary Endangerment Assessment may be required by DTSC, prior to issuance of any grading permits, based on DTSC standards, California Health and Safety Code Division 20, Chapter 6.8, Section 25319.5 (HSC §25319.5).

4. Grading on Environmentally Sensitive Sites

Grading on environmentally sensitive sites shall require approval by the Director of Planning as established in Sec. 4C.14.1.C.4.a.vi. (Project Review Thresholds).

D. Measurement

1. "By-Right" Grading Maximum

The "by-right" grading maximum shall be the cumulative quantity of grading, or the total combined value of both cut and fill or incremental cut and fill, for any one lot, and is calculated by adding a "base grading maximum" plus the "lot percentage maximum" which is the numeric value equal to a percentage of the total lot area in cubic yards. For example, a 5,000 square-foot lot with an applied grading package 2 would have an absolute grading maximum of 750 cubic yards (500 cubic yards for the base amount + 250 cubic yards for the 5% calculation).

2. Absolute Grading Maximum

The absolute grading maximum, or the total combined value of both cut and fill or incremental cut and fill, for any one lot, and is calculated by adding a "base grading maximum" plus the "lot percentage maximum" which is the numeric value equal to a percentage of the total lot area in cubic yards. For example, a 5,000 square-foot lot with an applied grading package 2 would have a "by-right" grading maximum of 1,500 cubic yards (1,000 cubic yards for the base amount + 500 cubic yards for the 10% calculation).

3. Remedial Grading

A plan indicating the areas and quantities of any proposed remedial grading, determined in accordance with the definition in Div. 14.2. (Glossary), and highlights any remedial grading proposed on 60% slopes

or greater, shall be submitted as part of a grading permit application. All remedial grading on or of slopes greater than or equal to 60% shall be counted toward the maximum by-right grading quantity, except for the correction of hazardous soil and earth conditions, when notified by LADBS in accordance with LABC Section 7005.7

4. Import/Export Limits
   A plan indicating the destination and/or source (i.e., exempted grading activity or non-exempted grading activity) of any import or export, in cubic yards, shall be submitted as part of a grading permit application.

5. Maximum Lot Disturbance
   A plan indicating the areas of the lot where grading activities are proposed, in square-feet, shall be submitted as part of a grading permit application.

E. Exceptions

1. Exempted Grading Activities
   The grading activities outlined below shall be exempt from the grading and/or import/export limitations established in the applied grading package. Wherever any excavation from an exempted activity is used as fill outside of a 5-foot perimeter from the exempted grading activities for any other on-site purpose shall be counted towards the limits established in applied grading package.

   i. Cut and/or fill for deepened foundation systems (such as caissons and piles), water storage tanks, required stormwater retention improvements, and required animal keeping site development that do not involve the construction of any freestanding retaining walls.

   ii. Cut and/or fill, up to 500 cubic yards, for driveways to the required parking or fire department turnaround closest to the accessible street for which a lot has ingress/egress rights. However, this exemption does not apply where grading package 4 is applied.

   iii. Remedial grading that is not subject to “by-right” remedial grading maximums is exempt. However, where grading package 4 is

applied, any remedial grading on slopes of 60 percent or greater is not exempt.

iv. Fill resulting from cut underneath the building footprint, not to exceed 50 percent of the amount of cut underneath the building footprint. However, this exemption does not apply in grading package 4.

2. Import/Export Exemptions

Earth quantities which originate from, or will be utilized for any exempted grading activity listed in Subdivision 1. (Exempted Grading Activities) above shall be exempted from the maximum import and export quantities established in the applied grading package.

F. Relief

1. Grading in Excess of “By-Right” Grading Maximum

Grading in excess of the "by-right" grading maximum and requiring access to the absolute grading maximum may be allowed by the Zoning Administrator pursuant to Sec. 13B.2.1. (Class 1 Conditional Use Permit).

2. Grading in Excess of Absolute Grading Maximum

Grading in excess of the absolute grading maximum may be allowed by the Zoning Administrator pursuant to Sec. 13B.5.3. (Variance).

a. Supplemental Findings

In addition to the findings established in Sec. 13B.5.3. (Variance), the Zoning Administrator must find that the grading is proposed in accordance with the Landform Grading Manual.

3. “By-Right” Remedial Grading Maximum

Remedial grading in excess of the "by-right" remedial grading maximum may be allowed by the Zoning Administrator pursuant to Sec. 13B.2.1. (Class 1 Conditional Use Permit).

a. Supplemental Findings

In addition to the findings established in Sec. 13B.2.1. (Class 1 Conditional Use Permit), in cases where the remedial grading will

result in substantial landform alteration, the Zoning Administrator shall find that all project alternatives which could be utilized to provide equivalent geologic stability, including but not limited to, deepened foundations, caissons, soldier piles, are not feasible.

4. Import/Export Limits
   The import or export of any soil, rock or other earth materials in excess of the limits set by the applied grading package may be allowed by the Zoning Administrator pursuant to Sec. 13B.2.1. (Class 1 Conditional Use Permit).

5. Maximum Lot Disturbance
   Grading in excess of the maximum lot disturbance established by the applied grading package may be allowed by the Zoning Administrator pursuant to Sec. 13B.2.1. (Class 1 Conditional Use Permit).

6. Other Grading Package Standards
   Any deviations for a grading package standards that is not listed in the Subdivisions above may be allowed by the Zoning Administrator pursuant to Sec. 13B.5.3. (Variance).

Section 10. Section 4C.14.1.B.3. (Development Review Threshold Package 3) of Chapter 1A of the LAMC shall be introduced to Division 4C.14. (Development Review) of Chapter 1A to read as follows:

1. Development Review Threshold Package 3
   a. Project Review Thresholds
      When the applicable Development Standards District (Part 4B) specifies development review threshold package 1, the following development projects are subject to Sec. 13B.2.4. (Project Review).
      i. Any development project which creates, or results in an increase of, 100,000 square feet or more of nonresidential floor area.
      ii. Any development project which creates, or results in an increase of, 100 or more dwelling units.
      iii. Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.
      iv. Any change of use which results in a net increase of 1,000 or more average daily trips.

v. Any one unit development with a floor area of 17,500 square feet or larger located in the Hillside Area Map (Sec. 1.4.4).
vi. Major Development Project Review Thresholds

When the applied Development Standards District (Part 4B) specifies Development Review Threshold Package 1, development projects having one or more of the characteristics listed below are subject to Sec. 4C.14.C.3. (Supplemental Procedure):

vii. Any development project that creates or results in an increase of 250,000 square feet or more of warehouse floor area.
viii. Any development project that creates or results in an increase of 250 or more lodging units.
ix. Any development project that creates or results in an increase of 200,000 square feet or more of floor area in other non-residential or non-warehouse uses.

Section 11. Section 5B.7.6. (Industrial-Mixed 6) of Chapter 1A of the LAMC (as brought before Council through Council File 23-0861) shall be amended to read as follows:

Use	Permission	Use Standard	Specification
Dwelling	S*	*(see Residential)*	
		In conjunction with:	~~Manufacturing, Light: General, Artistic & Artisanal, and/or Garment & Accessory~~
			Productive Space *(Sec. 5C.3.34.)*
			and/or Legacy Small Business (Sec. 5C.4.6.)

		Floor Area (min)	0.5 FAR
		Inclusionary Housing Program	Sec. 5C.4.5.

Live/Work	P*	*(see Residential)*	
		In conjunction with:	Designated Work Space *(Sec. 5C.3.35.)*
		Floor Area (min)	20%
		~~Designated Work Space~~	~~20%~~
		~~Work space dimensions (min/max)~~	~~Depth: 20'~~
			~~Width: 15' (frontage)~~
			~~Height: 14'~~
		~~Location~~	~~Ground floor~~

Note, only the portion of the Use District being amended is shown above.

Section 12. Section 5C.3.34. (Productive Space) of Chapter 1A of the LAMC shall be introduced to Division 5C.3. (Use Standards) of Chapter 1A to read as follows:

Sec. 5C.3.34. PRODUCTIVE SPACE

A. Intent

To ensure that a specified amount of floor area on a site is dedicated to uses that generate economic activity and employment.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. Sites shall provide productive space at a minimum floor area ratio as specified by the use district, meeting the design standards below:

    i. Shall occupy the ground story of a building
    ii. Shall be designed and intended for General Commercial or Light Industrial uses.
    iii. Shall provide an entrance that is connected to the public sidewalk via a linked pedestrian accessway in compliance with Sec. 4C.1.1.C.2.a.i. (Linked Pedestrian Accessway Type)
    iv. Shall have a minimum width of 15 feet
    v. Shall have a minimum depth of 30 feet
    vi. Shall have a minimum floor to ceiling height of 15 feet

D. Measurement

1. Productive Space as a minimum floor area ratio shall be calculated as the total floor area qualifying as productive space on the subject lot, divided by the total area of the subject lot represented as a ratio.
2. For calculating the floor area, see Sec. 14.1.7. (Floor Area).
3. For determining the ground story, see Sec. 14.10.A. (Ground Story).
4. Productive space depth is measured from the street facing building facade inward to the interior of the building.
5. Productive space width is measured along the interior edge of the street facing building facade.
6. Floor to ceiling height is measured vertically from the top of the finished ground story to the top of the ceiling above.
7. Only portions of the interior space that meet that minimum depth, width, and floor to ceiling height dimensions shall be counted towards meeting the productive space standard.

E. Relief

1. A reduction in any dimensional standard of up to 20% may be requested in accordance with Sec. 13B.5.2. (Adjustments).
2. A reduction in the minimum floor area required to be provided on site of up to 20% may be requested in accordance with Sec. 13B.5.2. (Adjustments).
3. A reduction in the productive space requirement may be requested in accordance with Sec. 13B.5.3. (Variance).

Section 13. Section 5C.3.35. (Designated Work Space) of Chapter 1A of the LAMC shall be introduced to Division 5C.3. (Use Standards) of Chapter 1A to read as follows:

Sec. 5C.3.35. DESIGNATED WORK SPACE

A. Intent

To ensure that a specified amount of floor area as part of a live/work unit is dedicated to uses that generate economic activity and employment.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

1. Each live/work unit shall dedicate a minimum percentage of its total floor area, as specified by the use district, to a designated work space meeting the design standards below:

    i. Shall be contained within each live/work unit provided
    ii. Shall occupy the ground story of a building
    iii. Shall be designed and intended for General Commercial or Light Industrial uses.
    iv. Shall provide an entrance that is connected to the public sidewalk via a linked pedestrian accessway in compliance with Sec. 4C.1.1.C.2.a.i. (Linked Pedestrian Accessway Type)
    v. Shall have a minimum width of 10 feet
    vi. Shall have a minimum depth of 15 feet
    vii. Shall have a minimum floor to ceiling height of 12 feet

D. Measurement

1. Designated work space area as a percentage of each live/work unit shall be calculated as the total floor area of the designated work space area divided by the total floor area of the live/work unit.
2. For determining the ground story, see Sec. 14.10.A. (Ground Story).
3. Designated work space depth is measured from the ground story building facade inward to the interior of the building.
4. Designated work space width is measured along the interior edge of the ground story building facade.
5. Floor to ceiling height is measured vertically from the top of the finished ground story to the top of the ceiling above.

6. Only portions of the interior space that meet that minimum depth, width, and floor to ceiling height dimensions shall be counted towards meeting the designated work space standard.

E. Relief

1. A reduction in any dimensional standard of up to 20% may be requested in accordance with Sec. 13B.5.2. (Adjustments).
2. A reduction in the minimum floor area required to be designated work space of up to 20% may be requested in accordance with Sec. 13B.5.2. (Adjustments).
3. A reduction in the designated work space requirement may be requested in accordance with Sec. 13B.5.3. (Variance).

Section 14. Section 5C.4.6. (Legacy Small Business Special Use Program) of Chapter 1A of the LAMC (as brought before Council through Council File 23-0861) shall be amended to incorporate the following:

Modify paragraph 3 of Sec. 5C.4.6.C. (Standards) to incorporate the following:

3. The floor area provided to accommodate the legacy small business shall meet the following design standards:
    a. Shall occupy the ground story of a building
    b. Shall be designed and intended for General Commercial or Light Industrial uses.
    c. Shall provide an entrance that is connected to the public sidewalk via a linked pedestrian accessway in compliance with Sec. 4C.1.1.C.2.a.i. (Linked Pedestrian Accessway Type)
    d. Shall have a minimum width of 15 feet
    e. Shall have a minimum depth of 15 feet
    f. Shall have a minimum floor to ceiling height of 12 feet

Section 15. Section 7B.3.1. (Small Lot 1) of Chapter 1A of the LAMC (as brought before Council through Council File 23-0861) shall be amended to read as follows:

4. Modify paragraph 1 of Sec. 7B.3.1.A. (Eligibility) as follows:

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
~~V_ & L_~~ All	~~MU_G_LF_ & WH_~~ All	~~1, 2, 3, & 4~~ All	~~RG_, RX_, C_, CX_ & IX_~~ All	FA through 60

2. remove paragraph 2 of Sec. 7B.3.1.A. (Eligibility) as follows:

~~2. Eligible Lots~~

~~Small Lot Subdivision 1 Alternate Typology is eligible on lots having a lot width no greater than 80 feet. For lots greater than 80 feet wide, see Small Lot Subdivision 2 Alternate Typology (Sec. 7B.3.2.).~~

3. Modify Sec. 7B.3.1.G. (Use Standards) as follows:

G. Use Standards

~~Set by the applied Use District (Part 5B.).~~

1. For a minimum of 20 years after the issuance of a Certificate of Occupancy, no less than 75% of the total floor area on the lot shall be designated for dwelling units or live/work units.
2. The remaining 25% of floor area on the lot may be designated for any use allowed in the applied Use District (Part 5B).
3. Once 20 years have elapsed, all floor area on the lot may be designated for any use allowed in the applied Use District (Part 5B).
4. For additional Use District standards, see the applied Use District (Part 5B).

Section 16. Section 8.2.7. (Conservation Districts) of Chapter 1A of the LAMC shall be amended to replace the entirety of Section 8.2.7. (Conservation Districts) to read as follows:

Sec. 8.2.7. CONSERVATION DISTRICTS (CD)

A. Intent

A Conservation District can be applied to an area of the City that has been identified in a Historic Resources Survey as a historic district made up of Surveyed Historic Resources. The intent of a Conservation District is to maintain a district's character-defining features and retain the district's integrity. A Conservation District includes

properties that have been identified in a Historic Resources Survey as a Contributing Element or Non-Contributing Element.

B. Applicability

1. Definition of Project

A project is any demolition, new construction, addition, facade modification, change of use, or maintenance and repair of the exterior, regardless of whether a building permit is required or not, of contributing and non-contributing properties within a Conservation District.

2. Reconciling Provisions

Where the provisions of a Conservation District conflict with those of a Specific Plan, the underlying zone, or any other regulation, the Conservation District shall prevail.

C. Standards

1. For contributing properties, the Secretary of the Interior's Standards for Rehabilitation shall be applied to projects.
2. For non-contributing properties, all zoning district standards as denoted in the zone string shall be applied to projects.

D. Procedures

1. Establishing a Conservation District

Conservation District boundaries are established and amended in accordance with Sec.13.B.1.1 (General Plan Adoption/Amendment) or Sec.13B.1.2. (Specific Plan Adoption/Amendment), and are represented as part of the third bracket set of the zone of a lot with the acronym “CD.” Conservation Districts shall be within to the boundaries of a Surveyed Historic District as identified in a Historic Resources Survey and shall meet the following requirements:

a. Be within the boundaries of an area identified in Survey LA or another officially recognized Historic Resources Survey as eligible for historic designation.
b. Encompass at least one block face.
c. Be applied in conjunction with a Character Frontage District, as established in Div. 3B.9. (Character Frontage).

2. Issuance of Permits

a. A project shall be processed as an Administrative Review in accordance with Sec. 13B.3.1. when:
   i. A project involving a contributing property is found to comply with the Secretary of the Interior's Standards.
   ii. A project involving demolition of a contributing property is determined by the Director of Planning, in consultation with the Office of Historic Resources, based upon a Phase 1 Historic Resources Assessment and substantial evidence that the contributing property is not a historical resource, as defined by Public Resources Code Section 21084.1.
   iii. A project involving a non-contributing property is found to comply with the requirements of the applied zoning district standards.

b. A project shall be processed as a Director's Determination in accordance with Sec. 13B.2.5. when:
   i. A project involving a contributing property is found not to comply with the Secretary of the Interior's Standards for Rehabilitation.
      1. No Director's Determination shall be issued under this section unless:
         a. Pursuant to subsection 8.2.7. D.2.ii, above, a project involving demolition is determined by the Director of Planning, in consultation with the Office of Historic Resources, based upon a Phase 1 Historic Resources Assessment and substantial evidence that the contributing property is not a historical resource, as defined by Public Resources Code Section 21084.1.; or
         b. The Owner can demonstrate that the owner/applicant would be deprived of all economically viable use of the property; or
         c. The project will result in retention of the contributing status of the property; or
         d. Environmental review is completed in compliance with CEQA, including if necessary, the adoption of a statement of overriding considerations

c. Approval of a replacement project is required prior to the issuance of any demolition permit. Surface parking lots do not qualify as a replacement project.

Section 17. Section 8.2.8. (Individual Historic Resource (IHR) Review) of Chapter 1A of the LAMC shall be introduced to Division 8.2. (Supplemental Districts) of Chapter 1A to read as follows:

Sec 8.2.8 INDIVIDUAL HISTORIC RESOURCE (IHR) REVIEW

A. Intent

Individual Historic Resource Review can be applied to any building, structure, object, site, landscape, or natural feature identified through a Historic Resources Survey as an individually Surveyed Historic Resource. Individual Historic Resource Review shall not be applied to formally designated resources. The intent of Individual Historic Resource Review is to maintain an individual property's character-defining features.

B. Applicability

1. Definition of Project

A project is any demolition, new construction, addition, facade modification, change of use, or maintenance and repair of the exterior, regardless of whether a building permit is required or not, of properties specified as requiring Individual Historic Resource Review.

2. Reconciling Provisions

Where the provisions of an Individual Historic Resource Review conflict with those of a Specific Plan, the underlying zone, or any other regulation, the Individual Historic Resource Review shall prevail.

C. Standards

1. The Secretary of the Interior's Standards for Rehabilitation shall be applied to projects.

D. Procedures

1. Establishing Individual Historic Resource Review

Properties requiring Individual Historic Resource Review are established and amended in accordance with Sec.13.B.1.1 (General Plan Adoption/Amendment) or Sec.13B.1.2. (Specific Plan Adoption/Amendment), and are represented as part of the third bracket set of the zone of a lot with the acronym “IHR.” Properties identified for Individual Historic Resource Review shall be:

i. Identified as an individually Surveyed Historic Resource as identified in a Historic Resources Survey.
ii. Adopted in a batch with a minimum of 10 properties within the same Community Plan Area.

2. Issuance of Permits

For all projects subject to Individual Historic Resource Review, the Department of Building and Safety shall not issue a grading, building, or demolition permit unless approved by the Department of City Planning in accordance with the following procedures.

a. A project shall be processed as an Administrative Review in accordance with Sec. 13B.3.1. when:
   i. A project is found to comply with the Secretary of the Interior's Standards.
   ii. A project involving demolition is determined by the Director of Planning, in consultation with the Office of Historic Resources, based upon a Phase 1 Historic Resources Assessment and substantial evidence that the contributing property is not a historical resource, as defined by Public Resources Code Section 21084.1.

b. A project shall be processed as a Director's Determination in accordance with Sec. 13B.2.5. when:
   i. A project is found not to comply with the Secretary of the Interior's Standards for Rehabilitation.
      1. No Director's Determination shall be issued under this section unless:
         a. Pursuant to subsection 8.2.8 D.2.a.ii, above, a project involving demolition is determined by the Director of Planning, in consultation with the Office of Historic Resources, based upon a Phase 1 Historic Resources Assessment and substantial evidence that the contributing property is not a historical resource, as defined by Public Resources Code Section 21084.1.; or
         b. The Owner can demonstrate that the owner/applicant would be deprived of all economically viable use of the property; or
         c. The project will result in retention of the contributing status of the property; or

d. Environmental review is completed in compliance with CEQA, including if necessary, the adoption of a statement of overriding considerations

c. Approval of a replacement project is required prior to the issuance of any demolition permit. Surface parking lots do not qualify as a replacement project.

Section 18. Section 9.4.8. (Legacy Small Business Program) of Chapter 1A of the LAMC (as brought before Council through Council File 23-0861) shall be amended to incorporate the following:

Modify paragraph 2 of Sec. 9.4.8.B. (Eligibility) to incorporate the following:

3. Projects receiving a floor area exemption for preserving or accommodating a legacy small business in accordance with this section shall not be eligible for the floor area bonus incentive granted by Sec. 9.3.4.C.9. (Legacy Small Business Incentive Area).

Section 19. Section 9.4.9. (Nonresidential Project Incentive Program) of Chapter 1A of the LAMC shall be introduced to Division 9.4. (General Incentive Programs) of Chapter 1A to read as follows:

SEC. 9.4.9. NONRESIDENTIAL PROJECT INCENTIVE PROGRAM

A. Purpose

To provide opportunities for nonresidential developments to access additional floor area in exchange for uses and amenities that benefit the local community.

B. Applicability

This Section shall apply to any project using an incentive program as follows:

1. The project is eligible as established in this Section;
2. The applied Form District provides for bonus FAR, bonus height, or bonus stories.

C. Eligibility

A project must meet the following criteria in order to obtain additional development incentives through the programs contained in this Division:

1. **Nonresidential Project**
   The project does not involve the construction of dwelling units or live/work units.
2. **Bonus Floor Area, Stories, or Building Width**
   The project provides one or more of the Public Benefits established in Sec. 9.4.8.E. (Public Benefits).

D. Bonus

1. A Nonresidential Project providing a Public Benefit may utilize the corresponding bonus FAR, bonus stories, and bonus building width altogether.
2. The total Bonus utilized may not exceed the maximum bonus allowed by the subject property's applied Form District.
3. If a combination of Public Benefits results in a Bonus that is greater than the bonus FAR, stories, or building width specified by the applied Form District, then the maximum bonus shown in the applied Form District prevails.
4. When calculating the total Bonus of multiple Public Benefits, the FARs may be added together into a total FAR bonus, but the additional number of stories and additional building width shall default to the greatest number shown.
   a. For example, when combining the Publicly Accessible Open Space with a Full-Service Grocery store, a 0.5 FAR bonus may be added to a 2.5 FAR bonus to create a 3.0 FAR bonus for a Nonresidential Project, but the bonus stories and bonus building widths may not be added together, and would default to 3 additional stories and 75' of additional building width.
5. Eligible nonresidential projects shall be granted an increase in the allowable FAR, number of stories, and building width as follows:

Public Benefit	**Bonus**
Publicly Accessible Open Space, upper story	0.5 FAR, 1 additional story, 25' building width
Publicly Accessible Open Space, at grade	1 FAR, 2 additional story, 50' building width
Day Care Facility	1.5 FAR, 2 additional stories, 50' building width
Small Scale Tenant Spaces	2 FAR, 2 additional stories, 75' building width
Full-Service Grocery Store	2.5 FAR, 3 additional stories, 100' building width
Off-Site Affordable Housing	3 FAR, 3 additional stories, 100' building width

E. Public Benefits

A Nonresidential Project may obtain additional floor area, stories, and building width for providing one or more of the following Public Benefits, subject to the following standards:

1. **Publicly Accessible Open Space, upper story**
   a. The publicly accessible open space is located above the ground story of a building.
   b. The qualifying publicly accessible open space shall meet all of the amenity design standards specified for public amenity space, in accordance with Sec. 2C.3.3.C.3. (Public Amenity Space)
   c. The qualifying publicly accessible open space shall have a cumulative area of no less than 10% of the site's total lot area.
   d. All portions of the publicly accessible open space shall be contiguous by way of a horizontal dimension of no less than 15 feet.
   e. The publicly accessible open space shall be unenclosed, as established in Sec. 14.1.3. (Enclosure).
   f. Any access walkways to the privately owned public space from the public sidewalk or public right-of-way shall be a minimum of 7 feet wide.
   g. Way-finding signs shall be provided at each of the access points, whether externally or internally, located on or in the building, to guide people to the publicly accessible open space. Standards include the following:
      i. Minimum sign dimension, no less than 16 inches by 20 inches;
      ii. Required posting of the hours of operation; and
      iii. Mandatory language regarding public access.

2. **Publicly Accessible Open Space, at grade**
   a. All areas of the publicly accessible open space shall be located within the minimum and maximum ground floor elevation as specified by the subject property's applied Frontage District.
   b. The qualifying publicly accessible open space shall meet all of the amenity design standards specified for public amenity space, in accordance with Sec. 2C.3.3.C.3. (Public Amenity Space)
   c. The qualifying publicly accessible open space shall meet all of the amenity design standards specified for public amenity space, in accordance with Sec. 2C.3.3.C.2. (Pedestrian Amenity Space)
   d. The qualifying publicly accessible open space shall have a cumulative area of no less than 10% of the site's total lot area.
   e. All portions of the publicly accessible open space shall be contiguous by way of a horizontal dimension of no less than 15 feet.

f. The publicly accessible open space shall be unenclosed, as established in Sec. 14.1.3. (Enclosure).
g. Any access walkways to the privately owned public space from the public sidewalk or public right-of-way shall be a minimum of 7 feet wide.
h. Way-finding signs shall be provided at each of the access points, whether externally or internally, located on or in the building, to guide people to the publicly accessible open space. Standards include the following:
    a. Minimum sign dimension, no less than 16 inches by 20 inches;
    b. Required posting of the hours of operation; and
    c. Mandatory language regarding public access.

2. Daycare Facility

a. The daycare facility shall be in compliance with all requirements of California Code of Regulations, Title 22 (Social Security), Division 12 (Child Care Facility Licensing Regulations), Chapter 1 (Child Care Center General Licensing Requirements).
b. The daycare facility shall be appropriately licensed by the California Department of Social Services.
c. Floor area used as a daycare facility shall be used for such purpose for a minimum of 55 years after the Certificate of Occupancy is issued. For the purposes of this provision, the time in which the daycare facility space is vacant does not count towards the required minimum.
d. A minimum 10-year lease with a licensed daycare provider, with 5 year renewal option, shall be required prior to the issuance of a Certificate of Occupancy. This requirement does not mean that the licensed daycare provider is required to complete the term of the lease. If the lease is not completed prior to the 10-year term, the property owner or their representative shall find a new licensed daycare provider to complete the 10-year term. For the purposes of this provision, the time in which the daycare facility space is vacant does not count towards the required minimum.
e. The floor area devoted to a daycare facility shall be located on-site.
f. For a project which is obtaining additional floor area for providing a daycare facility, no other Certificate of Occupancy for the project shall be issued prior to a Certificate of Occupancy for the daycare facility required pursuant to this Section.

3. Small-Scale Tenant Spaces

a. A minimum of five small-scale tenant spaces shall be provided as a part of the Nonresidential Project to be eligible for the corresponding bonus.

b. Each individual small scale tenant space shall possess at least 800 square feet in floor area but may not exceed 2,000 square feet in floor area.
c. Each small scale tenant space shall be located at the ground floor of the building.
d. The pedestrian access requirements for each small scale tenant space shall defer to the corresponding Development Standards District of the property's zone string.
e. Each small scale tenant space shall feature a street-facing Storefront Bay entry feature, pursuant to Section 3C.5.2.2.g, regardless of the Frontage District of the property.
f. For a project which is obtaining additional floor area, height, and/or building width for providing a five small scale tenant spaces, no other Certificate of Occupancy for the project shall be issued prior to the Certificates of Occupancy for the five small scale tenant spaces required pursuant to this Section.

4. Full-Service Grocery Store

a. The full-service grocery store shall have at least 10,000 square feet of floor area.
b. At least 25% of the floor area of the full-service grocery store shall be dedicated to perishable food items.
c. The floor plans of a proposed full-service grocery store shall designate specific areas for the sale of produce (including fruits and vegetables), fresh meats (e.g. a deli), and dairy products (including refrigeration).
d. The full-service grocery store shall accept EBT or other forms of government assistance.
e. Floor area used as a full-service grocery store shall be used for such purpose for a minimum of 55 years after the Certificate of Occupancy is issued. For the purposes of this provision, the time in which the full-service grocery store space is vacant does not count towards the required minimum.
f. A minimum 10-year lease with a full-service grocery store, with 5 year renewal option, shall be required prior to the issuance of a Certificate of Occupancy. This requirement does not mean that the full-service grocery store is required to complete the term of the lease. If the lease is not completed prior to the 10-year term, the property owner or their representatives shall find a new full-service grocery store to complete the 10-year term. For the purposes of this provision, the time in which the full-service grocery store space is vacant does not count towards the required minimum.
g. The floor area devoted to a full-service grocery store shall be located on-site.
h. For a project which is obtaining additional floor area for providing a full-service grocery store, no other Certificate of Occupancy for the project shall be issued

prior to a Certificate of Occupancy for the full-service grocery store required pursuant to this Section.

5. Off-Site Affordable Housing

a. The developer of the Nonresidential Project shall partner with an affordable housing developer that provides at least 30 percent of the total units for low-income households or at least 15 percent of the total units for very low-income households.
b. The developer of the Nonresidential Project shall submit to HCID information describing a commercial development bonus approved pursuant to this section, including the terms of the agreements between the Nonresidential developer and the affordable housing developer, and the developers and the local jurisdiction, and the number of affordable units to be constructed as part of the agreements.
c. The developer of the Nonresidential Project may not partner with themselves for the purposes of constructing affordable housing elsewhere. The Project will only qualify for the bonus when a separate, affordable housing developer is established for the purposes of developing the affordable housing.

Section 20. Section 14.2. (Glossary) of Chapter 1A of the LAMC shall be amended to read as follows:

Unified Development: A ~~commercial, industrial, or mixed-use~~ development consisting of multiple lots which is unified by a combination of functional linkages, such as pedestrian or vehicular connections, include common architectural and landscape features which constitute distinctive design elements of the development, and when viewed from adjoining streets appears to be a consolidated whole. A unified development may include lots that abut or are separated only by an alley or are located across the street from any portion of each other.

Cut. A portion of land surface or areas from which earth has been removed or will be removed by excavation.

Export. The removal of any soil, rock or other earth materials from a lot by artificial means for the purposes of safety, construction, drainage, or use of a property other than the preservation of natural topography.

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

Grading. See *Sec. 4C.9.1. (Grading)*.

Import. The addition of any soil, rock or other earth materials into a lot by artificial means for the purposes of safety, construction, drainage, or use of a property other than the preservation of natural topography.

Remedial Grading. Grading recommended by a California Licensed Geologist and/or Licensed Engineer prepared in accordance with Sections 91.7006.2, 91.7006.3, and 91.7006.4 of this Code, and approved by the Department of Building and Safety - Grading Division, that is necessary to mitigate a geologic or geotechnical hazard on a site (including for access driveways), including, but not limited to: 1) correction of hazardous soil and earth conditions, when notified by the Department of Building and Safety in accordance with Section 91.7005.7 of this Code, 2) removal and re-compaction of soil for a Building site to remediate expansive, compressible or seismically unstable soils, 3) grading required to provide a minimum factor of safety of 1.5 for stability of slopes, and/or 4) grading to bring existing steep non-conforming graded slopes into conformance with current Code requirements for fill and excavated slope gradients.

Slope Analysis Map. A map, prepared pursuant to *Sec. 2C.4.5.D.2. (Slope Analysis Map)*, depicting the portions of a lot within the designated slope bands identified in *Sec. 2C.4.5.D.1. (Slope Bands)*.

Standard Hillside Limited Street. A street (public or private) with a minimum width of 36 feet and paved to a minimum roadway width of 28 feet, as determined by the Bureau of Engineering.

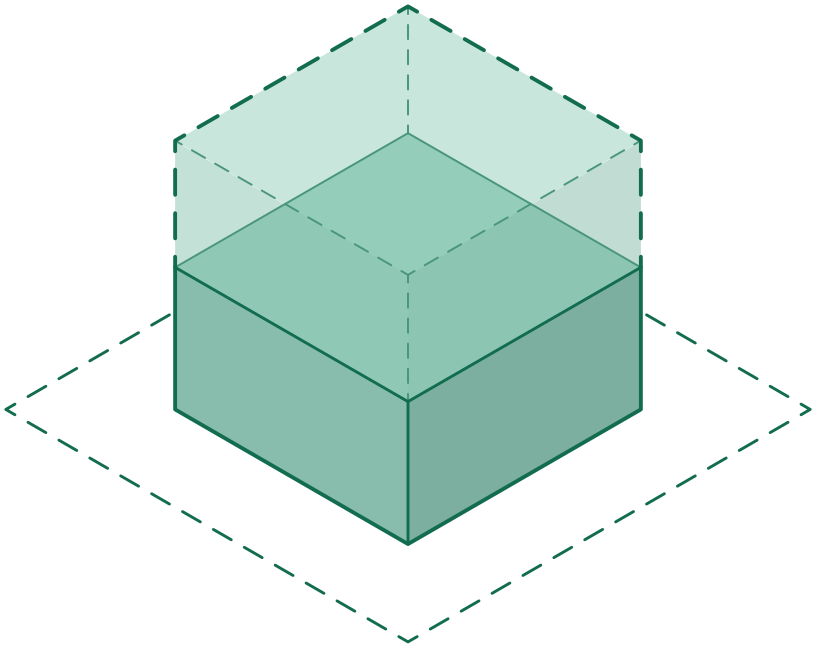
Substandard Hillside Limited Street. A street (public or private) which does not meet the minimum requirements of a Standard Hillside Limited Street, with a width less than 36 feet and paved to a roadway width of less than 28 feet, as determined by the Bureau of Engineering.

Lot Disturbance
Disturbance on a lot resulting from development activities, both temporary and permanent, including, but not limited to, grading activities, construction of any structure, driveway and access, landscaping, or direct habitat disturbances associated with the development.

Environmentally Sensitive
Environmental sensitivity shall be determined by the site's location on a mapped resource, or by its proximity to features such as ridgelines, open space, lakes, reservoirs, ponds, marshes, seeps, springs, streams, creeks, rivers, riparians, open flood channels, storm drains, and public easements, which may be mapped or unmapped and shall be identified by the project or project reviewer when they exist on site. Sensitive resources may include many geologic features, or the presence of unique

rock outcropping, atmospheric features, water features, vegetation, animal species, wildlife corridors, and ecosystem services which contribute to the overall quality of the natural and built environment.

EXHIBIT C1



ARTICLE 2. **FORM**

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

Part 2A. **Introduction**

Part 2B. **Form Districts**

Part 2C. **Form Rules**

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PART 2A. INTRODUCTION

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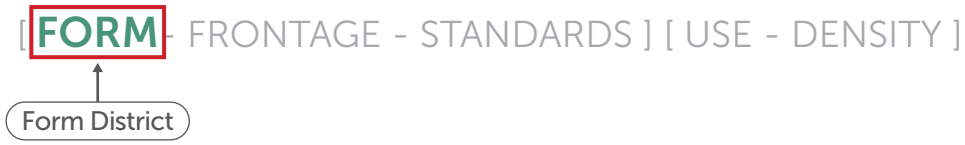
DIV. 2A.1. ORIENTATION

SEC. 2A.1.1. RELATIONSHIP TO ZONE STRING

A zone string is composed of the following districts:



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

SEC. 2A.1.2. HOW TO USE ARTICLE 2 (FORM)

A. Identify the Applied Form District

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

B. Form District Standards

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

C. Interpreting Form District Standards

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

Form District Example:

Zone String

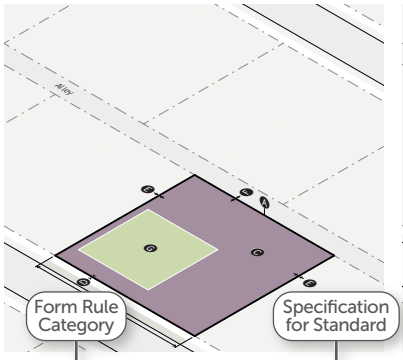
[LM2-MU2-5] [RG1-FA]

Find Your Applied Form District

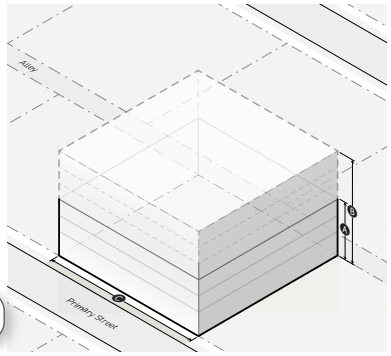
Part 2B (Form Districts)

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

A. Lot Parameters



B. Bulk and Mass



Form Rule Category

Specification for Standard

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

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

Form Standard

Label on Graphic

No Label on Graphic

Link to Rules

Standard Not Applicable

Form Rule Category Not Applicable (Div. 2C.5.)

Learn More About Your Rules

Part 2C (Form Rules)

Form Rule Category

Form Standard

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

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

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

A. **Intent**

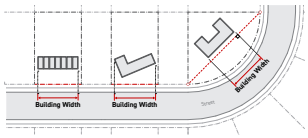
To promote fine-grained patterns of development and prevent long buildings that are significantly out of context with traditional patterns, by breaking wide buildings into multiple, clearly distinguished building widths and encourage larger projects to provide open space for pedestrians and recreation.

B. **Applicability**

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

C. **Measurement**

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



SEC. 2A.1.3. FORM DISTRICT GRAPHICS

A. General

Illustrations and graphics are included in Article 2 (Form) only to assist users in understanding the intent and requirements of the text. In the event a conflict occurs between the text of Article 2 (Form) and any illustration or graphic, the text prevails.

B. Lot Parameter Graphics

1. Lot Boundary

This line represents the perimeter of the subject lot, serving as a reference for both lot area and lot width.

2. Buildable Area

This shape represents the area on a lot where buildings are allowed, reduced by required building setbacks, or the lot boundary when no setback is required.

3. Building Setbacks

The area between a lot boundary and the minimum required setback, represented with a dotted white line and bounded by the buildable area.

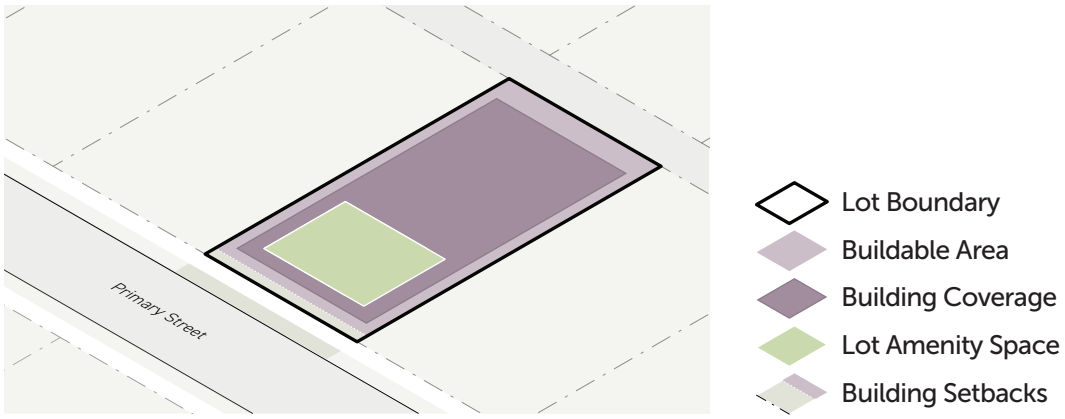
4. Building Coverage

This shape represents the total building coverage allowed in proportion to the lot area, but does not reflect any requirement as to the location or configuration of any buildings or structures.

5. Lot Amenity Space

This shape represents the total lot amenity space required in proportion to the lot area, but does not reflect any requirement as to the location or configuration of any amenity space.

LOT PARAMETER DIAGRAM



C. Bulk and Mass Graphics

1. General

a. Bulk and mass graphics represent the volume where a building is allowed to be located by showing the maximum height allowed for the entire buildable area. The volume does not represent the massing of an allowed building. Other standards, such as maximum building coverage and floor area ratio (FAR), may limit the ability for a building to fill the full volume.

b. Form Districts that include a maximum height standard and those that do not include a height limit are represented differently in the bulk and mass diagram.

2. Districts with a Maximum Height Standard

a. Maximum Bonus Height

Maximum bonus height represents the maximum number of stories allowed beyond the number of stories allowed by the maximum base height in stories.

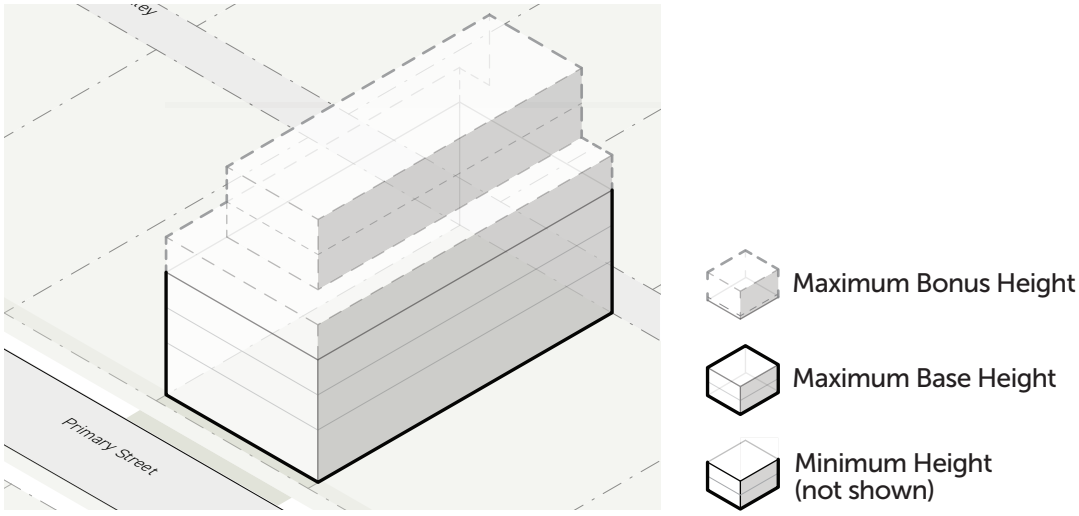
b. Maximum Base Height

Maximum base height represents the number of stories allowed without providing public benefits in trade for additional height according to *Article 9 (Public Benefit Systems)*.

c. Minimum Height

Minimum height represents the lowest number of stories required.

BULK & MASS DIAGRAM - DISTRICT WITH MAXIMUM HEIGHT



3. Districts with no Maximum Height Standard

a. Unlimited Height

This volume represents the building height allowed, in addition to the likely height of the building based on maximum Base FAR.

b. Likely Height Based on Bonus FAR

This volume represents the likely building height based on the maximum allowed Bonus FAR, in addition to the likely height of the building based on maximum Base FAR.

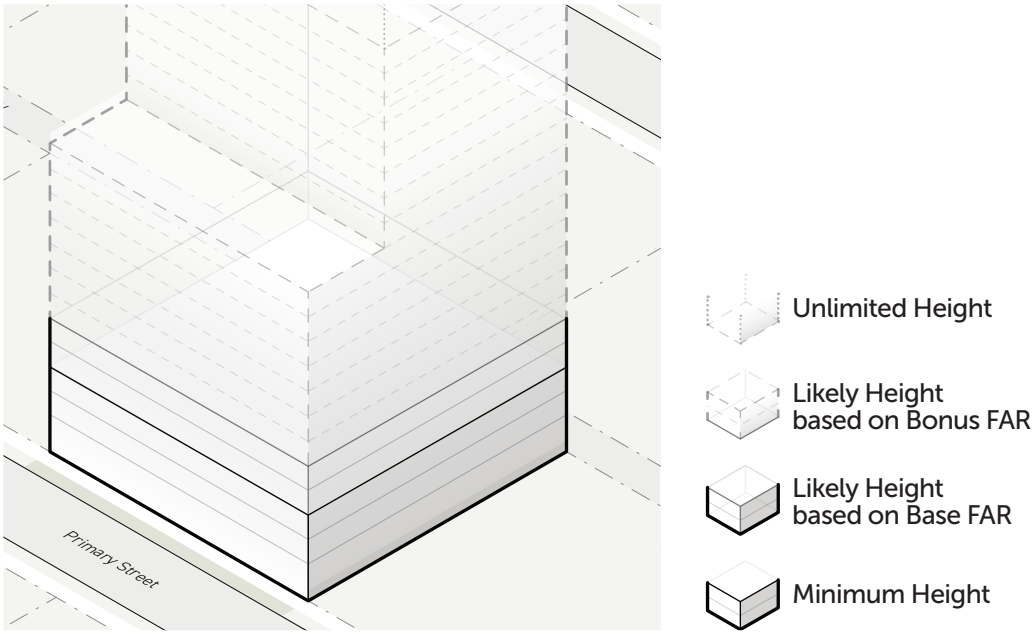
c. Likely Height Based on Base FAR

This volume represents the likely building height based on the maximum allowed Base FAR, in addition to the minimum required height of the building.

d. Minimum Height

This volume represents the minimum number of stories required.

BULK & MASS DIAGRAM - DISTRICT WITHOUT HEIGHT LIMIT



SEC. 2A.1.4. FORM DISTRICT NAMING CONVENTION

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

A. Rural and Estate Form Districts

[Reserved]

B. House Form Districts

[Reserved]

C. All Other Form Districts

All other Form District names are composed of three components:

1. FAR Category

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

a. Very Low-Rise (>0.65-1.5 FAR)

b. Low-Rise (>1.5-4.0 FAR)

c. Mid-Rise (>4.0-6.0 FAR)

d. Moderate-Rise (>6.0-8.5 FAR)

e. High-Rise (>8.5-13.0 FAR)

2. Building Width Category

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

a. Narrow (25'-75')

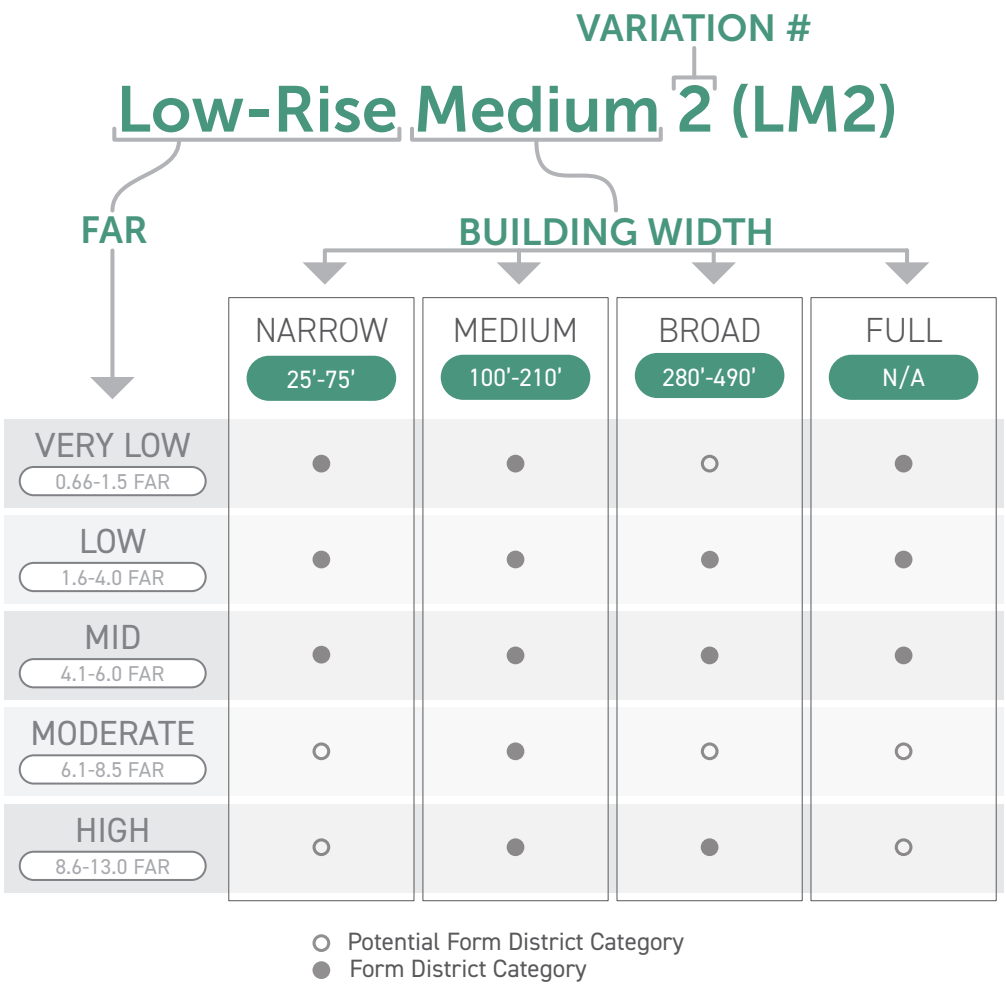
b. Medium (100'-210')

c. Broad (280'-490')

d. Full (no building width maximum)

3. Variation Number

The last component of each Form District is a variation number. All Form Districts are numbered in the order they fall within Article 2 (Form).


VARIATION #
Low-Rise Medium 2 (LM2)
FAR
BUILDING WIDTH
NARROW
25'-75'
MEDIUM
100'-210'
BROAD
280'-490'
FULL
N/A
VERY LOW
0.66-1.5 FAR
LOW
1.6-4.0 FAR
MID
4.1-6.0 FAR
MODERATE
6.1-8.5 FAR
HIGH
8.6-13.0 FAR
Potential Form District Category
Form District Category

DIV. 2A.2. OPENING PROVISIONS

SEC. 2A.2.1. FORM INTENT

The intent of Article 2 (Form) is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

SEC. 2A.2.2. FORM APPLICABILITY

A. General

All projects filed after the effective date of this Zoning Code (Chapter 1A.) shall comply with the Form District standards in Article 2 (Form), as further specified below. For vested rights, see *Sec. 1.4.5. (Vested Rights)*, and for continuance of existing development, see *Sec. 1.4.6. (Continuance of Existing Development)*.

B. Project Activities

1. Categories of Form rules apply to a projects based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

		PROJECT ACTIVITIES								
FORM RULE CATEGORIES		New Construction	Major Demolition	Lot Modification	Site Modification	Facade Modification	Use Modification	Temporary Use	Renovation	Maintenance & Repair
Div. 2C.1	**Lot Size**	○	○	●	○	○	○	○	○	○
Div. 2C.2	**Coverage**	●	○	●	○	○	○	○	○	○
Div. 2C.3	**Amenity**	●	○	●	●	○	●	○	○	○
Div. 2C.4	**Floor Area Ratio & Height**	●	●	●	○	○	○	○	○	○
Div. 2C.5	**Upper-Story Bulk**	●	○	○	○	○	○	○	○	○
Div. 2C.6	**Building Mass**	●	○	○	○	○	○	○	○	○

● = Rules generally apply to this project activity
○ = Rules are not applicable

2. Project activities are defined in *Sec. 14.1.15. (Project Activities)*.

3. Where a category of Form rules are listed as generally applicable in the table above, and the applied *Form District (Part 2B)* provides standards in that Form rule category, the project activity shall meet all applicable Form standards within that Division. This general applicability

may be further specified for each standard in the applicability provisions in *Part 2C. (Form Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a category of Form rules is listed as not applicable in the table above, no standards from that Form rule category apply to the project activity.

C. Applicable Components of Lots, Buildings, and Structures

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

D. Nonconformity

Article 12. (Nonconformity) provides relief from the requirements of Article 2 (Form) for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current district standards or use permissions. No project activity may decrease conformance with any Form District standard unless otherwise specified by *Division 12.2. (Form)*. Consider the following examples:

1. An addition to the side of an existing building: Where a proposed addition increases the total building width beyond the maximum building width allowed by the applied Form District, the addition is not allowed.
2. An addition to the top of an existing building: Where the height of the existing structure does not meet the street step-back standard specified by the applied Form District, all additional floor area shall be located behind the minimum step-back, but no modifications to the existing upper stories are required.

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DIV. 2B.1. RURAL FORM DISTRICTS

SEC. 2B.1.1. **RURAL HILLSIDE (RH1)**

A. Lot Parameters

1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	17,500 sf
Ⓐ Lot width (min)	70'
2. COVERAGE	*Div. 2C.2.*
Ⓑ Building coverage (max)	
Up to 6,000 SF lot	40%
6,001 to 7,000 SF lot	38%
7,001 to 8,000 SF lot	36%
8,001 to 9,000 SF lot	34%
9,001 to 10,000 SF lot	32%
Over 10,000 SF lot	30%
Building setbacks	
Ⓒ Primary street (min)	25'
Side street (min)	10'
Ⓓ Side (min)	10'
Rear Street (min)	3'
Alley (min)	4'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
Ⓔ Lot amenity space (min)	X
Residential amenity space (min)	X

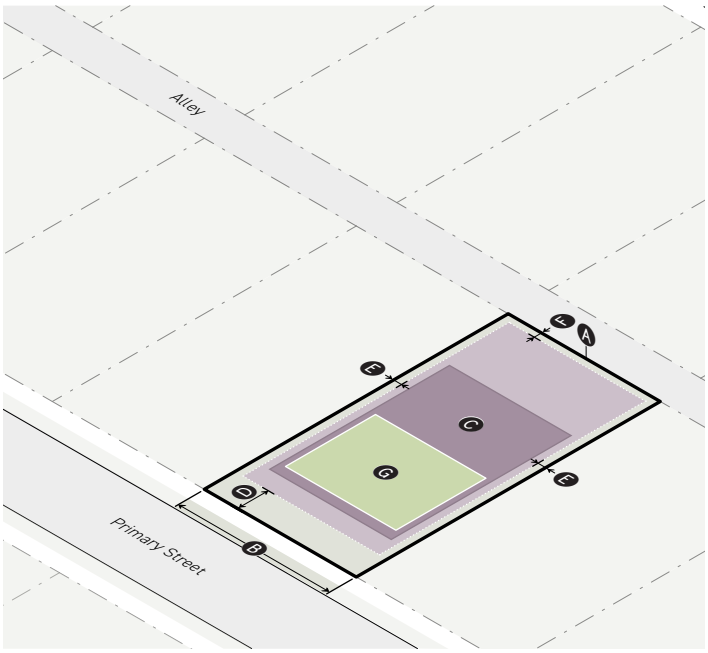
B. Bulk and Mass

1. FAR & HEIGHT	*Div. 2C.4.*
Slope Band FAR (max)	
0% - 14.99%	0.25
15% - 29.99%	0.2
30% - 44.99%	0.15
45% - 59.99%	0.1
60% - 99.99%	0.05
100% +	0
Ⓐ Guaranteed Floor Area (max)	0.13
Absolute maximum	800 SF
Height in feet (max)	36'
Ridgeline height (max)	18'
2. UPPER-STORY BULK	*Div. 2C.5.*
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS	*Div. 2C.6.*
Ⓒ Building width (max)	40'
Building break (min)	10'
Ⓒ Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

DIV. 2B.2. LARGE LOT FORM DISTRICTS

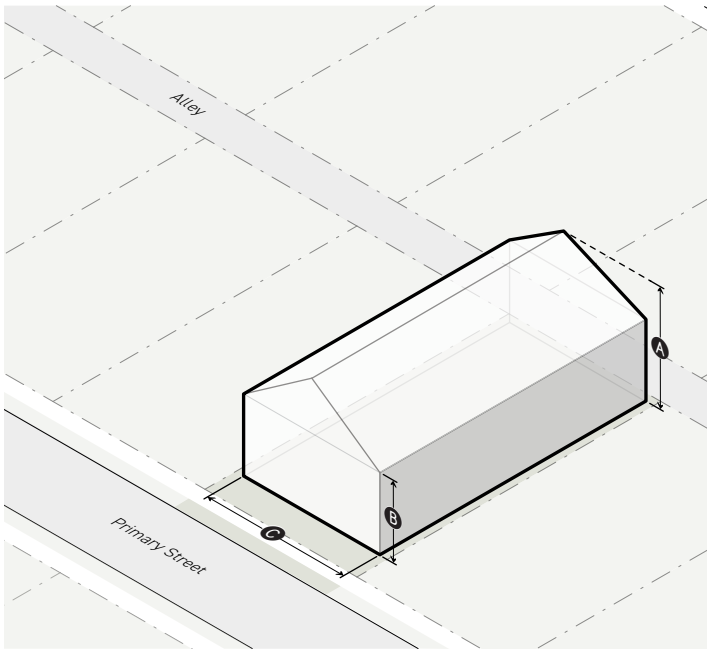
SEC. 2B.2.1. LARGE LOT 2 (LG2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	20,000 sf
B Lot width (min)	80'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	35%
Building setbacks	
D Primary street (min)	25'
Side street (min)	15'
E Side (min)	10'
Side, interior (min)	10'
Rear (min)	25'
F Alley (min)	3'
Special: All (min)	25'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	15%
Required at grade (min)	100%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	0.35
A Height in feet (max)	33'
B Upper wall plate height (max)	22'
Bonus	None
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	None
3. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	100'
Building break (min)	15'

SEC. 2B.2.2. HILLSIDE ESTATE 1 (HE1)

A. Lot Parameters

1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	10,000 sf
Ⓐ Lot width (min)	70'
2. COVERAGE	*Div. 2C.2.*
Ⓑ Building coverage (max)	
Up to 6,000 SF lot	40%
6,001 to 7,000 SF lot	38%
7,001 to 8,000 SF lot	36%
8,001 to 9,000 SF lot	34%
9,001 to 10,000 SF lot	32%
Over 10,000 SF lot	30%
Building setbacks	
Ⓒ Primary street (min)	25'
Side street (min)	7'
Ⓓ Side (min)	7'
Rear Street (min)	20'
Alley (min)	0'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
Ⓔ Lot amenity space (min)	X
Residential amenity space (min)	X

B. Bulk and Mass

1. FAR & HEIGHT	*Div. 2C.4.*
Slope Band FAR (max)	
0% - 14.99%	0.4
15% - 29.99%	0.35
30% - 44.99%	0.3
45% - 59.99%	0.25
60% - 99.99%	0.2
100% +	0
Ⓐ Guaranteed Floor Area (max)	0.2
Absolute maximum	800 SF
Height in feet (max)	36'
Ridgeline height (max)	18'
2. UPPER-STORY BULK	*Div. 2C.5.*
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS	*Div. 2C.6.*
Ⓒ Building width (max)	40'
Building break (min)	10'
Ⓒ Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

SEC. 2B.2.3. HILLSIDE ESTATE 2 (HE2)

A. Lot Parameters

1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	15,000 sf
Ⓐ Lot width (min)	80'
2. COVERAGE	*Div. 2C.2.*
Ⓑ Building coverage (max)	
Up to 6,000 SF lot	40%
6,001 to 7,000 SF lot	38%
7,001 to 8,000 SF lot	36%
8,001 to 9,000 SF lot	34%
9,001 to 10,000 SF lot	32%
Over 10,000 SF lot	30%
Building setbacks	
Ⓒ Primary street (min)	25'
Side street (min)	10'
Ⓓ Side (min)	10'
Rear Street (min)	25'
Alley (min)	0'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
Ⓔ Lot amenity space (min)	X
Residential amenity space (min)	X

B. Bulk and Mass

1. FAR & HEIGHT	*Div. 2C.4.*
Slope Band FAR (max)	
0% - 14.99%	0.35
15% - 29.99%	0.3
30% - 44.99%	0.25
45% - 59.99%	0.2
60% - 99.99%	0.15
100% +	0
Ⓐ Guaranteed Floor Area (max)	0.18
Absolute maximum	800 SF
Height in feet (max)	36'
Ridgeline height (max)	18'
2. UPPER-STORY BULK	*Div. 2C.5.*
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS	*Div. 2C.6.*
Ⓒ Building width (max)	40'
Building break (min)	10'
Ⓒ Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

SEC. 2B.2.4. HILLSIDE ESTATE 3 (HE3)

A. Lot Parameters

B. Bulk and Mass

1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	20,000 sf
Ⓐ Lot width (min)	80'
2. COVERAGE	*Div. 2C.2.*
Ⓑ Building coverage (max)	
Up to 6,000 SF lot	40%
6,001 to 7,000 SF lot	38%
7,001 to 8,000 SF lot	36%
8,001 to 9,000 SF lot	34%
9,001 to 10,000 SF lot	32%
Over 10,000 SF lot	30%
Building setbacks	
Ⓒ Primary street (min)	25'
Side street (min)	10'
Ⓓ Side (min)	10'
Rear Street (min)	25'
Alley (min)	0'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
Ⓔ Lot amenity space (min)	X
Residential amenity space (min)	X

1. FAR & HEIGHT	*Div. 2C.4.*
Slope Band FAR (max)	
0% - 14.99%	0.35
15% - 29.99%	0.3
30% - 44.99%	0.25
45% - 59.99%	0.2
60% - 99.99%	0.15
100% +	0
Ⓐ Guaranteed Floor Area (max)	0.18
Absolute maximum	800 SF
Height in feet (max)	36'
Ridgeline height (max)	18'
2. UPPER-STORY BULK	*Div. 2C.5.*
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS	*Div. 2C.6.*
Ⓒ Building width (max)	40'
Building break (min)	10'
Ⓒ Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

SEC. 2B.2.5. HILLSIDE ESTATE 4 (HE4)

A. Lot Parameters

1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	40,000 sf
Ⓐ Lot width (min)	80'
2. COVERAGE	*Div. 2C.2.*
Ⓑ Building coverage (max)	
Up to 6,000 SF lot	40%
6,001 to 7,000 SF lot	38%
7,001 to 8,000 SF lot	36%
8,001 to 9,000 SF lot	34%
9,001 to 10,000 SF lot	32%
Over 10,000 SF lot	30%
Building setbacks	
Ⓒ Primary street (min)	25'
Side street (min)	10'
Ⓓ Side (min)	10'
Rear Street (min)	25'
Alley (min)	0'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
Ⓔ Lot amenity space (min)	X
Residential amenity space (min)	X

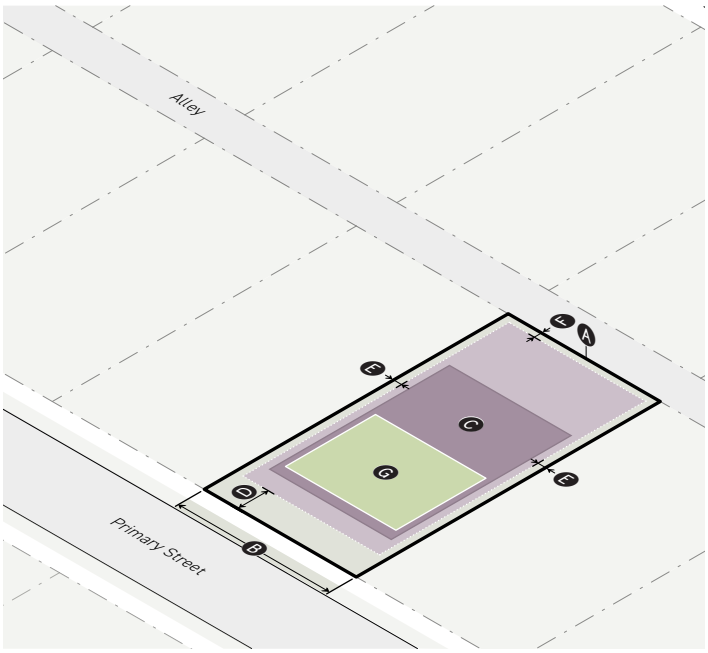
B. Bulk and Mass

1. FAR & HEIGHT	*Div. 2C.4.*
Slope Band FAR (max)	
0% - 14.99%	0.35
15% - 29.99%	0.3
30% - 44.99%	0.25
45% - 59.99%	0.2
60% - 99.99%	0.15
100% +	0
Ⓐ Guaranteed Floor Area (max)	0.18
Absolute maximum	800 SF
Height in feet (max)	36'
Ridgeline height (max)	18'
2. UPPER-STORY BULK	*Div. 2C.5.*
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS	*Div. 2C.6.*
Ⓒ Building width (max)	40'
Building break (min)	10'
Ⓒ Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

DIV. 2B.3. HOUSE FORM DISTRICTS

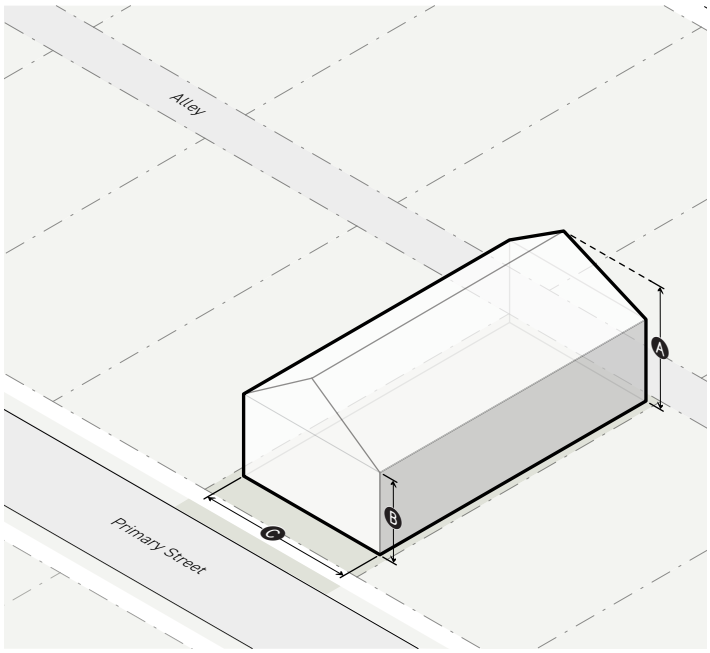
SEC. 2B.3.1. HOUSE 1 (H1)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	4,000 sf
Lot width, front (min)	40'
B **Lot width, alley/side street** (min)	30'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	45%
Building setbacks	
D Primary street (min)	20'
Side street (min)	5'
E Side (min)	4'
Side, interior (min)	0'
Rear (min)	4'
F Alley (min)	3'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	15%
Required at grade (min)	100%
Residential amenity space (min)	10%

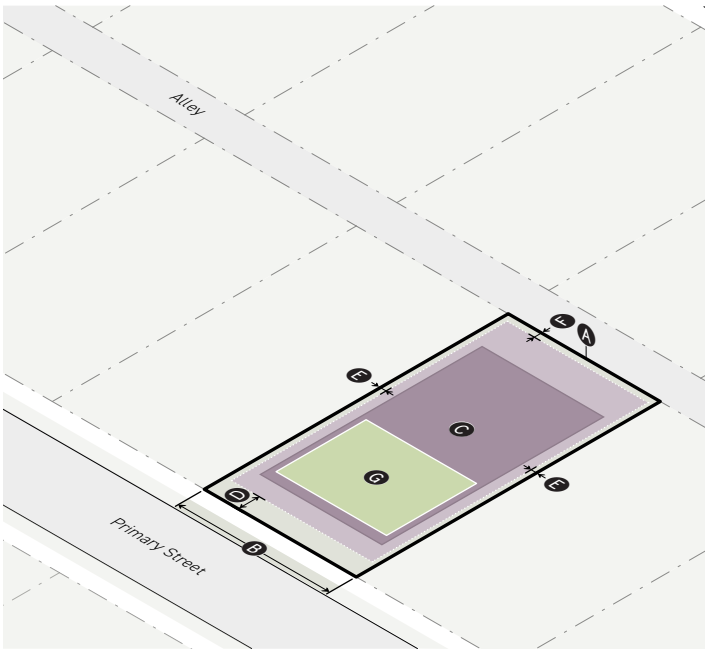
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	0.45
A **Height in feet** (max)	33'
B Upper wall plate height (max)	22'
Bonus	None
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	None
3. BUILDING MASS	*Div. 2C.6.*
C **Building width** (max)	50'
Building break (min)	6'

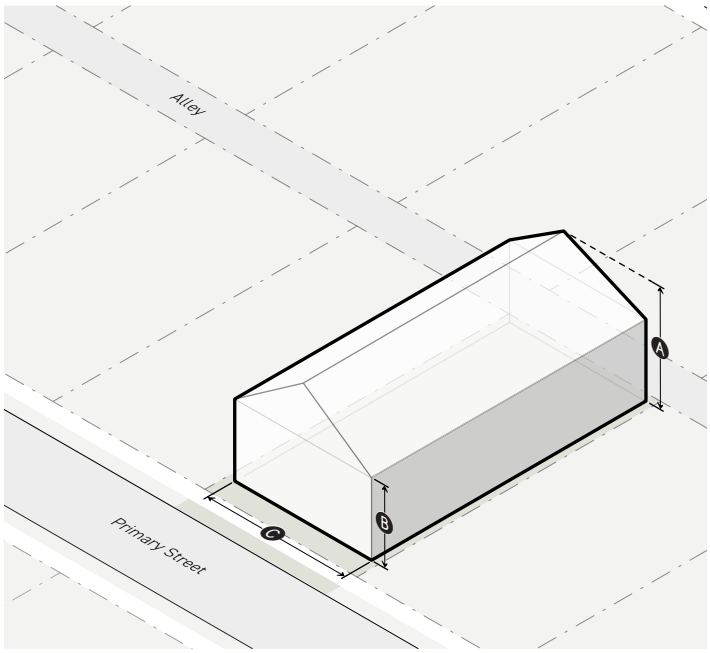
SEC. 2B.3.2. HOUSE 2 (H2)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
A **Lot area** (min)	4,000 sf
Lot width, front (min)	40'
B **Lot width, alley/side street** (min)	30'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	60%
Building setbacks	
D Primary street (min)	10'
Side street (min)	4'
E Side (min)	3'
Side, interior (min)	0'
Rear (min)	4'
F Alley (min)	3'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	15%
Required at grade (min)	100%
Residential amenity space (min)	10%

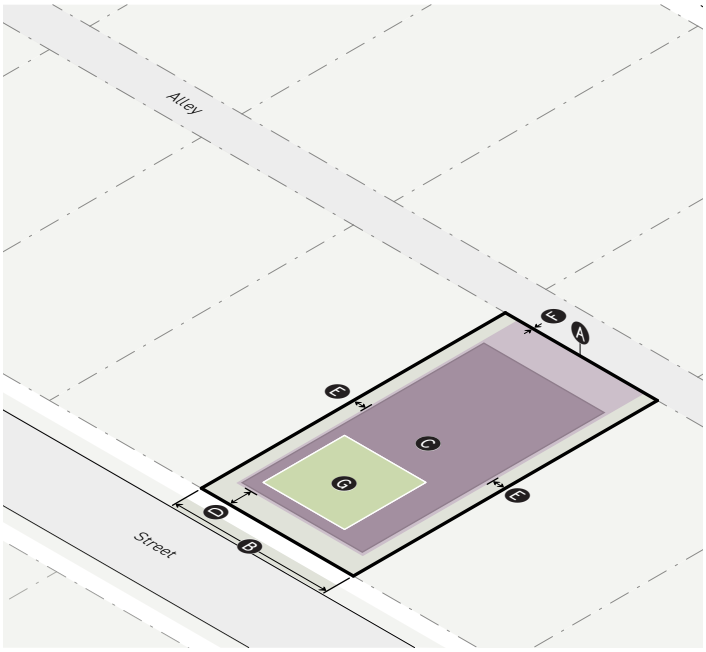
B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	0.75
A **Height in feet** (max)	33'
B Upper wall plate height (max)	22'
Bonus	None
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	None
3. BUILDING MASS	*Div. 2C.6.*
C **Building width** (max)	50'
Building break (min)	6'

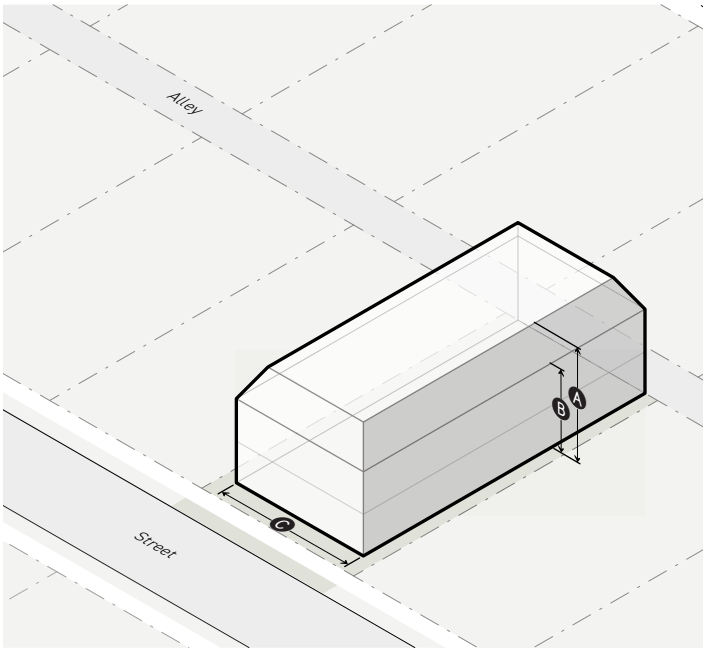
SEC. 2B.3.3. HOUSE 3 (H3)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	5,000 sf
B **Lot width** (min)	40'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	65%
Building setbacks	
D Primary street (min)	10'
Side street (min)	5'
E Side (min)	3'
Rear (min)	3'
F Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	0.6
A **Height in feet** (max)	33'
Height in stories (max)	3
Bonus	None
2. UPPER STORY BULK	*Div. 2C.6.*
B **Wall plate height** (max)	24'
3. BUILDING MASS	*Div. 2C.6.*
C **Building width** (max)	50'
Building break (min)	6'

SEC. 2B.3.4. HILLSIDE HOUSE 1 (HH1)

A. Lot Parameters

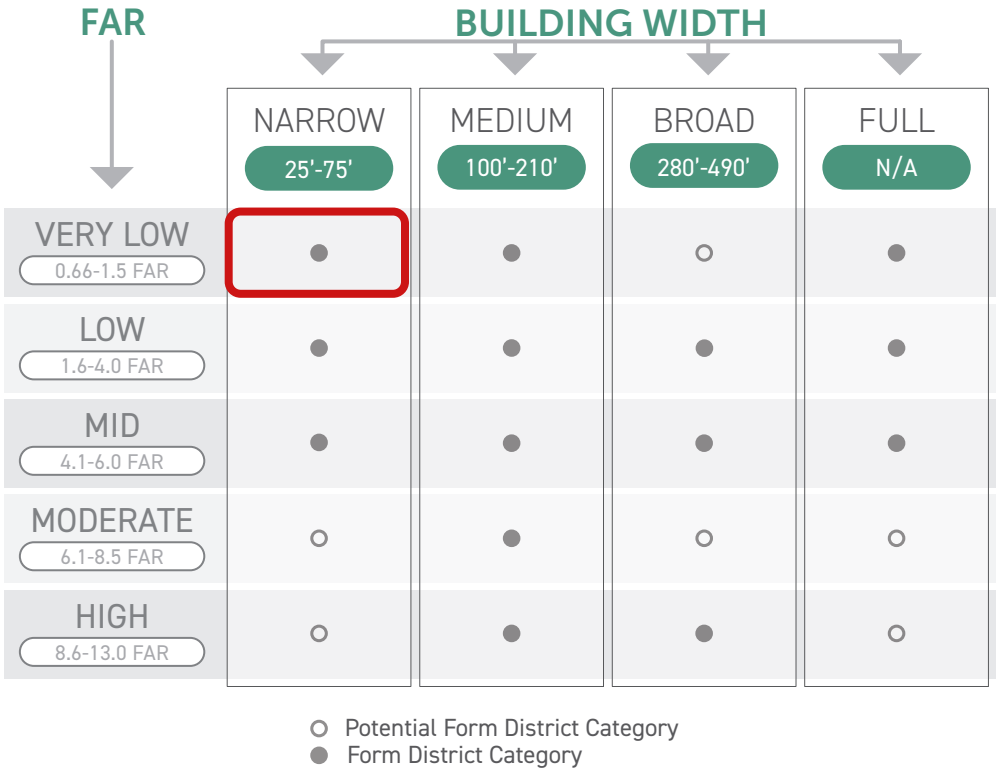
1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	5,000 sf
Ⓐ Lot width (min)	50'
2. COVERAGE	***Div. 2C.2.***
Ⓑ Building coverage (max)	
Up to 6,000 SF lot	50%
6,001 to 7,000 SF lot	48%
7,001 to 8,000 SF lot	46%
8,001 to 9,000 SF lot	44%
9,001 to 10,000 SF lot	42%
Over 10,000 SF lot	40%
Building setbacks	
Ⓒ Primary street (min)	20'
Side street (min)	5'
Ⓓ Side (min)	5'
Rear Street (min)	15'
Alley (min)	0'
Substandard Hillside Street (min)	5'
Permeable surface (min)	?
3. AMENITY	***Div. 2C.3.***
Ⓔ Lot amenity space (min)	X
Residential amenity space (min)	X

B. Bulk and Mass

1. FAR & HEIGHT	*Div. 2C.4.*
Slope Band FAR (max)	
0% - 14.99%	0.45
15% - 29.99%	0.45
30% - 44.99%	0.4
45% - 59.99%	0.35
60% - 99.99%	0.3
100% +	0
Ⓐ Guaranteed Floor Area (max)	0.25
Absolute maximum	800 SF
Height in feet (max)	33'
Ridgeline height (max)	18'
2. UPPER-STORY BULK	***Div. 2C.5.***
Bulk Plane (max)	
Origin Height	22'
Angle	45°
3. BUILDING MASS	***Div. 2C.6.***
Ⓒ Building width (max)	40'
Building break (min)	10'
Ⓒ Substandard street step-back (max)	
Height without step-back (max)	24'
Step-back depth (min)	20'

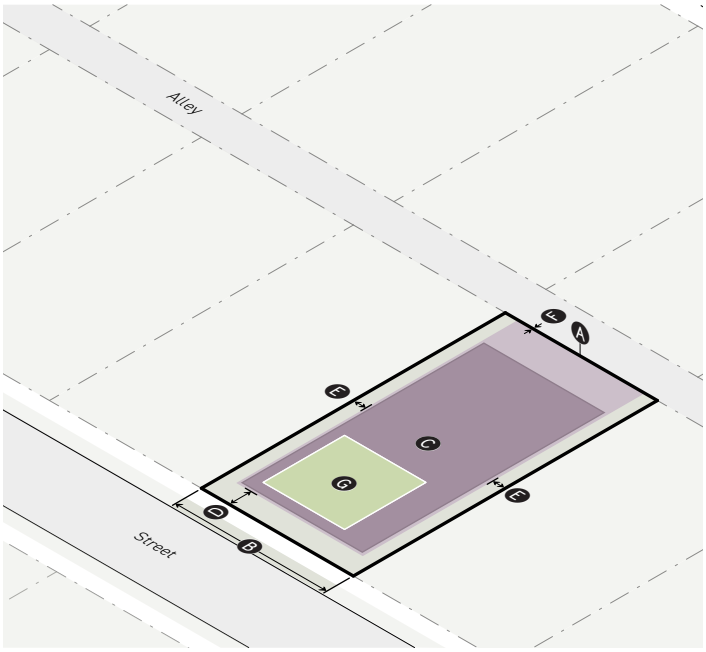
DIV. 2B.4. VERY LOW-RISE NARROW FORM DISTRICTS

Each Very Low-Rise Narrow Form District occurs within the ranges specified below. The "Very Low" FAR category allows a range of 0.66 FAR to 1.5 FAR. The "Narrow" building width category allows a range of 25 to 75 feet of building width.



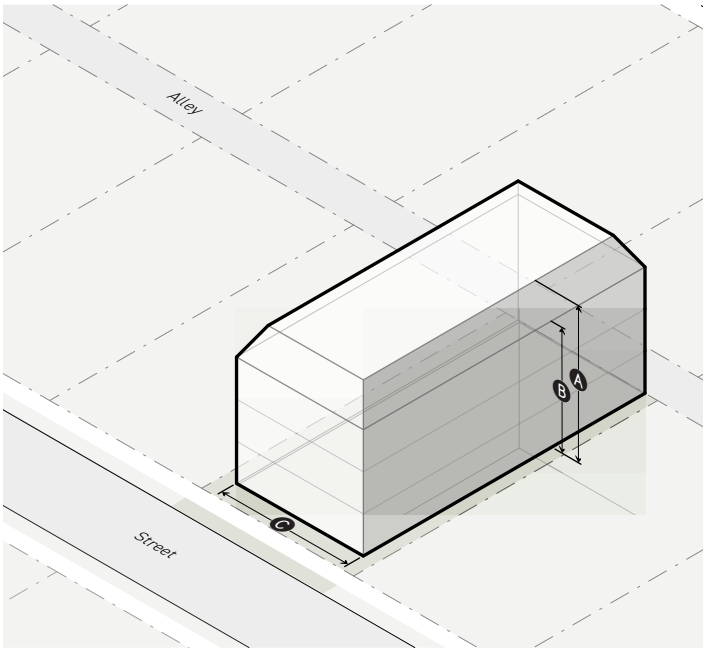
SEC. 2B.4.1. VERY LOW-RISE NARROW 1 (VN1)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	5,000 sf
Lot width, front (min)	40'
B **Lot width** (min)	40'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	65%
Building setbacks	
D Primary street (min)	10'
Side street (min)	5'
E Side (min)	3'
Rear (min)	3'
F Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



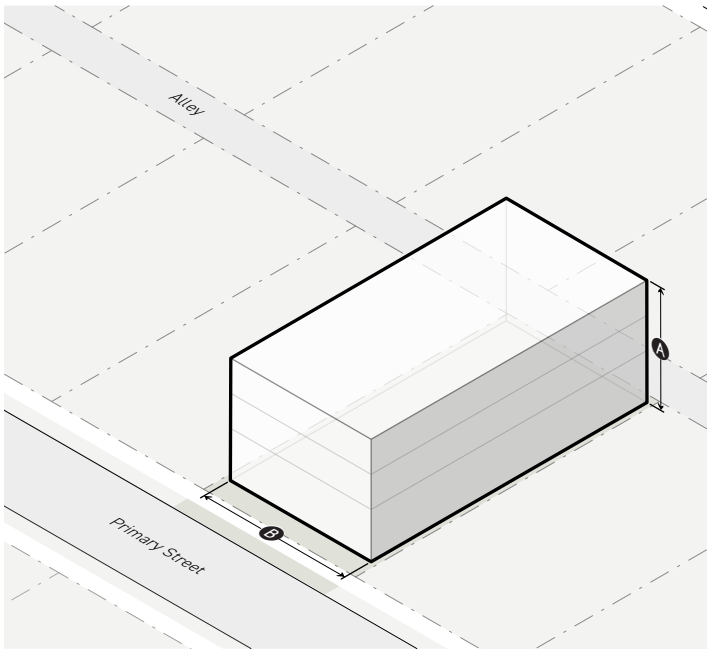
1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.0
A **Height in feet** (max)	45'
Height in stories (max)	4
Bonus FAR (max)	1.5
2. UPPER STORY BULK	*Div. 2C.6.*
B **Wall plate height** (max)	36'
3. BUILDING MASS	*Div. 2C.6.*
C **Building width** (max)	50'
Building break (min)	6'

SEC. 2B.4.2. VERY LOW-RISE NARROW 2 (VN2)

A. Lot Parameters

1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	2,000 sf
Lot width, front (min)	35'
B **Lot width, alley/side street** (min)	25'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	70%
Building setbacks	
D Primary street (min)	10'
Side street (min)	4'
E Side (min)	3'
Side, interior (min)	0'
Rear (min)	4'
F Alley (min)	3'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	15%
Required at grade (min)	50%
Residential amenity space (min)	10%

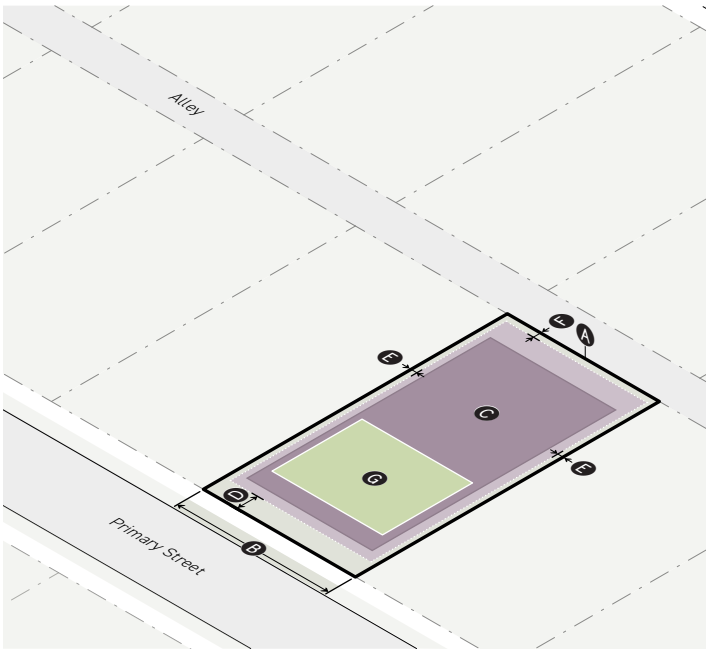
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	1.0
A **Height in stories** (max)	3
Bonus FAR (max)	1.25
Bonus height in stories (max)	3
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
B **Building width** (max)	
Base building width	50'
Bonus building width	75'
Building break (min)	6'

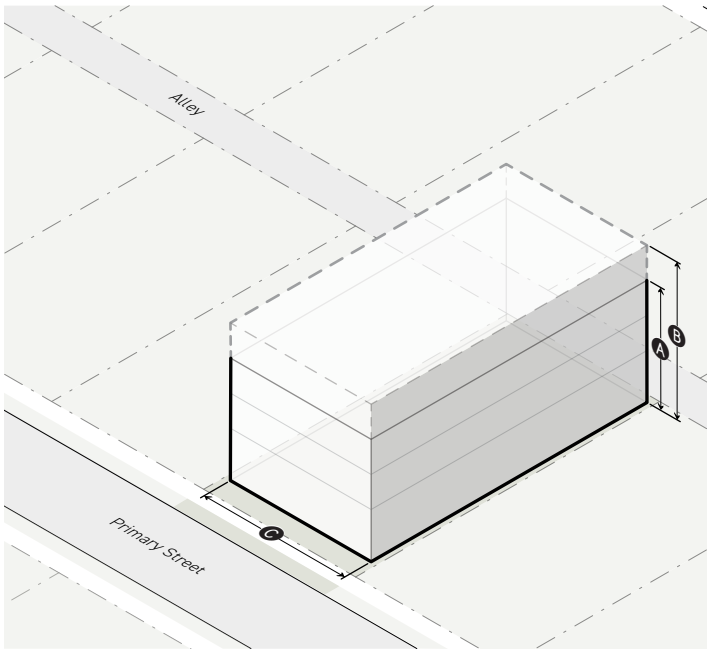
SEC. 2B.4.3. VERY LOW-RISE NARROW 3 (VN3)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	2,000 sf
Lot width, front (min)	35'
B **Lot width, alley/side street** (min)	25'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	70%
Building setbacks	
D Primary street (min)	10'
Side street (min)	4'
E Side (min)	3'
Side, interior (min)	0'
Rear (min)	4'
F Alley (min)	3'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	15%
Required at grade (min)	50%
Residential amenity space (min)	10%

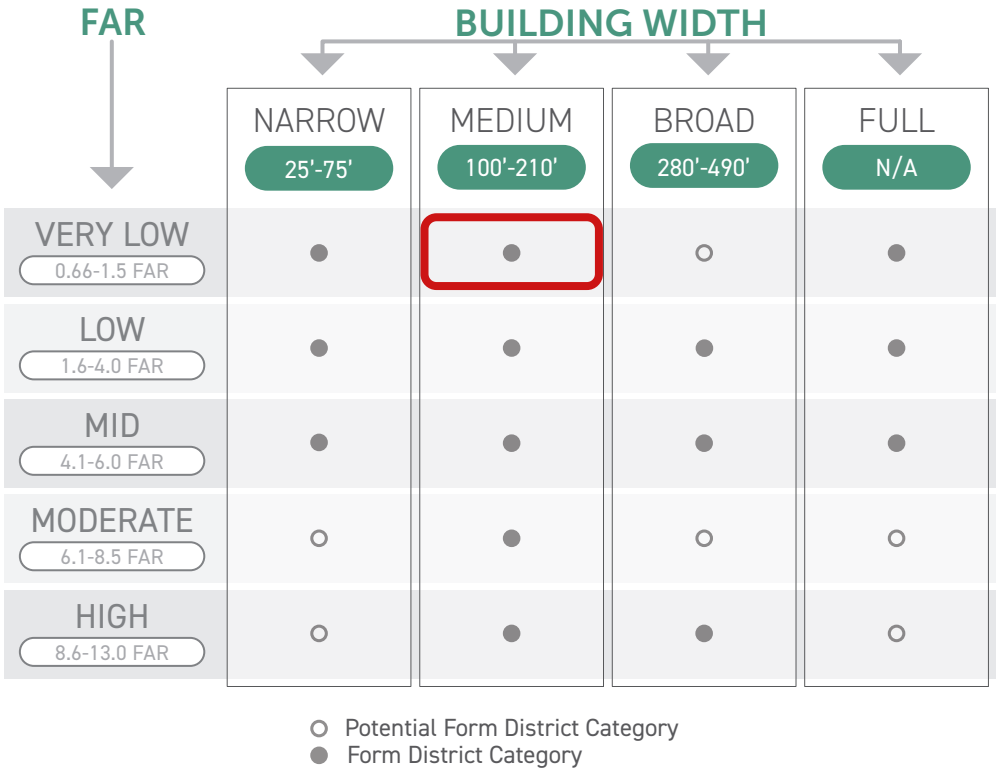
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.0
A **Base height in stories** (max)	3
Bonus FAR	1.50
B **Bonus height in stories** (max)	3
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
C **Building width** (max)	
Base building width	50'
Bonus building width	75'
Building break (min)	6'

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

Each Very Low-Rise Medium Form District occurs within the ranges specified below. The "Very Low" FAR category allows a range of 0.66 FAR to 1.5 FAR. The "Medium" building width category allows a range of 100 to 210 feet of building width.

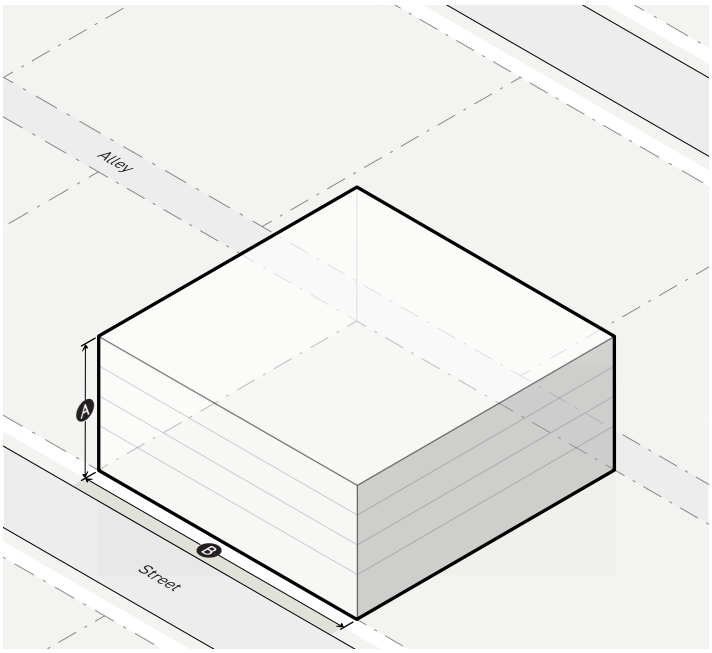


SEC. 2B.5.1. VERY LOW-RISE MEDIUM 1 (VM1)

A. Lot Parameters

1. LOT SIZE	*Div. 2C.1.*
Ⓐ **Lot area** (min)	n/a
Ⓑ **Lot width** (min)	n/a
2. COVERAGE	*Div. 2C.2.*
Ⓒ **Building coverage** (max)	85%
Building setbacks	
Ⓓ Primary street (min)	0'
Side street (min)	0'
Ⓔ Side (min)	0'
Rear (min)	0'
Ⓕ Alley (min)	0'
Special: All (min)	15'
3. AMENITY	*Div. 2C.3.*
Ⓖ **Lot amenity space** (min)	30%
Residential amenity space (min)	10%

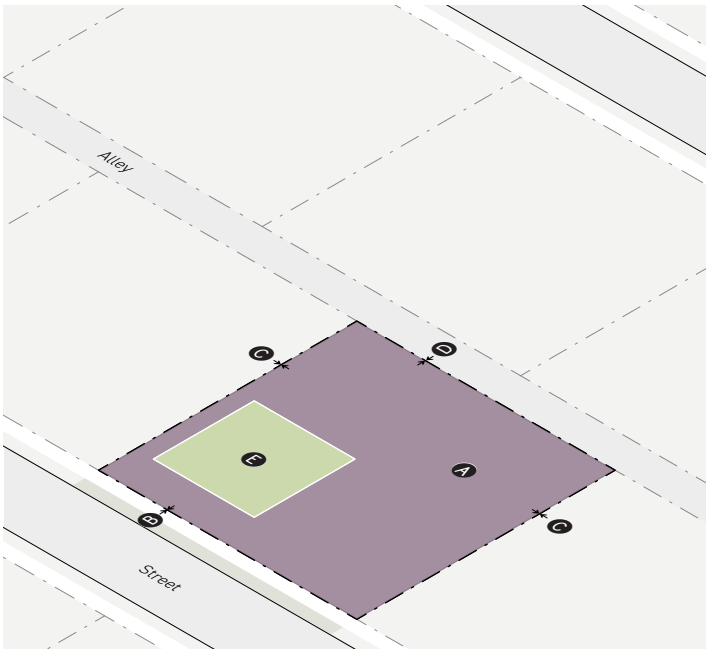
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	1.5
Ⓐ **Height in feet** (max)	45'
Bonus	None
2. BUILDING MASS	*Div. 2C.6.*
Ⓒ **Building width** (max)	210'
Building break (min)	15'

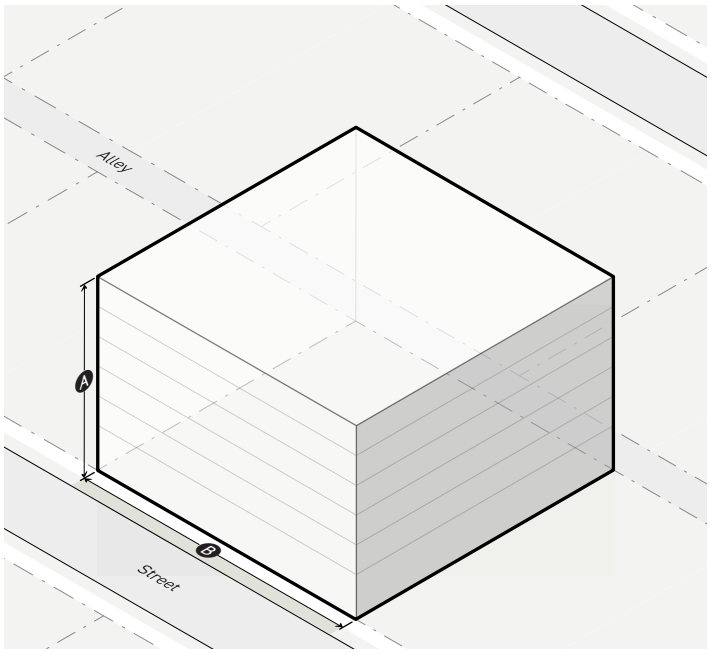
SEC. 2B.5.2. VERY LOW-RISE MEDIUM 2 (VM2)

A. Lot Parameters



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

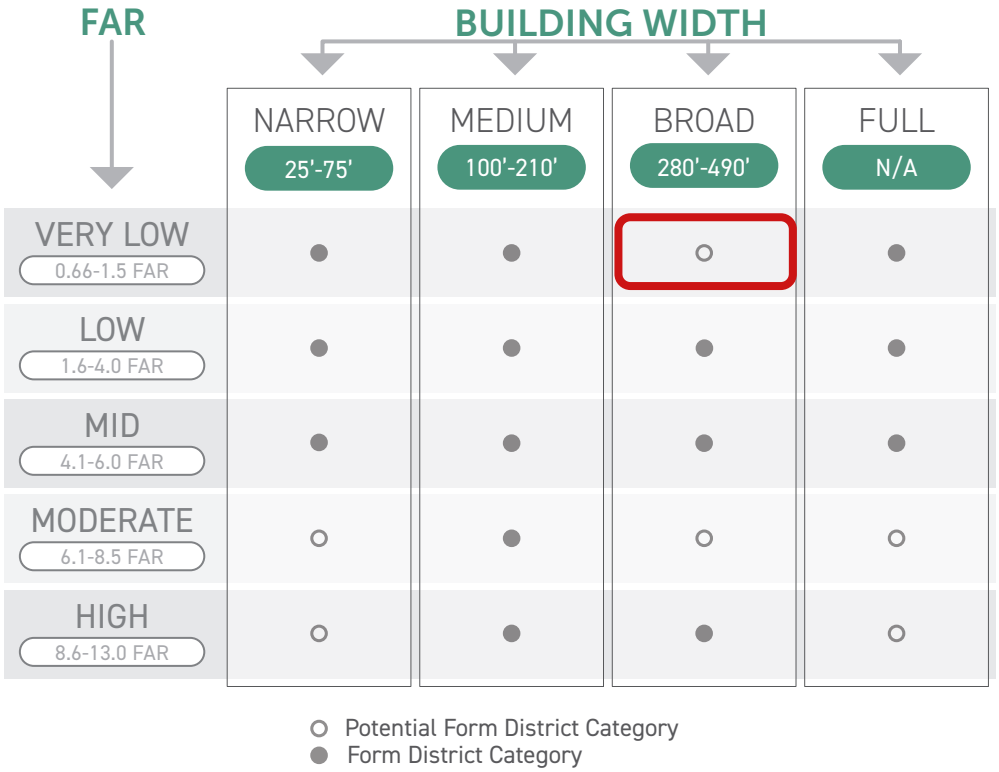
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	1.5
Ⓐ **Height in feet** (max)	65'
Bonus	None
2. BUILDING MASS	*Div. 2C.6.*
Ⓑ **Building width** (max)	210'
Building break (min)	15'

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

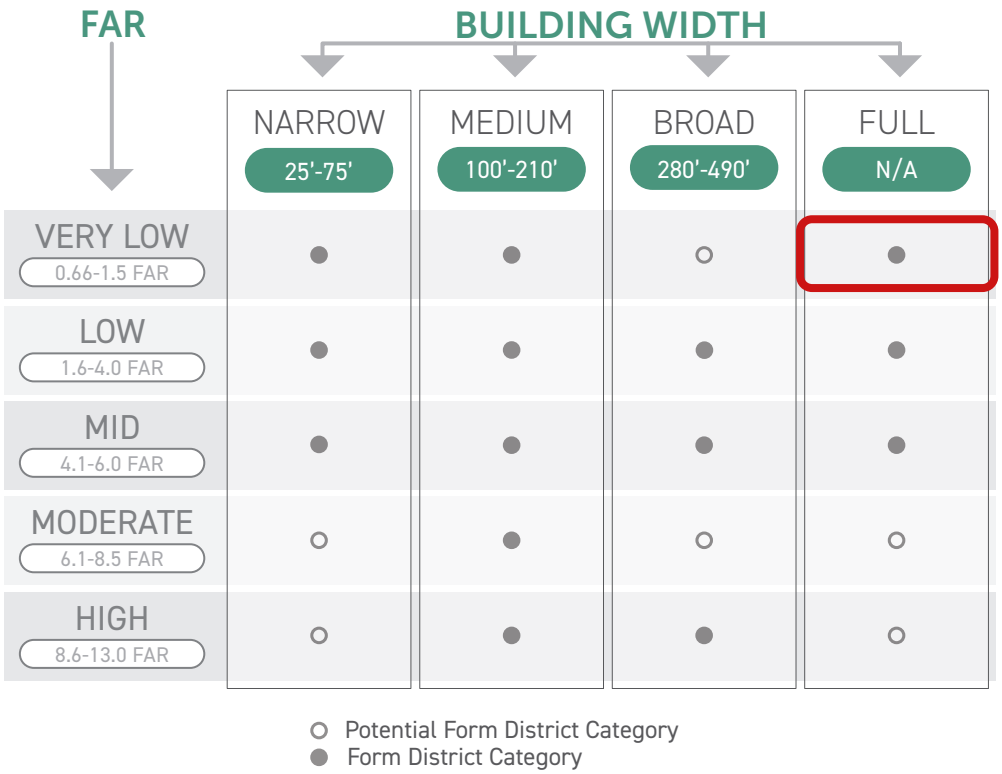
Each Very Low-Rise Broad Form District occurs within the ranges specified below. The "Very Low" FAR category allows a range of 0.66 FAR to 1.5 FAR. The "Broad" building width category allows a range of 280 to 490 feet of building width.



[Reserved]

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

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

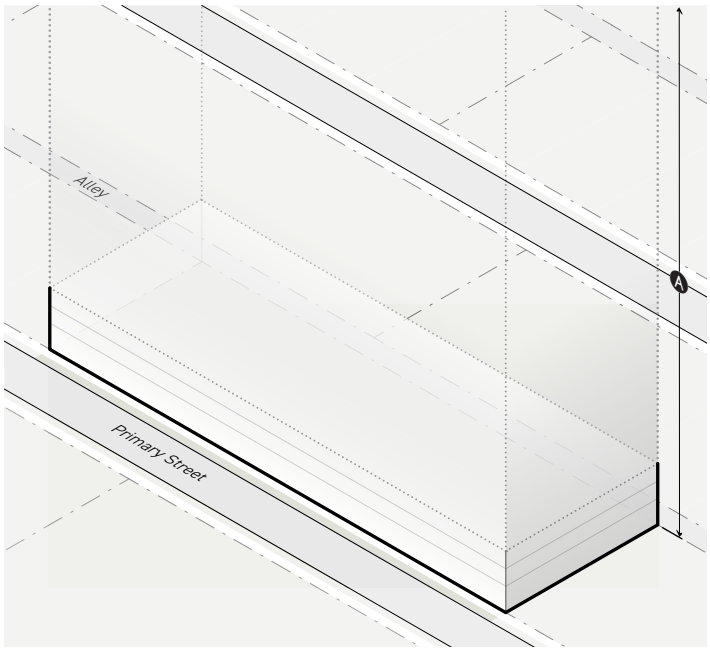


SEC. 2B.7.1. VERY LOW-RISE FULL 1 (VF1)

A. Lot Parameters

1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	1,000 sf
Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
Ⓐ **Building coverage** (max)	25%
Building setbacks	
Ⓑ Primary street (min)	0'
Side street (min)	0'
Ⓒ Side (min)	0'
Rear (min)	0'
Ⓓ Alley (min)	0'
Special: River (min)	20'
Special: Other (min)	0'
3. AMENITY	*Div. 2C.3.*
Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

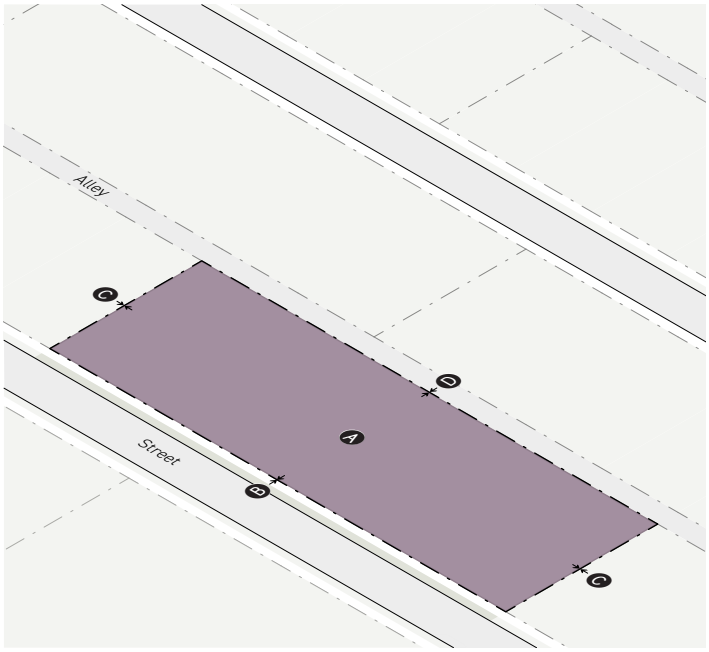
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	1.5
Ⓐ **Height** (max)	unlimited
Bonus	None
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	None
3. BUILDING MASS	*Div. 2C.6.*
Building width (max)	n/a
Building break (min)	n/a

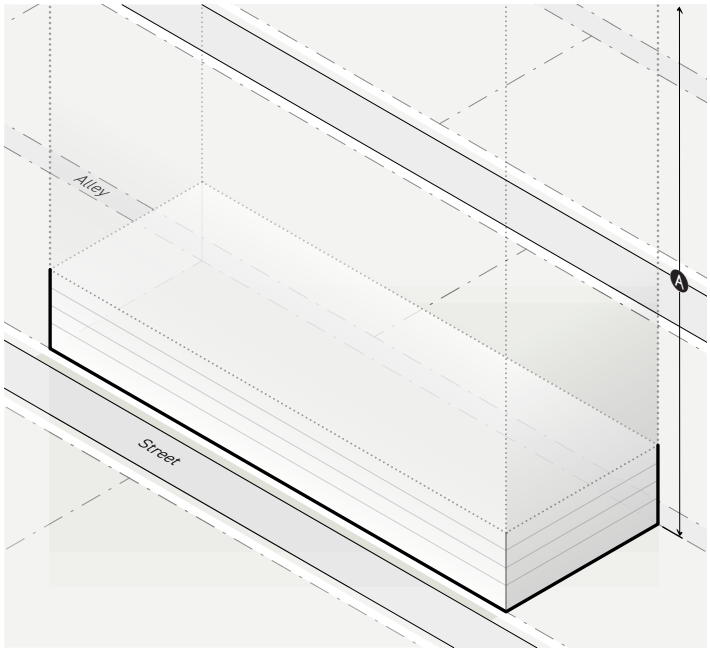
SEC. 2B.7.2. VERY LOW-RISE FULL 2 (VF2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Lot area (min)	1,000 sf
Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
A **Building coverage** (max)	100%
Building setbacks	
B Primary street (min)	0'
Side street (min)	0'
C Side (min)	0'
Rear (min)	0'
D Alley (min)	0'
Special: All (min)	0'
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	n/a
Residential amenity space (min)	n/a

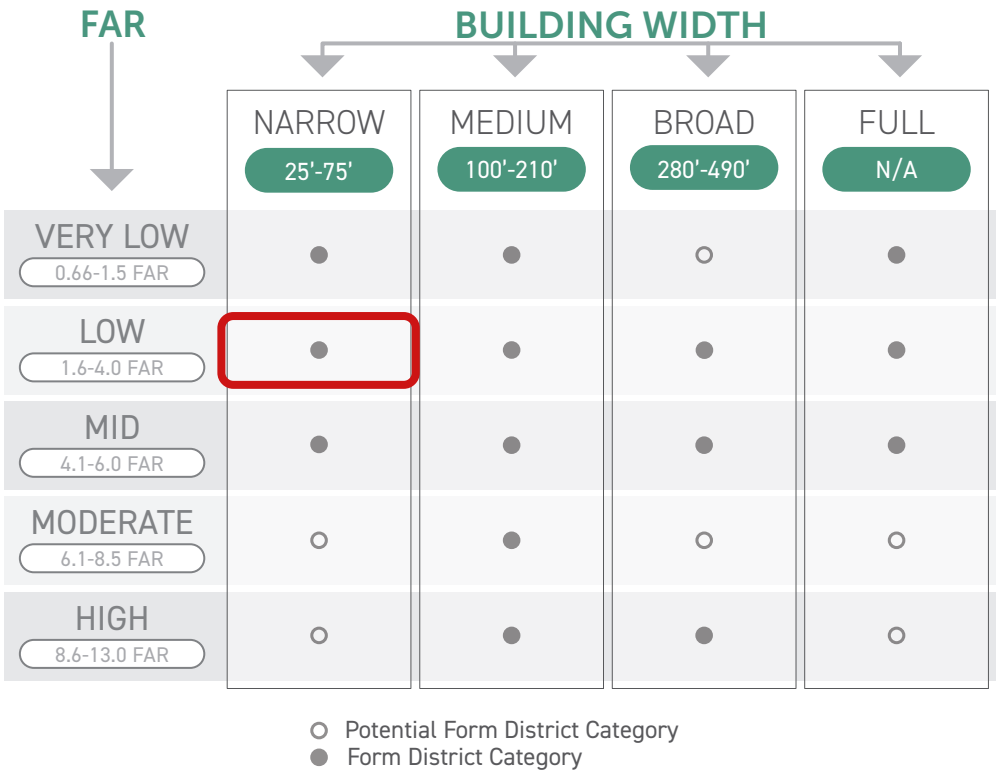
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
FAR (max)	1.5
A **Height** (max)	unlimited
Bonus	None
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	None
3. BUILDING MASS	*Div. 2C.6.*
Building width (max)	n/a
Building break (min)	n/a

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

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

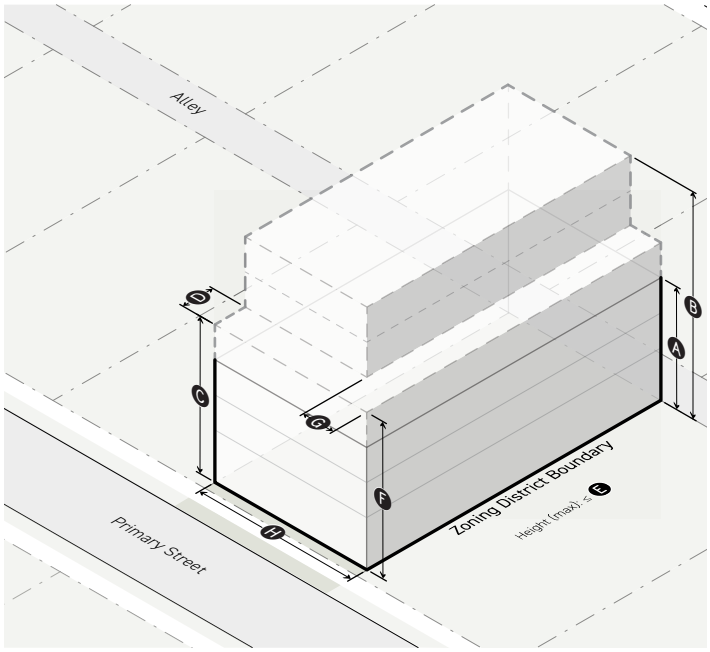


SEC. 2B.8.1. LOW-RISE NARROW 1 (LN1)

A. Lot Parameters

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

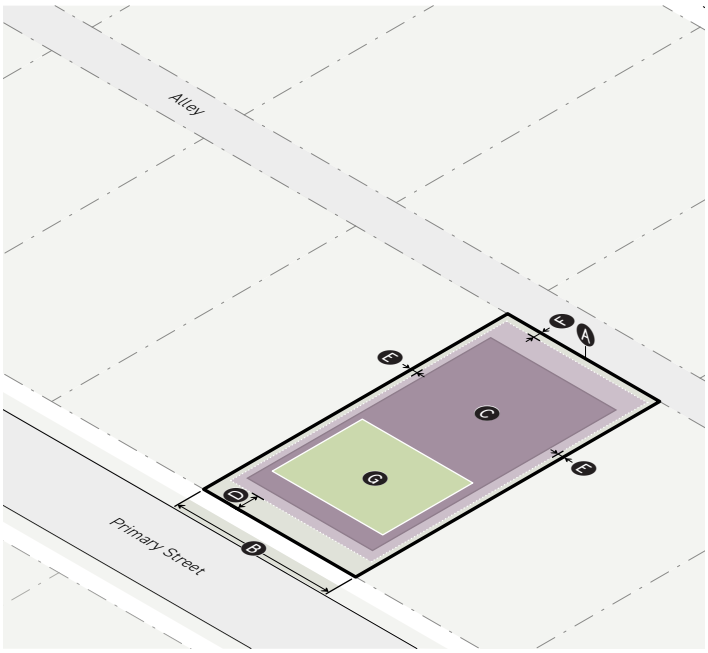
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
Ⓐ **Base height in stories** (max)	3
Bonus FAR (max)	3.0
Ⓑ **Bonus height in stories** (max)	6
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Ⓒ Stories without step-back (max)	4
Ⓓ Primary street step-back depth (min)	10'
Side street step-back depth (min)	10'
District boundary height transition	
Ⓔ Abutting district allowed height (max)	45'
Ⓕ Stories without height transition (max)	4
Ⓖ Transition depth (min)	10'
3. BUILDING MASS	*Div. 2C.6.*
Ⓗ **Building width** (max)	75'
Building break (min)	6'

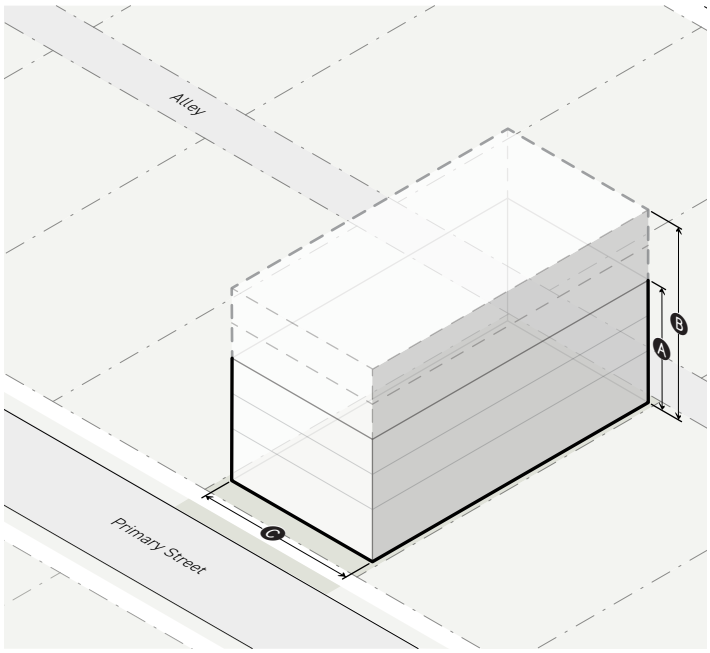
SEC. 2B.8.2. LOW-RISE NARROW 2 (LN2)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	2,000 sf
Lot width, front (min)	35'
B **Lot width, alley/side street** (min)	25'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	70%
Building setbacks	
D Primary street (min)	10'
Side street (min)	4'
E Side (min)	3'
Side, interior (min)	0'
Rear (min)	4'
F Alley (min)	4'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	15%
Required at grade (min)	50%
Residential amenity space (min)	10%

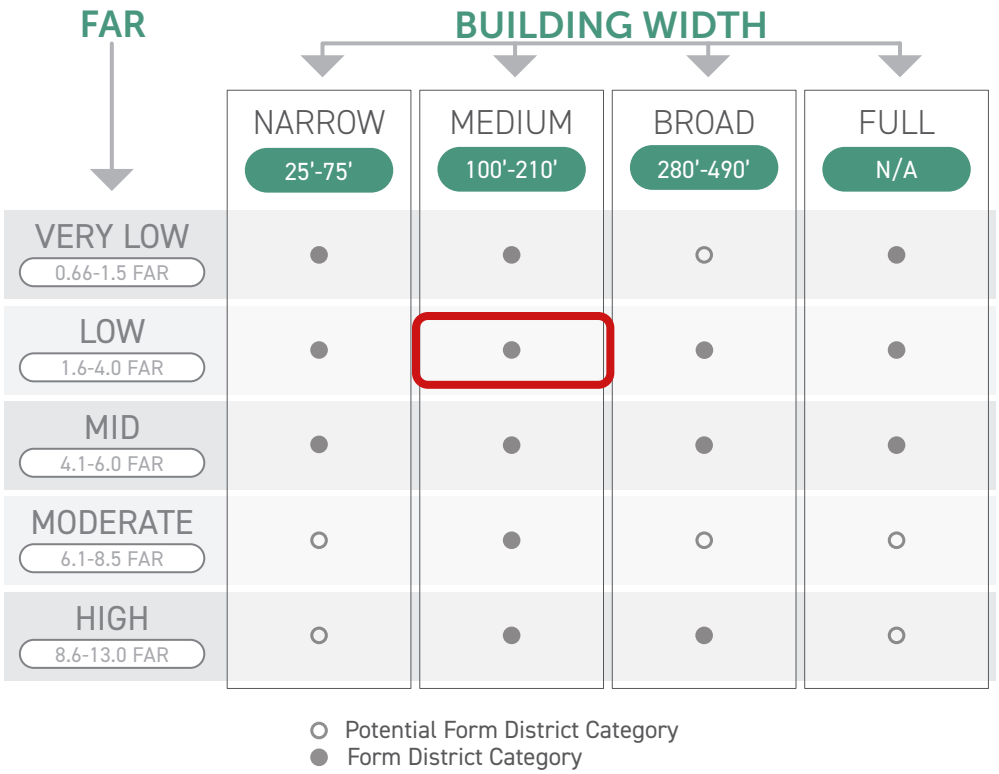
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.25
A **Base height in stories** (max)	3
Bonus FAR (max)	1.75
B **Bonus height in stories** (max)	4
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
C **Building width** (max)	
Base building width	50'
Bonus building width	75'
Building break (min)	6'

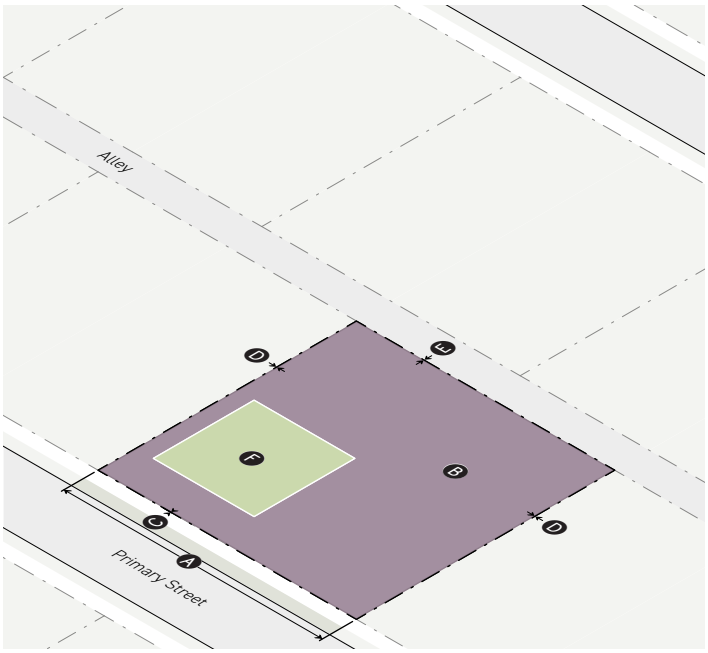
DIV. 2B.9. LOW-RISE MEDIUM FORM DISTRICTS

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



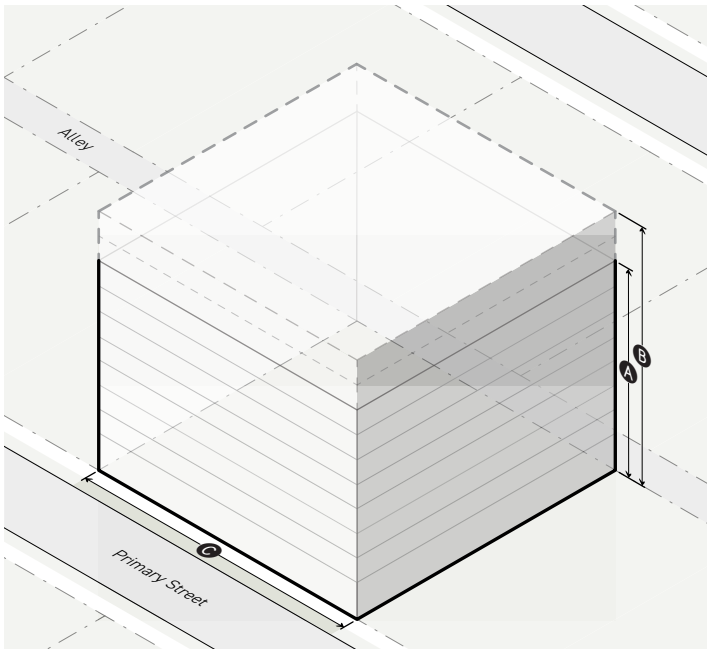
SEC. 2B.9.1. LOW-RISE MEDIUM 1 (LM1)

A. Lot Parameters



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

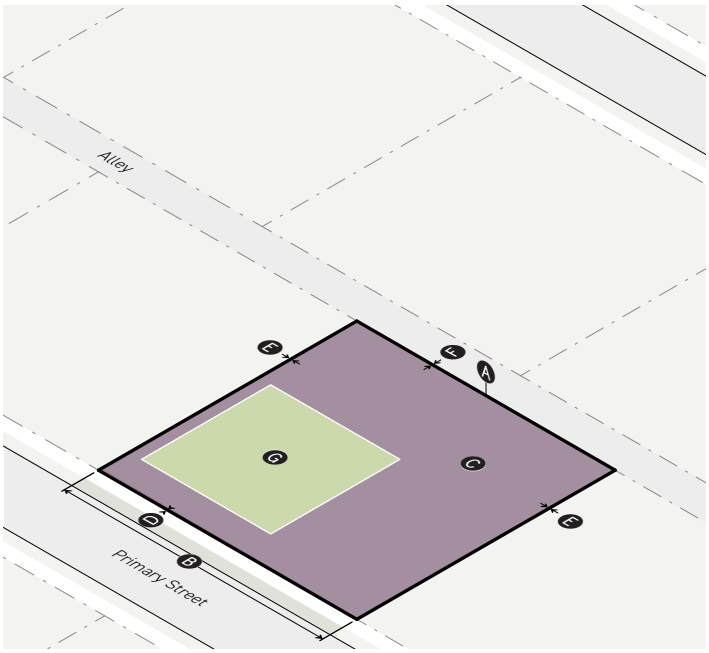
B. Bulk and Mass



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

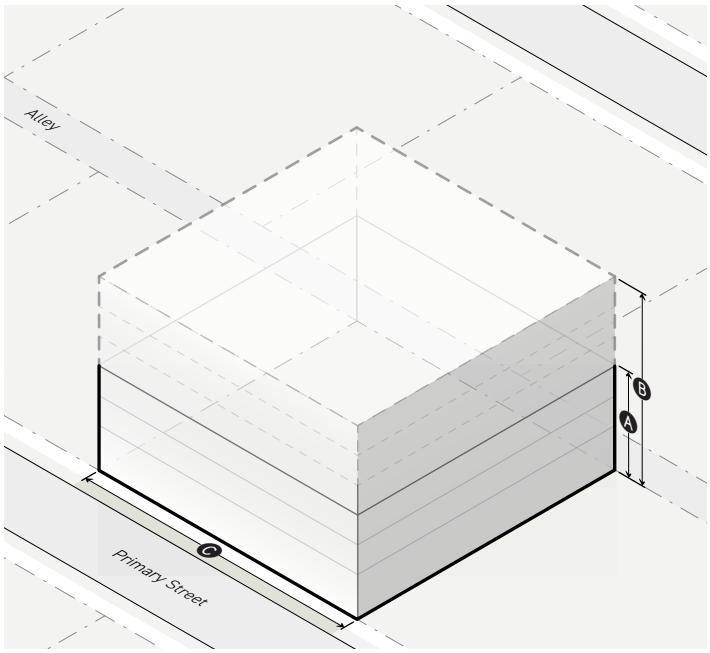
SEC. 2B.9.2. LOW-RISE MEDIUM 2 (LM2)

A. Lot Parameters



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

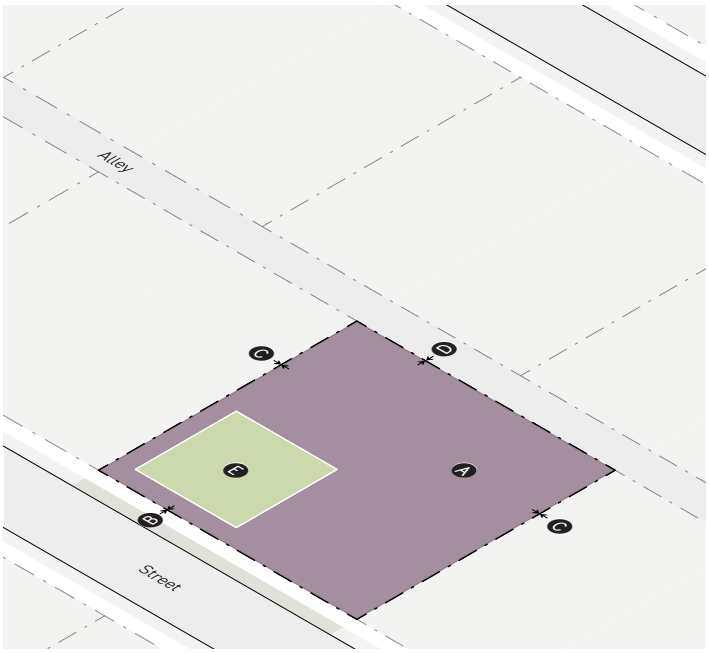
B. Bulk and Mass



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

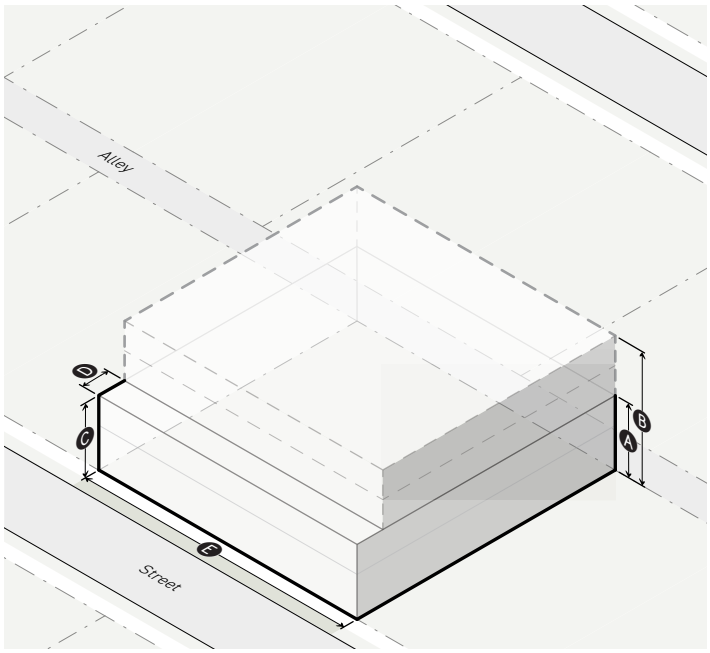
SEC. 2B.9.3. LOW-RISE MEDIUM 3 (LM3)

A. Lot Parameters



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

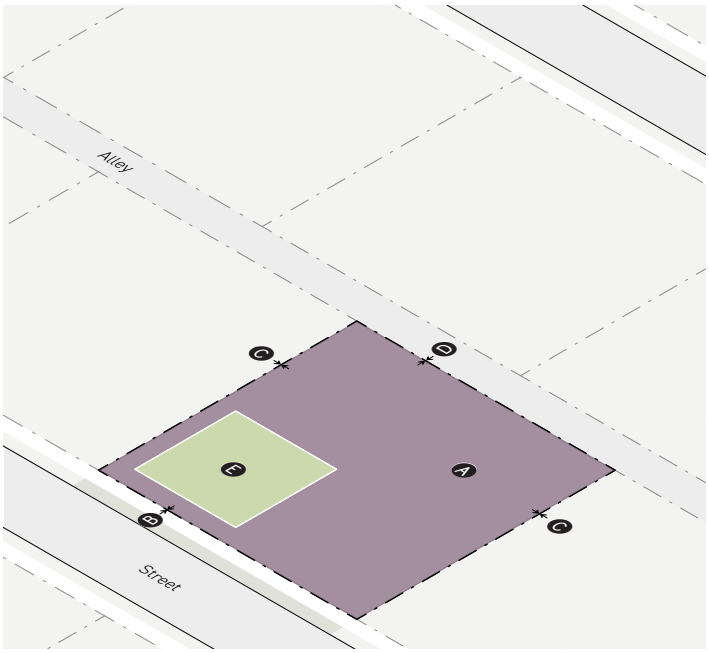
B. Bulk and Mass



1. FAR & HEIGHT		*Div. 2C.4.*
	Base FAR (max)	1.5
A	**Base height in stories** (max)	2
	Bonus FAR	2.5
B	**Bonus height in stories** (max)	4
2. UPPER-STORY BULK		*Div. 2C.5.*
	Street step-back	
C	Stories without step-back (max)	2
D	Primary street step-back depth (min)	10'
	Side street step-back depth (min)	n/a
3. BUILDING MASS		*Div. 2C.6.*
E	**Building width** (max)	140'
	Building break (min)	15'

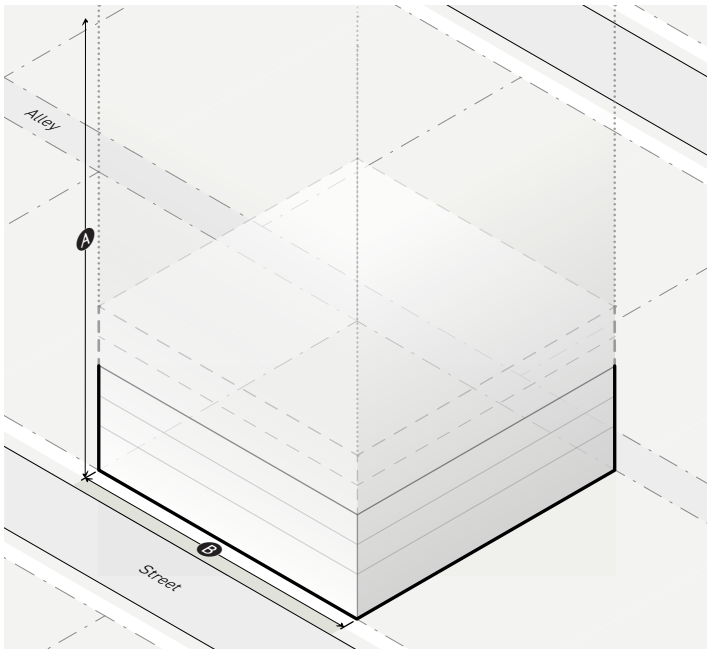
SEC. 2B.9.4. LOW-RISE MEDIUM 4 (LM4)

A. Lot Parameters



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

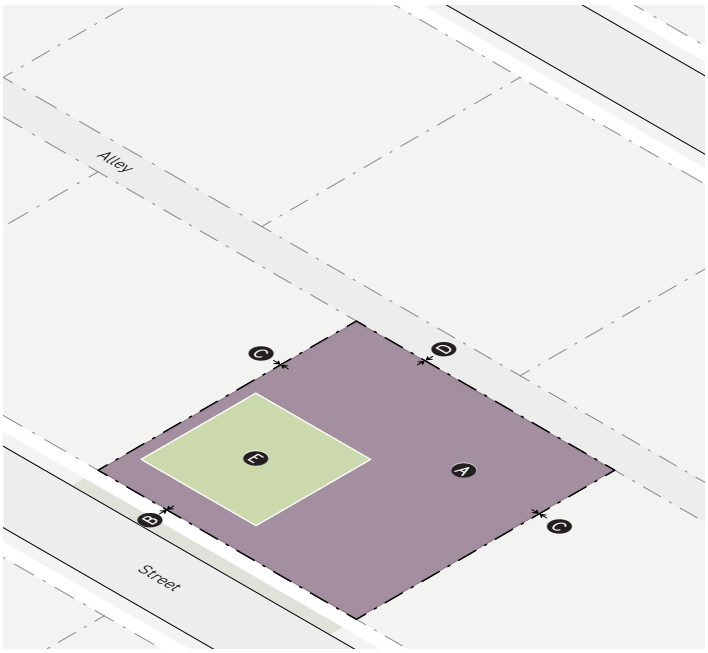
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
Base height in feet (max)	n/a
Bonus FAR (max)	3.0
Bonus height in feet (max)	n/a
2. BUILDING MASS	*Div. 2C.6.*
A **Building width** (max)	210'
Building break (min)	15'

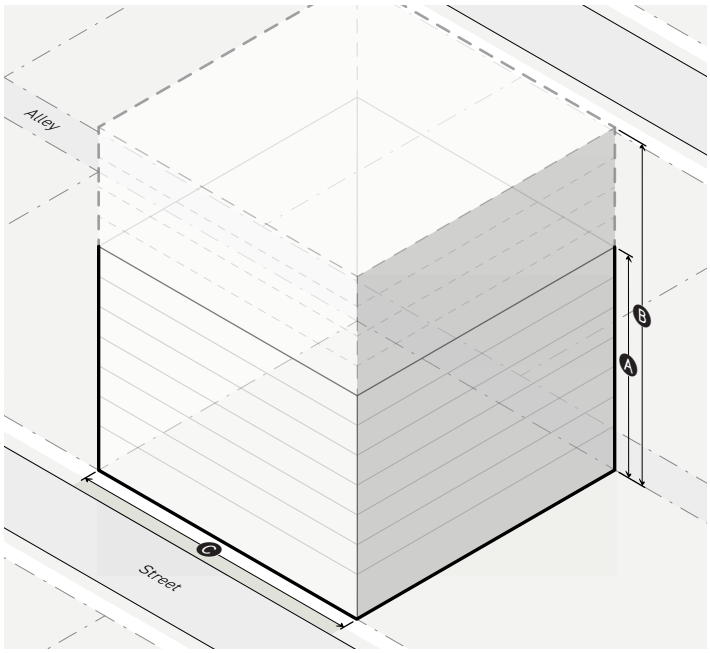
SEC. 2B.9.5. LOW-RISE MEDIUM 5 (LM5)

A. Lot Parameters



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

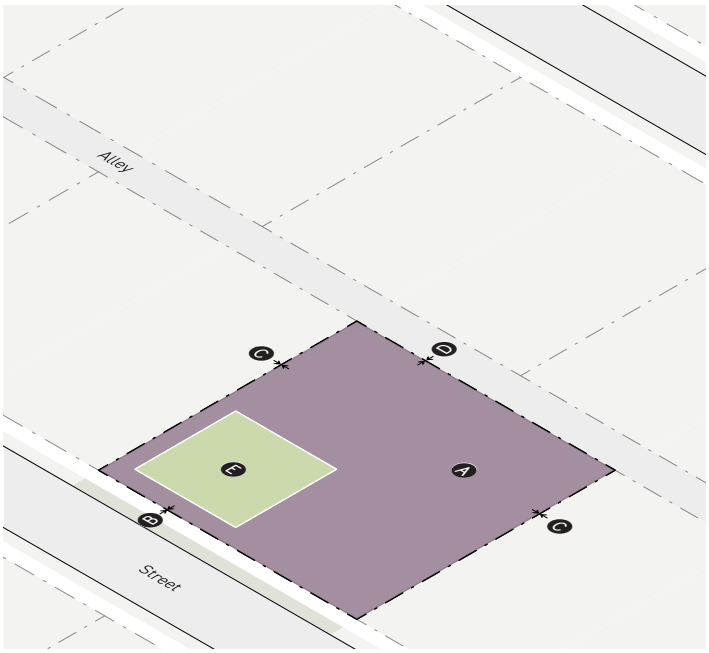
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	2.0
Ⓐ **Base height in feet** (max)	75'
Bonus FAR (max)	4.0
Ⓐ **Bonus height in feet** (max)	120'
2. BUILDING MASS	*Div. 2C.6.*
Ⓒ **Building width** (max)	210'
Building break (min)	15'

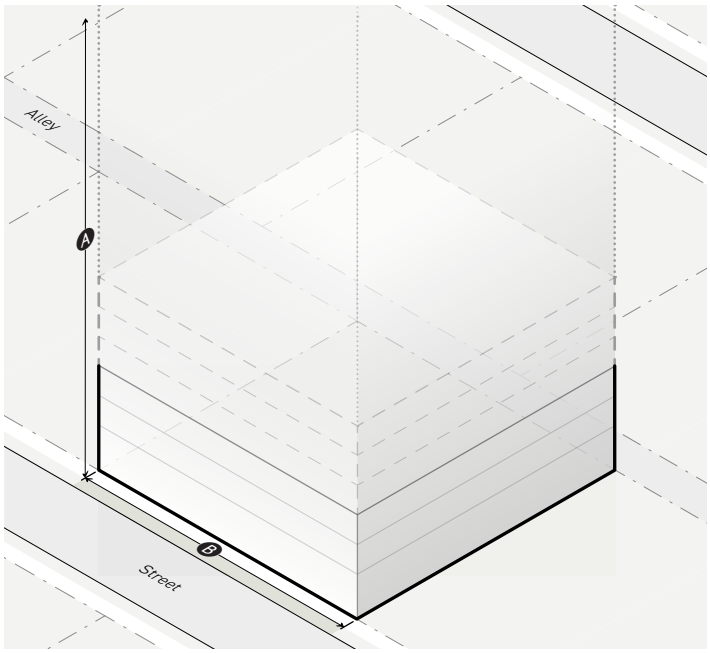
SEC. 2B.9.6. LOW-RISE MEDIUM 6 (LM6)

A. Lot Parameters



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

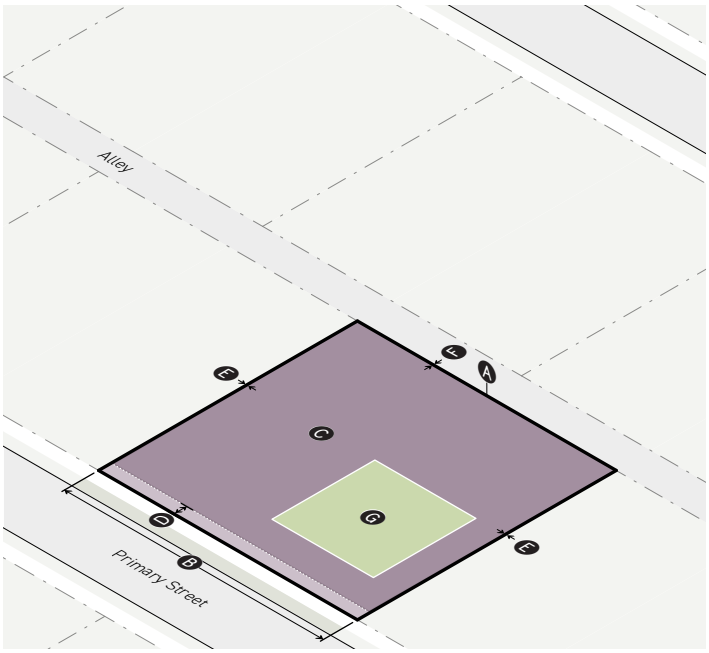
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
Base height in feet (max)	n/a
Bonus FAR (max)	4.0
Bonus height in feet (max)	n/a
2. BUILDING MASS	*Div. 2C.6.*
Ⓒ **Building width** (max)	140'
Building break (min)	15'

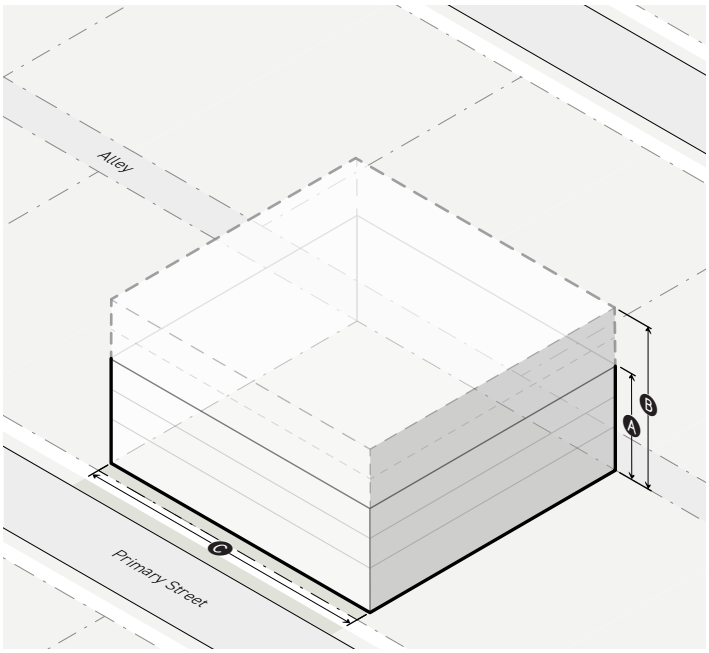
SEC. 2B.9.7. LOW-RISE MEDIUM 7 (LM7)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	1,000 sf
B **Lot width** (min)	20'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	80%
Building setbacks	
D Primary street (min)	10'
Side street (min)	3'
E Side (min)	3'
Side, interior (min)	0'
Rear (min)	4'
F Alley (min)	3'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	15%
Residential amenity space (min)	10%

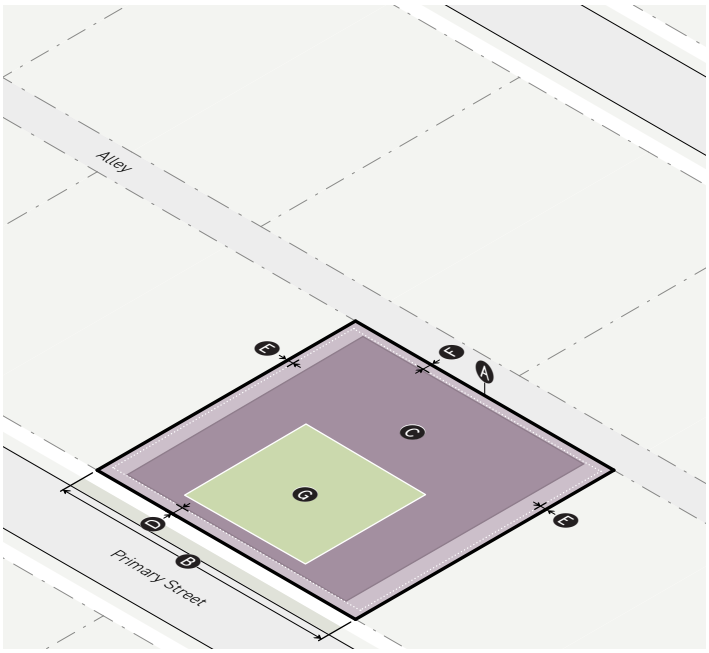
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
A **Base height in stories** (max)	3
Bonus FAR (max)	3.0
B **Bonus height in stories** (max)	5
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Stories without step-back (max)	4
Street step-back depth (min)	6'
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
C **Building width** (max)	
Base building width	100'
Bonus building width	160'
Building break (min)	15'

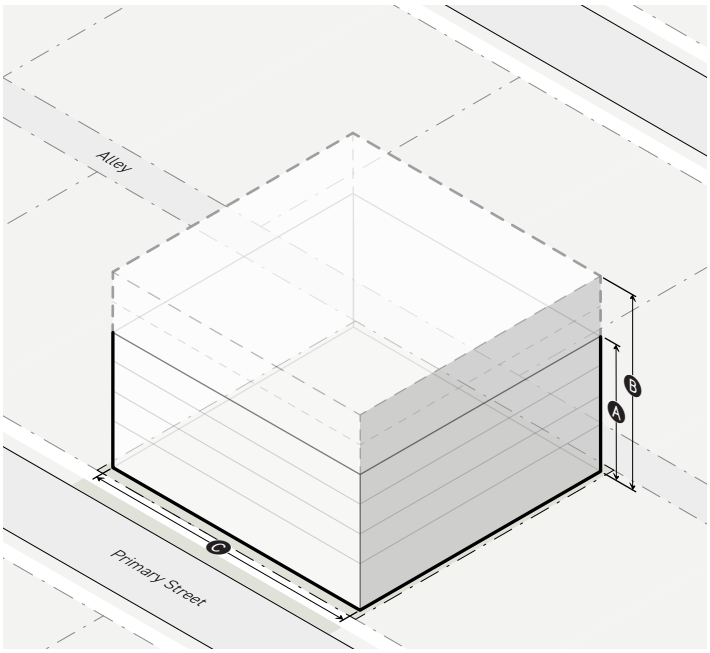
SEC. 2B.9.8. LOW-RISE MEDIUM 8 (LM8)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	1,000 sf
B **Lot width** (min)	20'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	100%
Building setbacks	
D Primary street (min)	0'
Side street (min)	0'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	15%
Residential amenity space (min)	10%

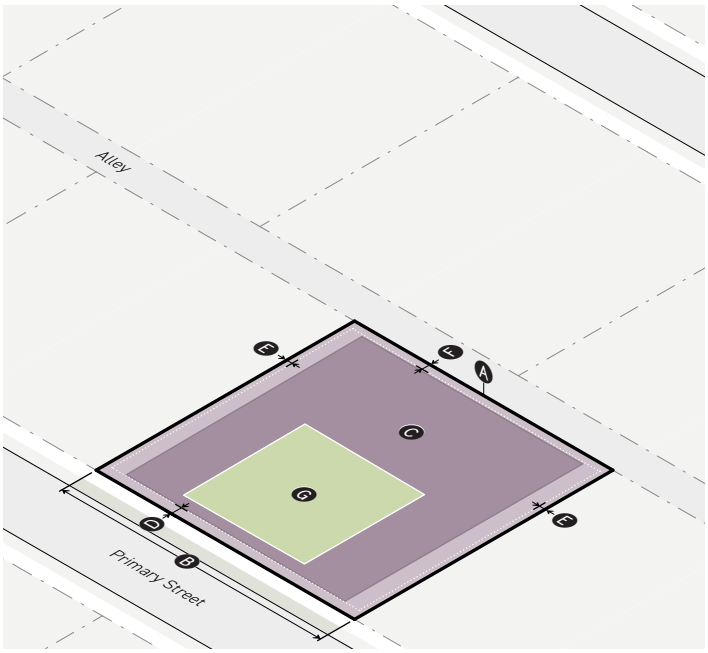
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
A **Base height in stories** (max)	3
Bonus FAR (max)	3.0
B **Bonus height in stories** (max)	5
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Stories without step-back (max)	4
Street step-back depth (min)	6'
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
C **Building width** (max)	
Base building width	140'
Bonus building width	210'
Building break (min)	15'

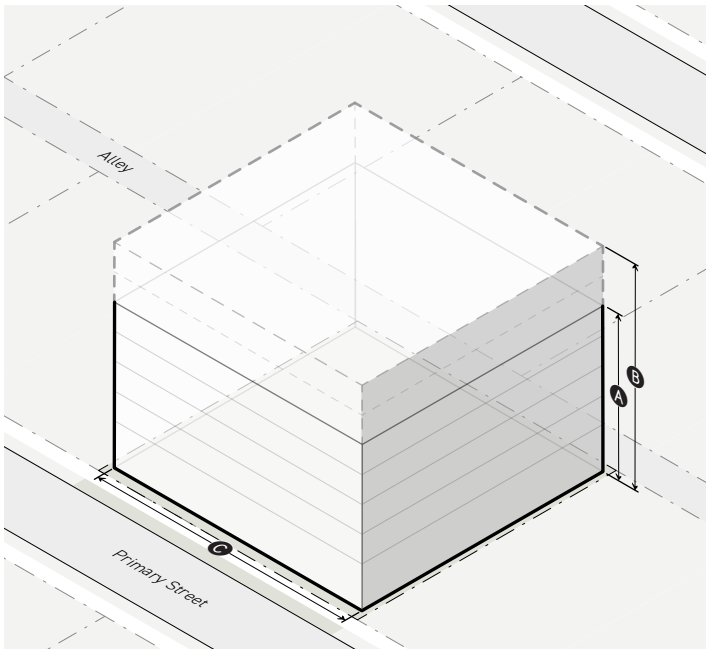
SEC. 2B.9.9. LOW-RISE MEDIUM 9 (LM9)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	1,000 sf
B **Lot width** (min)	20'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	100%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	20%
Residential amenity space (min)	10%

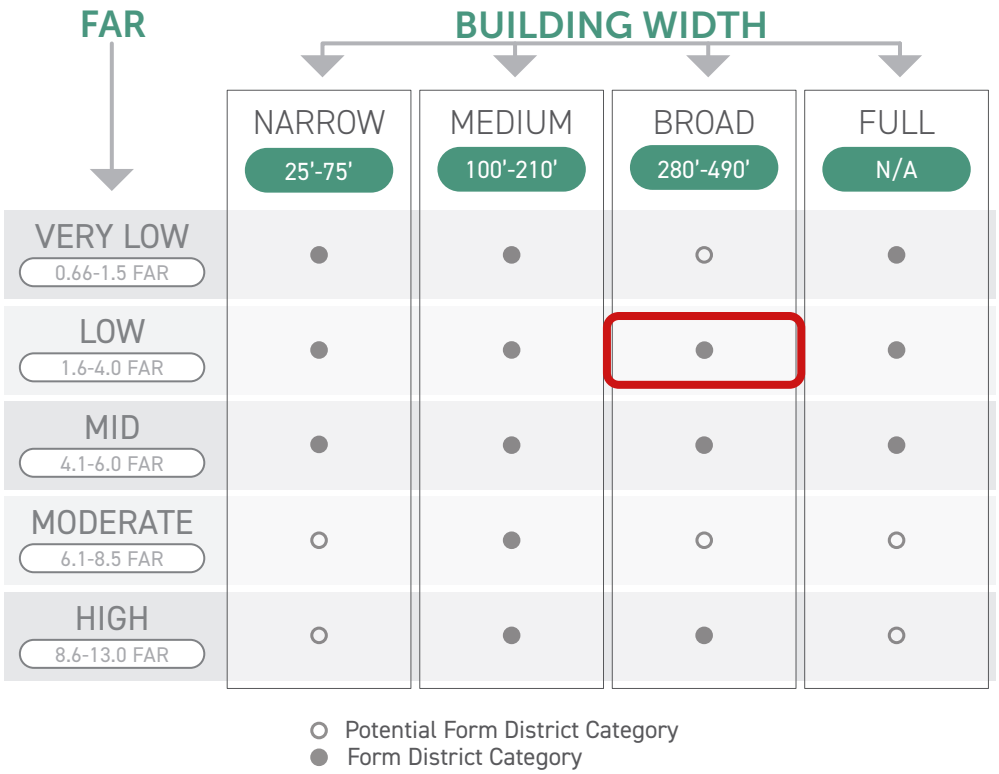
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
A **Base height in stories** (max)	3
Bonus FAR (max)	4.0
B **Bonus height in stories** (max)	6
2. UPPER-STORY BULK	*Div. 2C.5.*
Street transition	
6 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
C **Building width** (max)	
Base building width	140'
Bonus building width	210'
Building break (min)	15'

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

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

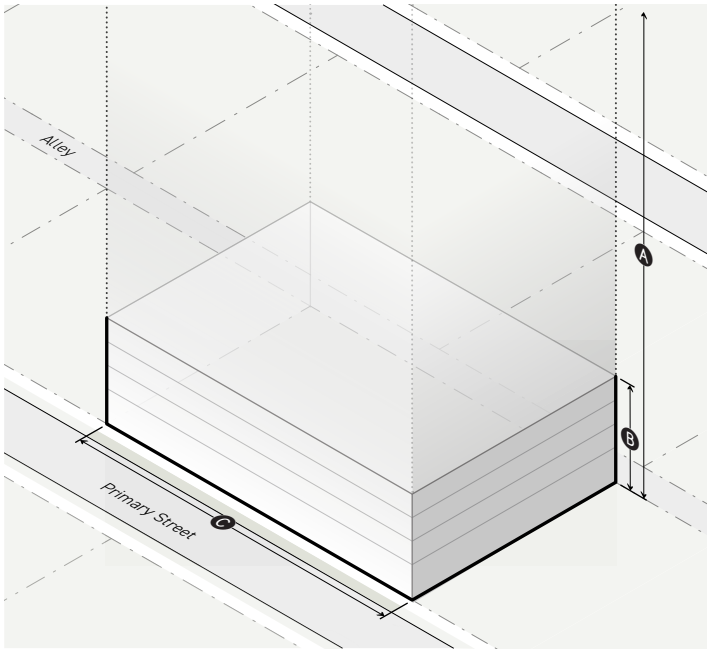


SEC. 2B.10.1. LOW-RISE BROAD 1 (LB1)

A. Lot Parameters

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

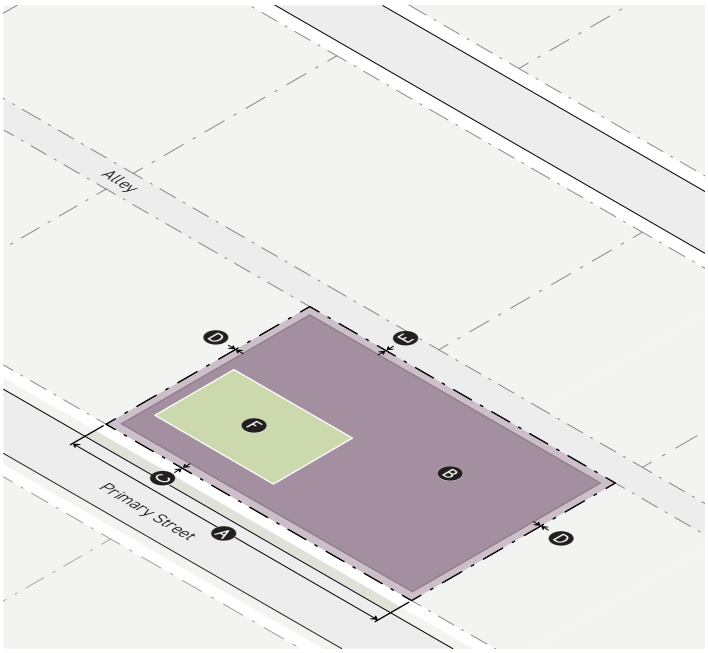
B. Bulk and Mass



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

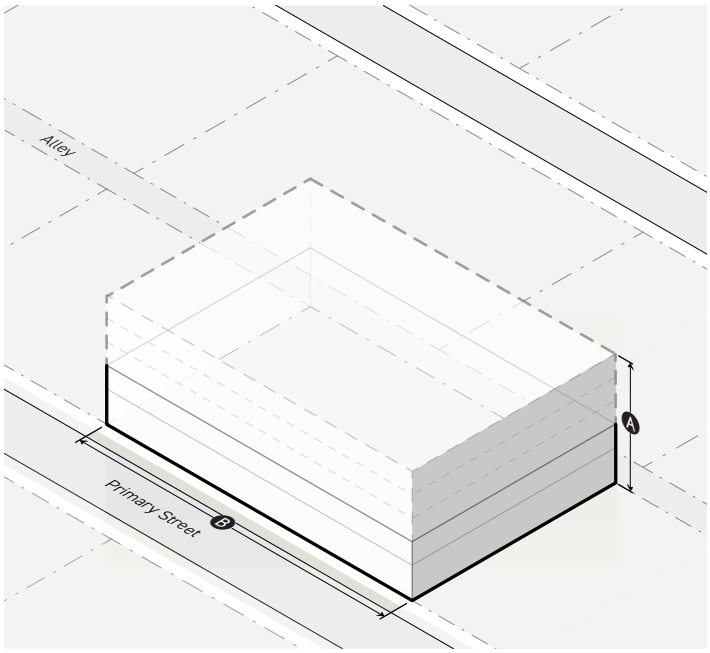
SEC. 2B.10.2. LOW-RISE BROAD 2 (LB2)

A. Lot Parameters



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

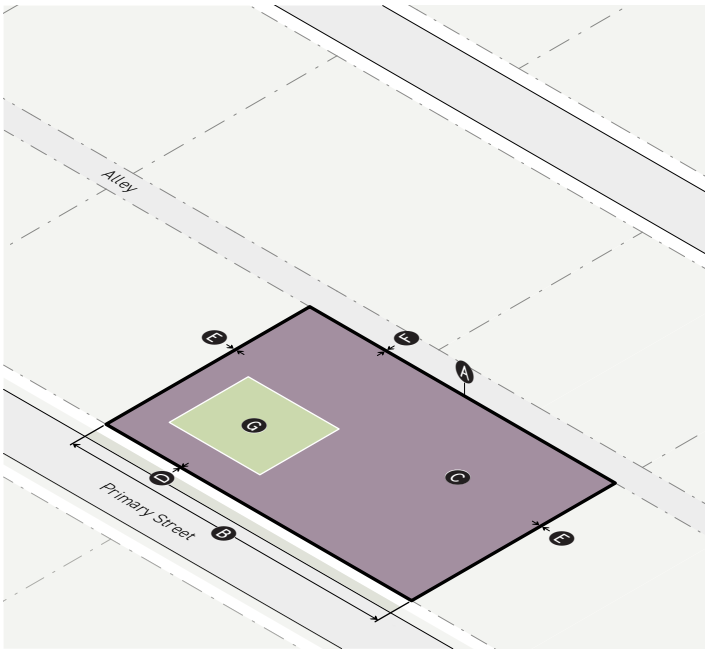
B. Bulk and Mass



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

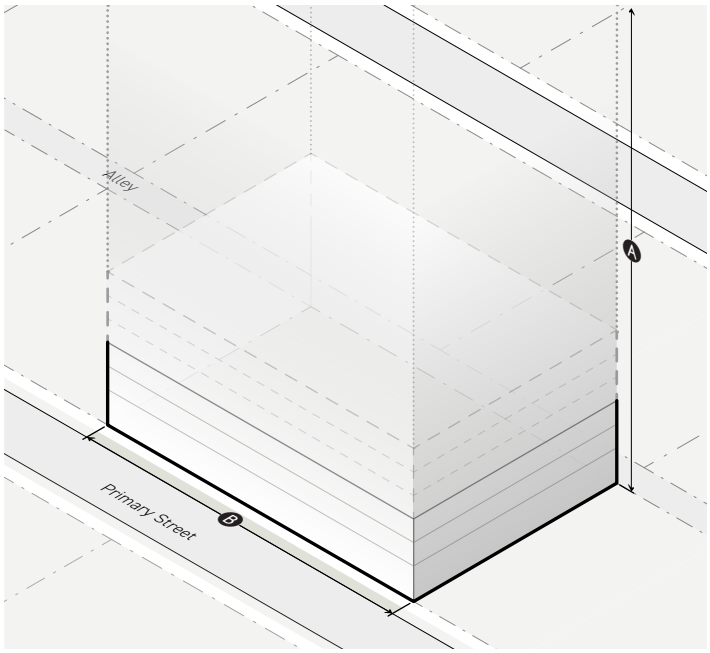
SEC. 2B.10.3. LOW-RISE BROAD 3 (LB3)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	1,000 sf
B **Lot width** (min)	20'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	100%
Building setbacks	
D Primary street (min)	0'
Side street (min)	0'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	15%
Residential amenity space (min)	10%

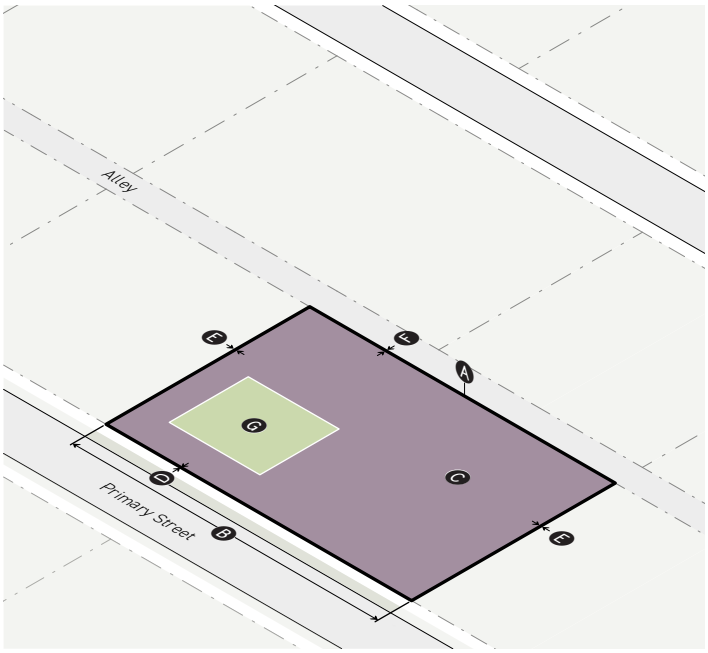
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
A **Base height in stories** (max)	unlimited
Bonus FAR (max)	3.0
Bonus height in stories (max)	Unlimited
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Stories without step-back (max)	4
Street step-back depth (min)	6'
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
C **Building width** (max)	
Base building width	280'
Bonus building width	350'
Building break (min)	25'

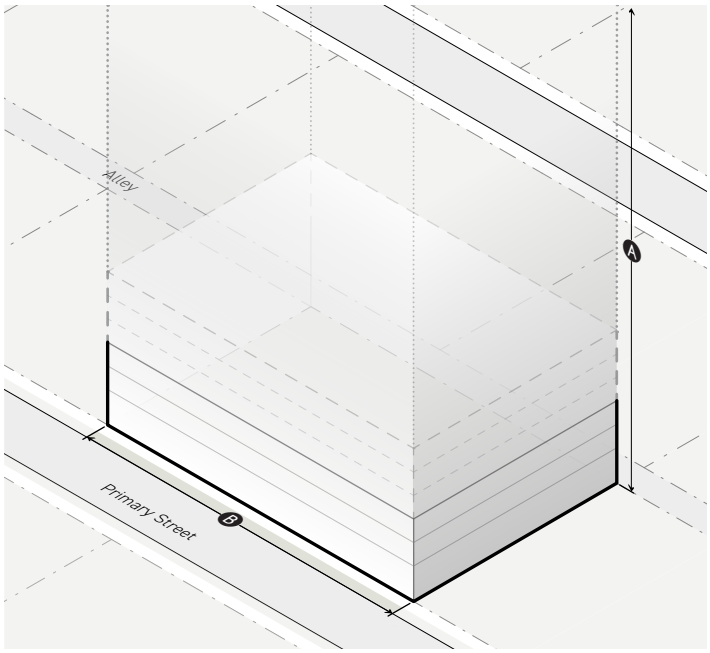
SEC. 2B.10.4. LOW-RISE BROAD 4 (LB4)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	1,000 sf
B **Lot width** (min)	20'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	100%
Building setbacks	
D Primary street (min)	0'
Side street (min)	0'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	15%
Residential amenity space (min)	10%

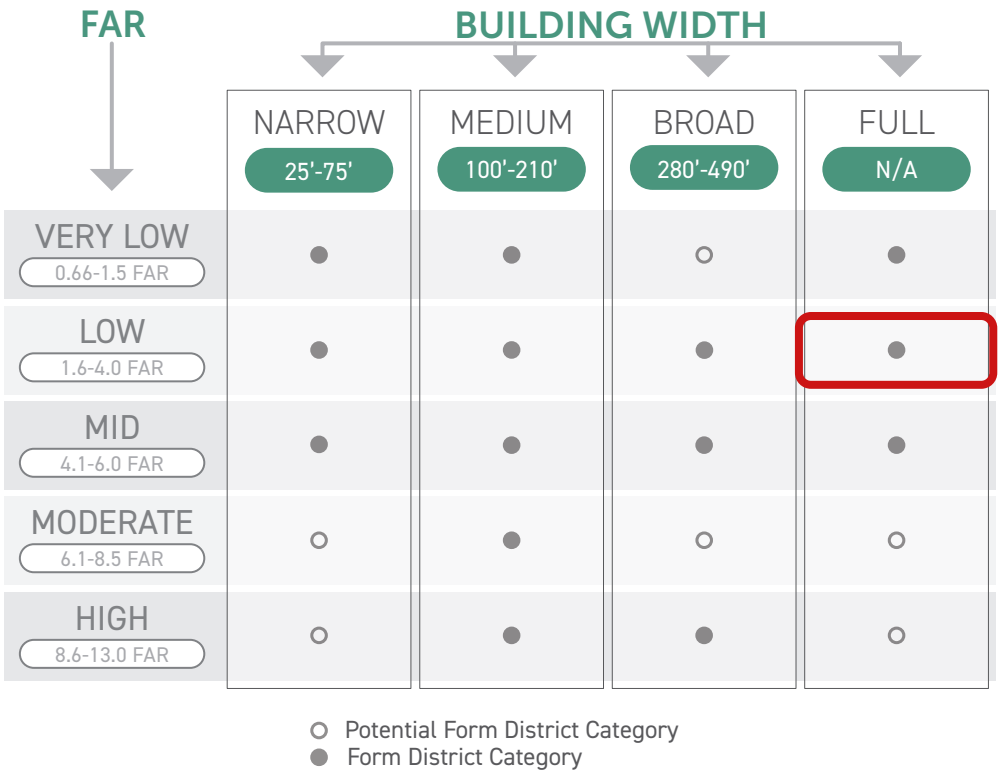
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	2.5
A **Base height in stories** (max)	4
Bonus FAR (max)	4.0
Bonus height in stories (max)	7
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Stories without step-back (max)	6
Street step-back depth (min)	6'
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
C **Building width** (max)	
Base building width	210'
Bonus building width	280'
Building break (min)	15'

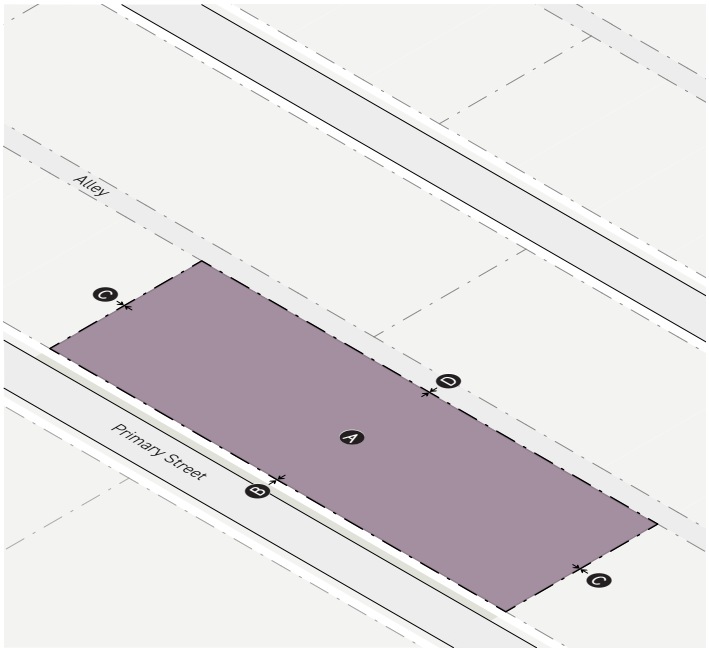
DIV. 2B.11. LOW-RISE FULL FORM DISTRICTS

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



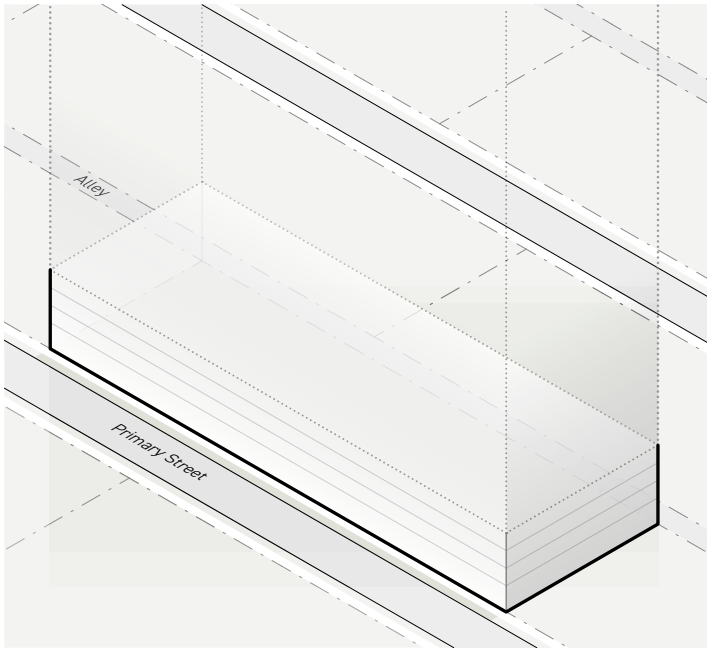
SEC. 2B.11.1. LOW-RISE FULL 1 (LF1)

A. Lot Parameters



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

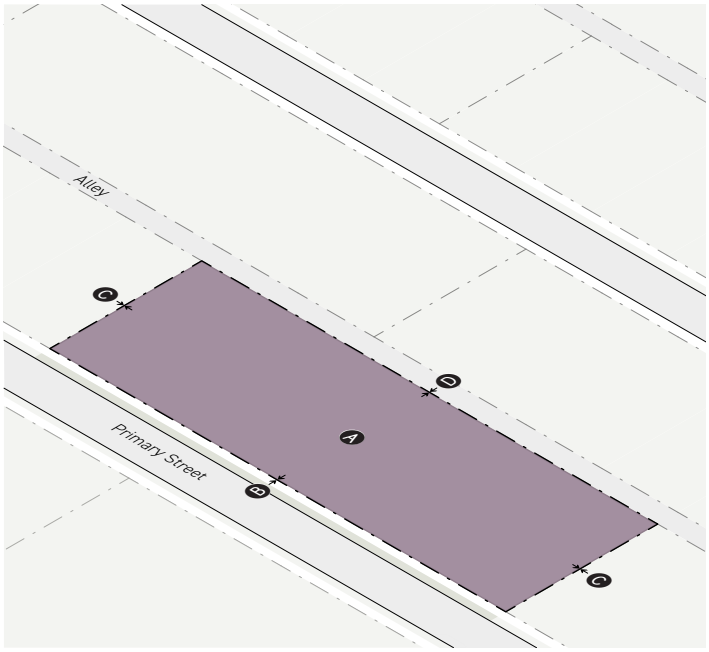
B. Bulk and Mass



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

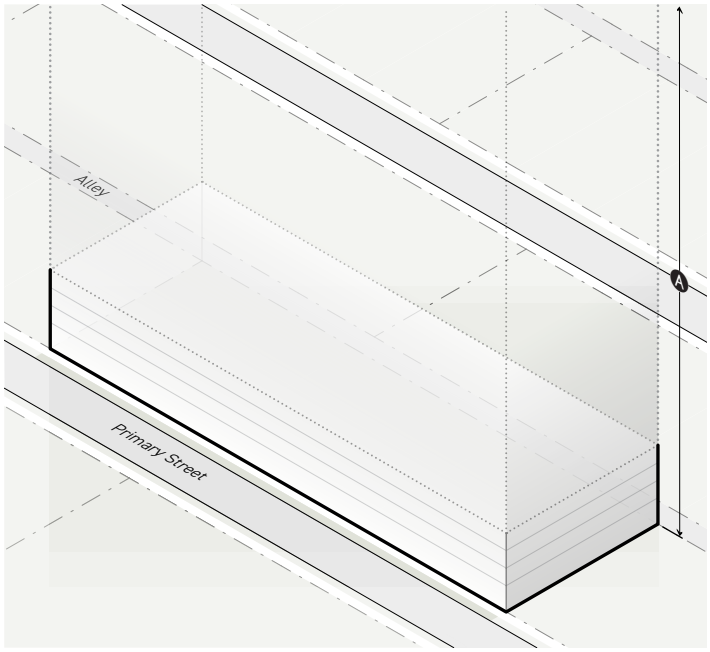
SEC. 2B.11.2. LOW-RISE FULL 2 (LF2)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
Lot area (min)	n/a
Lot width (min)	n/a
2. COVERAGE	*Div. 2C.2.*
A Building coverage (max)	100%
Building setbacks	
B Primary street (min)	0'
Side street (min)	0'
C Side (min)	0'
Rear (min)	0'
D Alley (min)	0'
Special: River (min)	20'
Special: Other (min)	0'
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

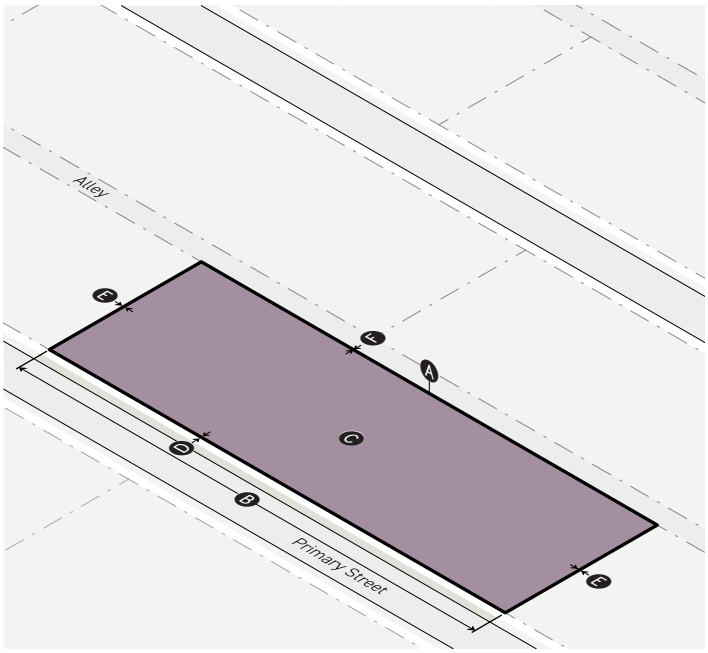
B. Bulk and Mass



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

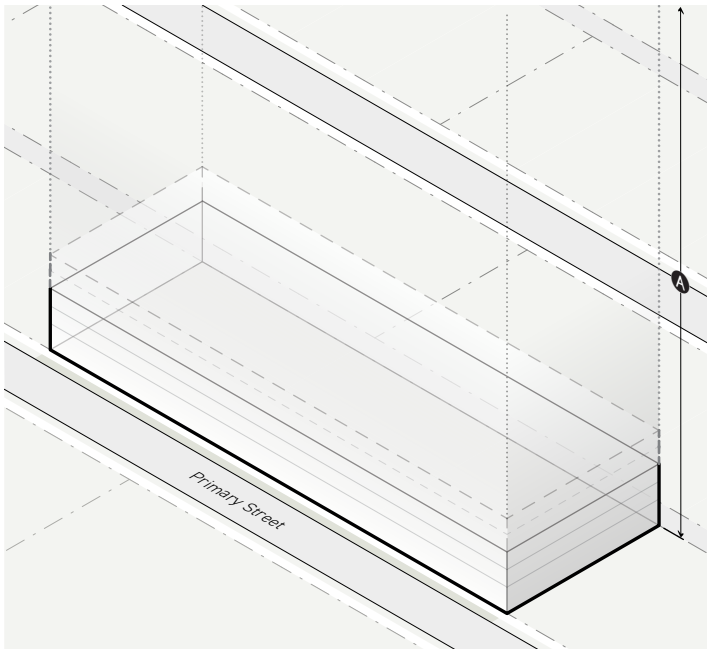
SEC. 2B.11.3. LOW-RISE FULL 3 (LF3)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Ⓐ **Lot area** (min)	1,000 sf
Ⓑ **Lot width** (min)	20'
2. COVERAGE	*Div. 2C.2.*
Ⓒ **Building coverage** (max)	100%
Building setbacks	
Ⓓ Primary street (min)	0'
Side street (min)	0'
Ⓔ Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
Ⓕ Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

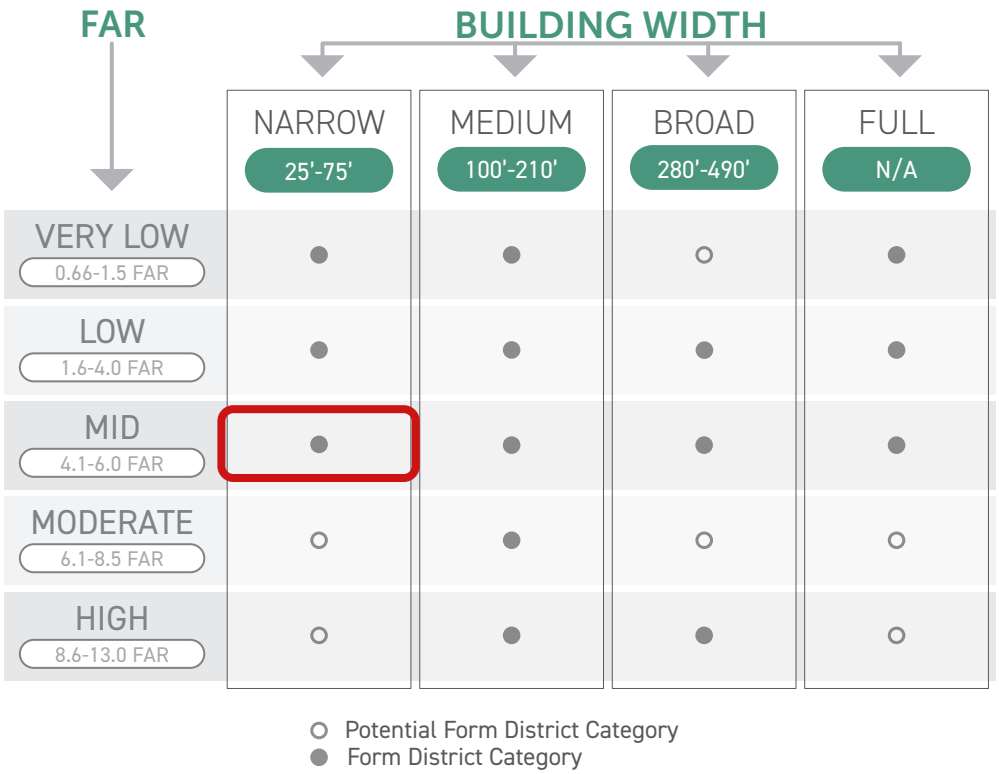
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
Ⓐ **Base height in stories** (max)	unlimited
Bonus FAR (max)	3.0
Bonus height in stories (max)	unlimited
2. UPPER-STORY BULK	*Div. 2C.5.*
Transitional height	None
3. BUILDING MASS	*Div. 2C.6.*
Building width (max)	n/a
Building break (min)	n/a

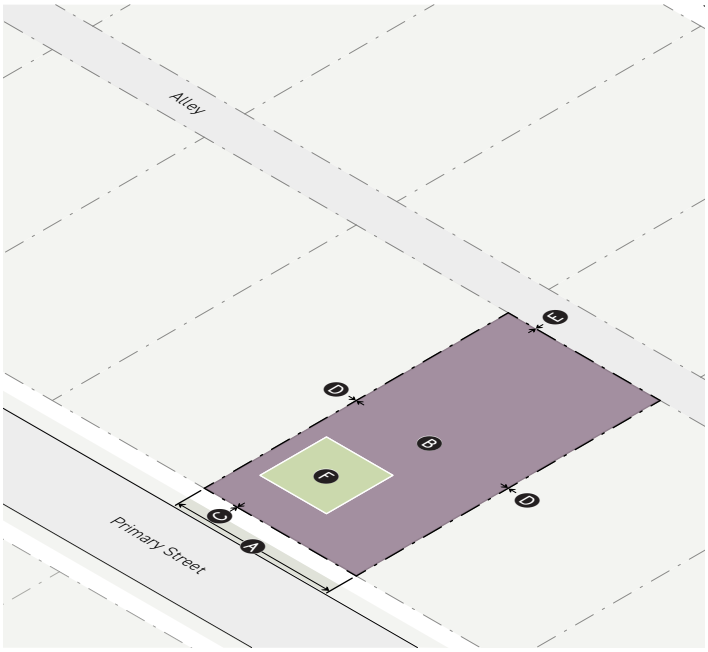
DIV. 2B.12. MID-RISE NARROW FORM DISTRICTS

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



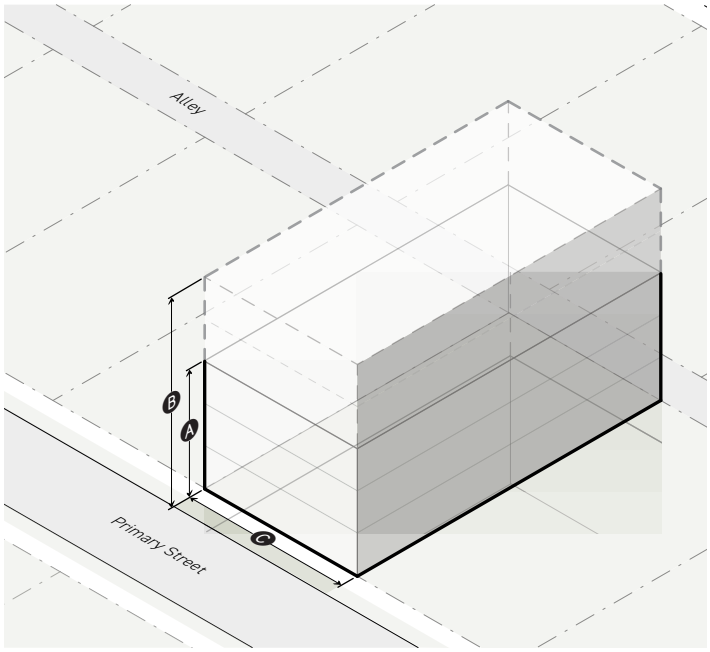
SEC. 2B.12.1. MID-RISE NARROW 1 (MN1)

A. Lot Parameters



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

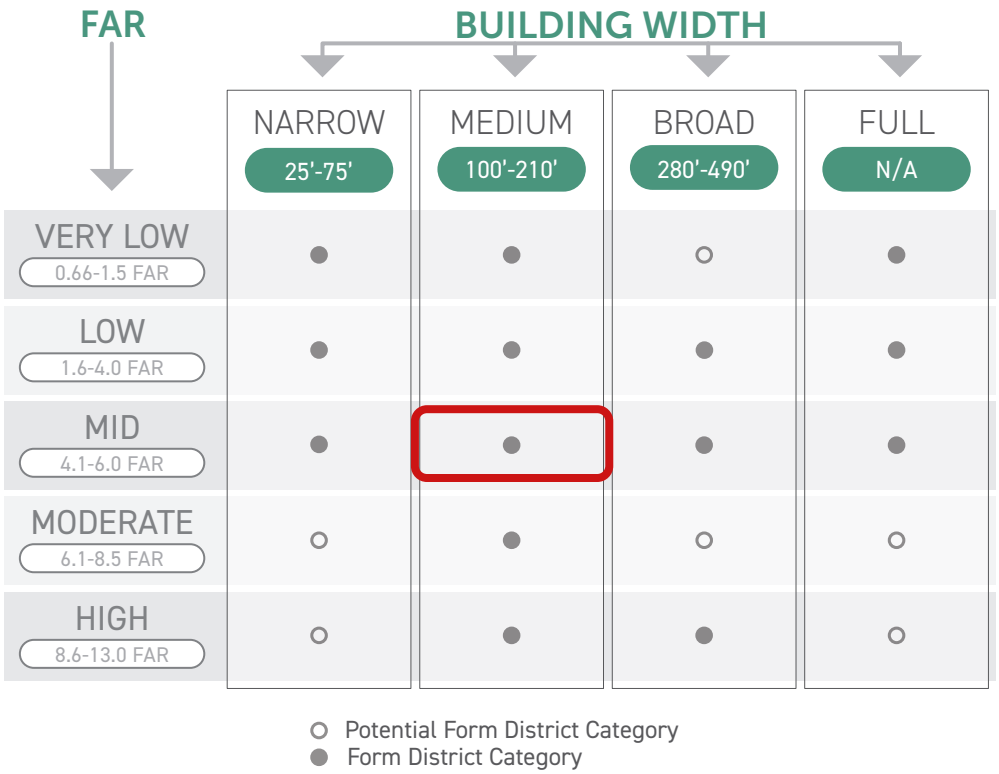
B. Bulk and Mass



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

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

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

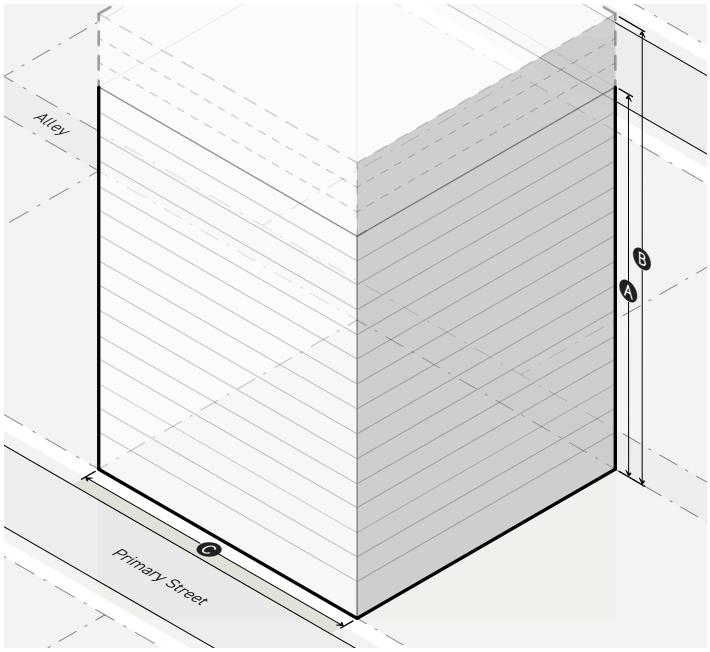


SEC. 2B.13.1. MID-RISE MEDIUM 1 (MM1)

A. Lot Parameters

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

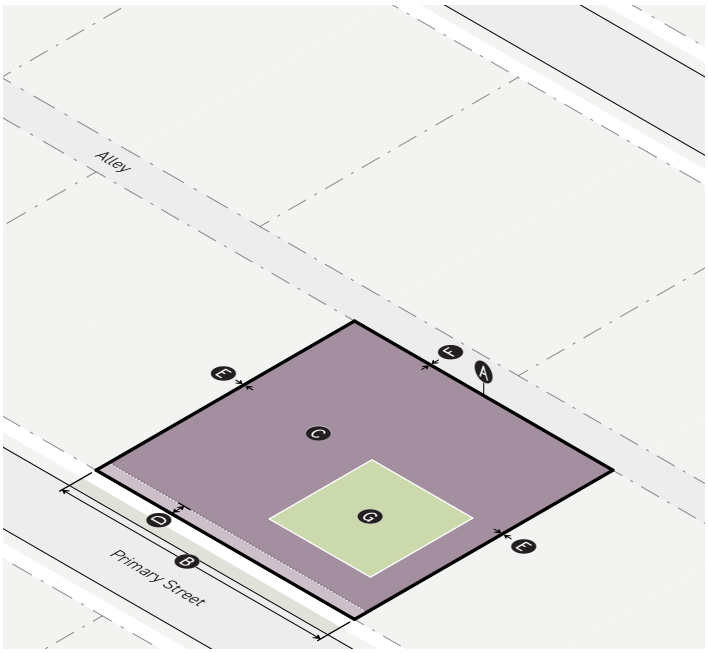
B. Bulk and Mass



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

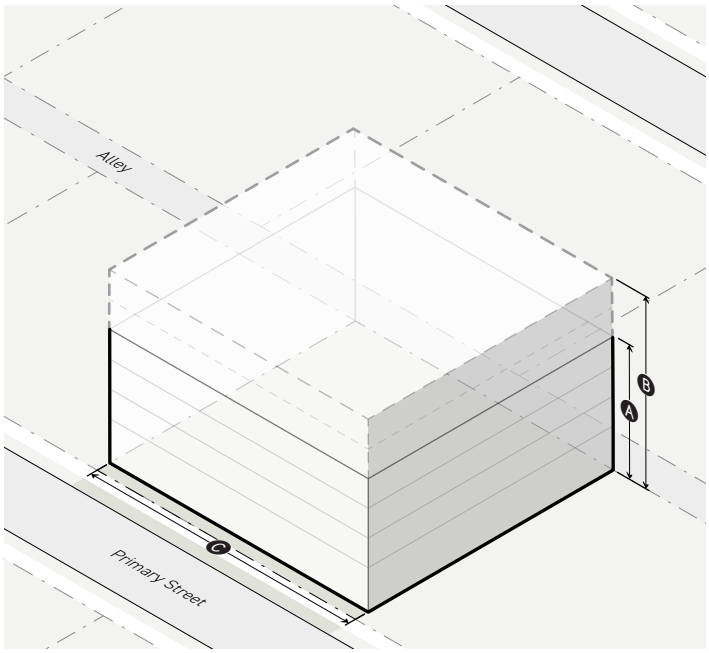
SEC. 2B.13.2. MID-RISE MEDIUM 2 (MM2)

A. Lot Parameters



1. LOT SIZE	Div. 2C.1.
Ⓐ **Lot area** (min)	1,000 sf
Ⓑ **Lot width** (min)	20'
2. COVERAGE	*Div. 2C.2.*
Ⓒ **Building coverage** (max)	80%
Building setbacks	
Ⓓ Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	3'
Ⓔ Side (min)	3'
Side, interior (min)	0'
Rear (min)	4'
Ⓕ Alley (min)	3'
Special: All (min)	4'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
Ⓖ **Lot amenity space** (min)	20%
Residential amenity space (min)	10%

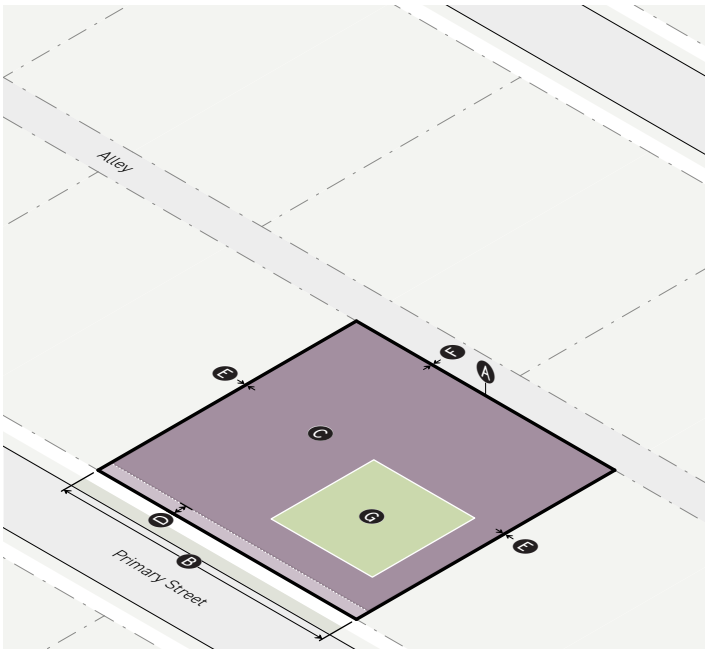
B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
Base FAR (max)	1.5
Ⓐ **Base height in stories** (max)	3
Bonus FAR (max)	4.5
Ⓑ **Bonus height in stories** (max)	7
Active space floor area exemption (max)	500 SF / 2,000 SF of lot area
2. UPPER-STORY BULK	*Div. 2C.5.*
Street transition	
7 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
Ⓒ **Building width** (max)	
Base building width	100'
Bonus building width	160'
Building break (min)	15'

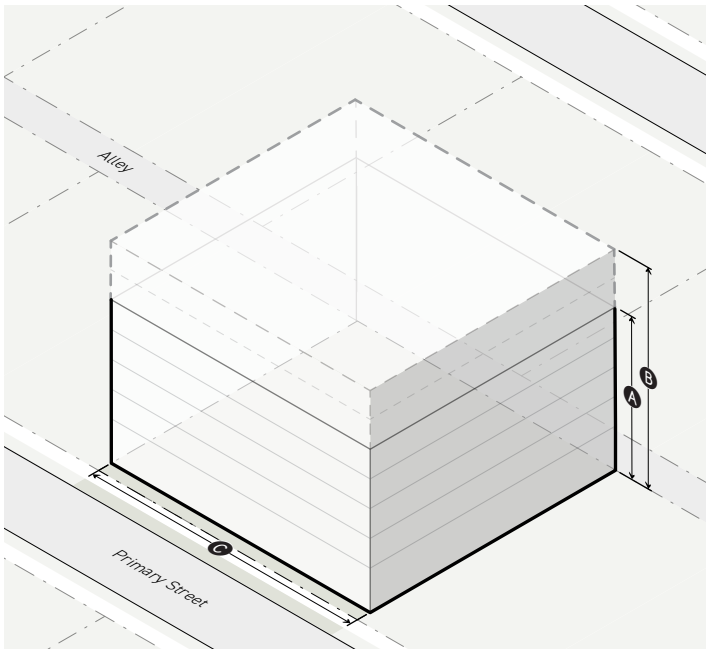
SEC. 2B.13.3. MID-RISE MEDIUM 3 (MM3)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
Ⓐ **Lot area** (min)	1,000 sf
Ⓑ **Lot width** (min)	20'
2. COVERAGE	*Div. 2C.2.*
Ⓒ **Building coverage** (max)	100%
Building setbacks	
Ⓓ Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
Ⓔ Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
Ⓕ Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
Ⓖ **Lot amenity space** (min)	20%
Residential amenity space (min)	10%

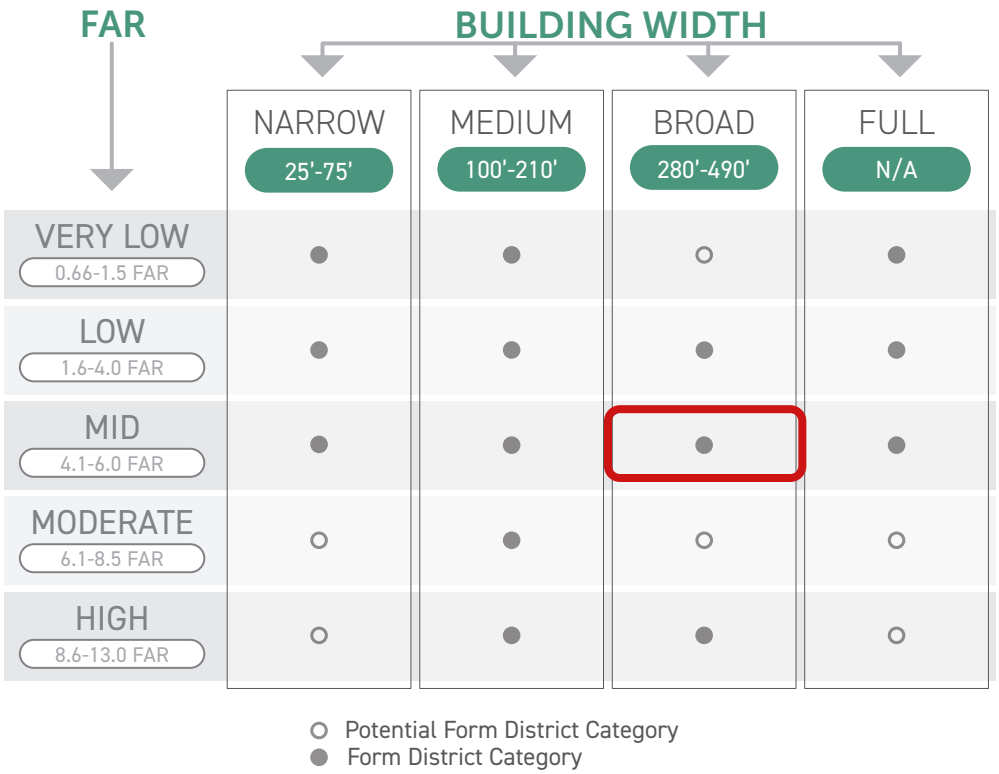
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
Ⓐ **Base height in stories** (max)	3
Bonus FAR (max)	5.0
Ⓑ **Bonus height in stories** (max)	8
2. UPPER-STORY BULK	*Div. 2C.5.*
Street transition	
8 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
Ⓒ **Building width** (max)	
Base building width	140'
Bonus building width	210'
Building break (min)	15'

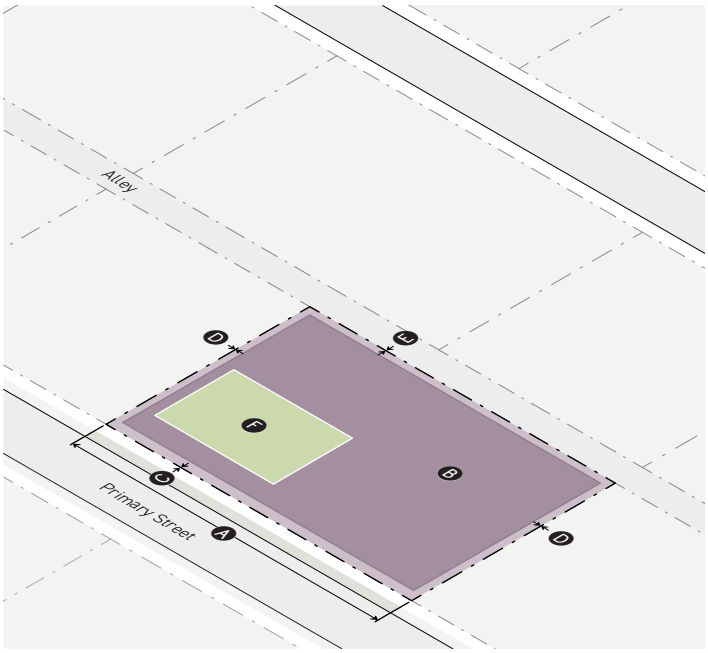
DIV. 2B.14. MID-RISE BROAD FORM DISTRICTS

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



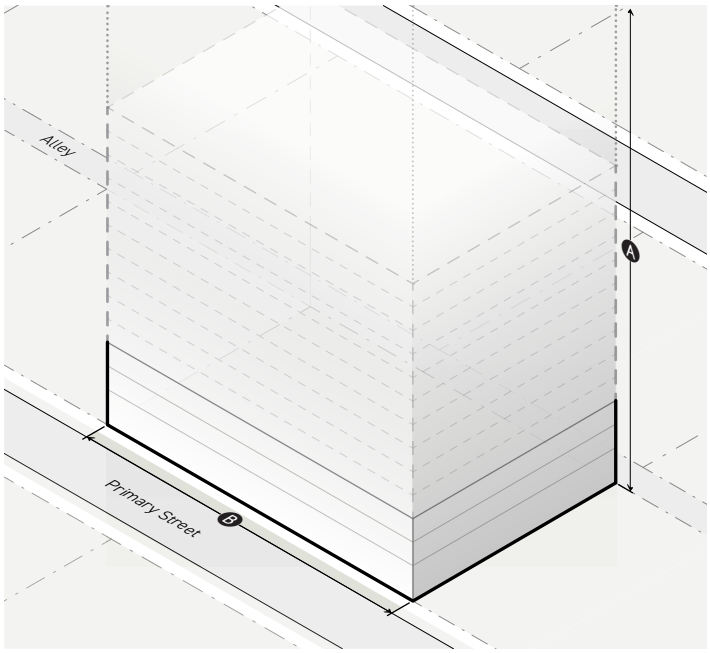
SEC. 2B.14.1. MID-RISE BROAD 1 (MB1)

A. Lot Parameters



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

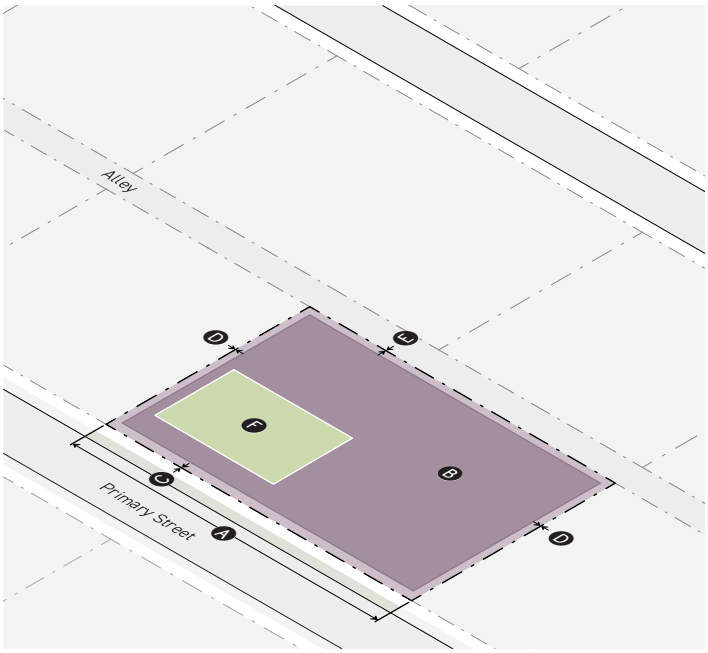
B. Bulk and Mass



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

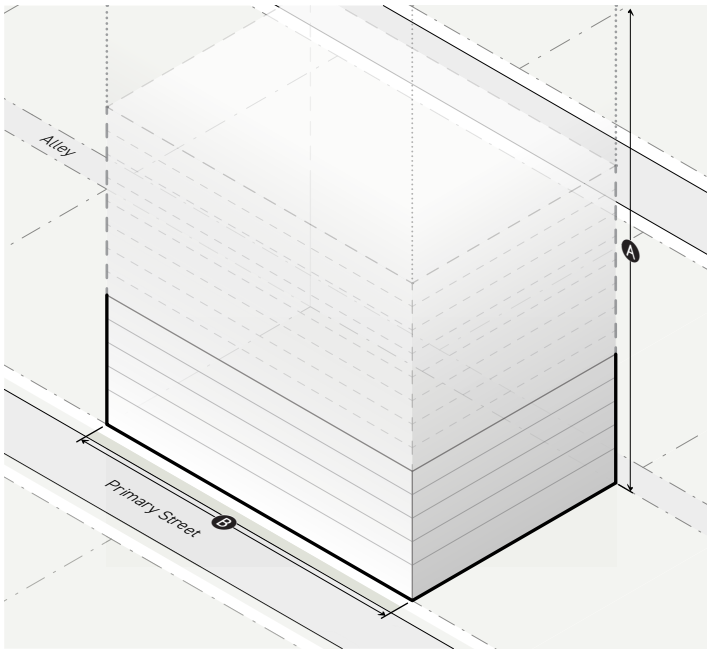
SEC. 2B.14.2. MID-RISE BROAD 2 (MB2)

A. Lot Parameters



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

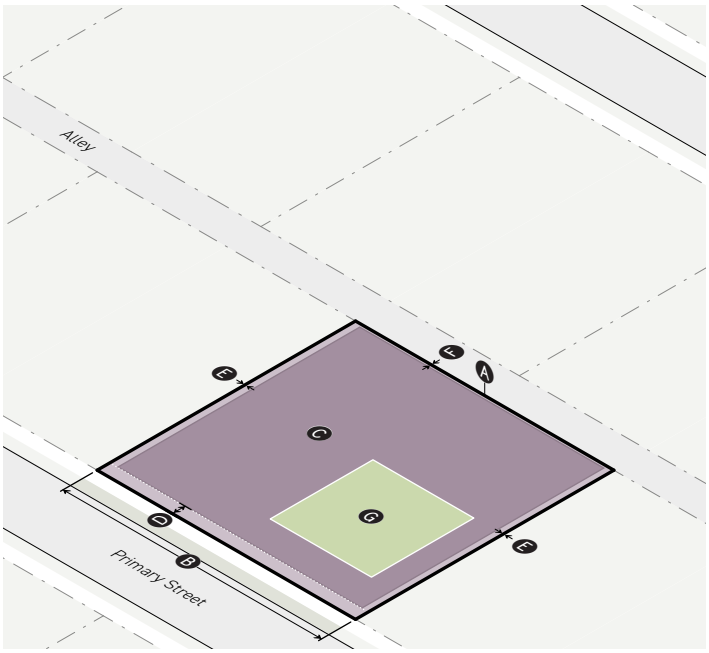
B. Bulk and Mass



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

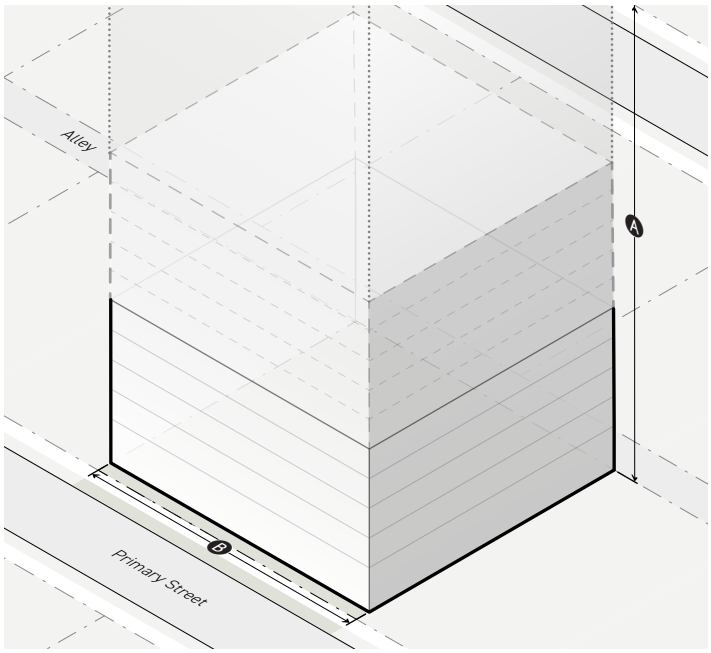
SEC. 2B.14.3. MID-RISE BROAD 3 (MB3)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	1,000 sf
B **Lot width** (min)	20'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	100%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	20%
Residential amenity space (min)	10%

B. Bulk and Mass



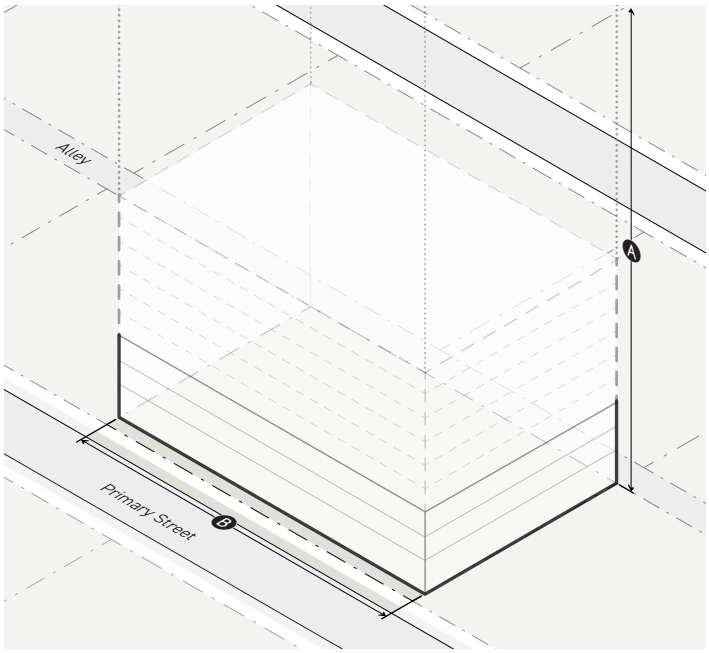
1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
A **Base height in stories** (max)	Unlimited
Bonus FAR (max)	6.0
B **Bonus height in stories** (max)	Unlimited
2. UPPER-STORY BULK	*Div. 2C.5.*
Street transition	
9 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
C **Building width** (max)	
Base building width	140'
Bonus building width	280'
Building break (min)	15'

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

A. Lot Parameters

1. LOT SIZE	*Div. 2C.1.*
A Lot area (min)	1,000 sf
B Lot width (min)	20'
2. COVERAGE	*Div. 2C.2.*
C Building coverage (max)	100%
Building setbacks	
D Primary street (min)	0'
Side street (min)	0'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G Lot amenity space (min)	15%
Residential amenity space (min)	10%

B. Bulk and Mass



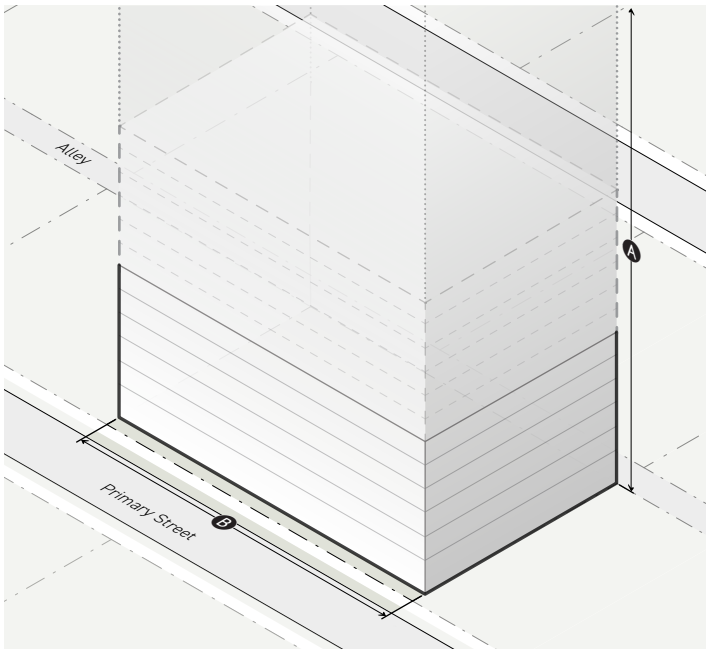
1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	3.5
A Base height in stories (max)	5
Bonus FAR (max)	5.0
Bonus height in stories (max)	8
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Stories without step-back (max)	7
Street step-back depth (min)	6'
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
B Building width (max)	
Base building width	160'
Bonus building width	280'
Building break (min)	15'

SEC. 2B.14.5. MID-RISE BROAD 5 (MB5)

A. Lot Parameters

1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	1,000 sf
B **Lot width** (min)	20'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	100%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	15%
Residential amenity space (min)	10%

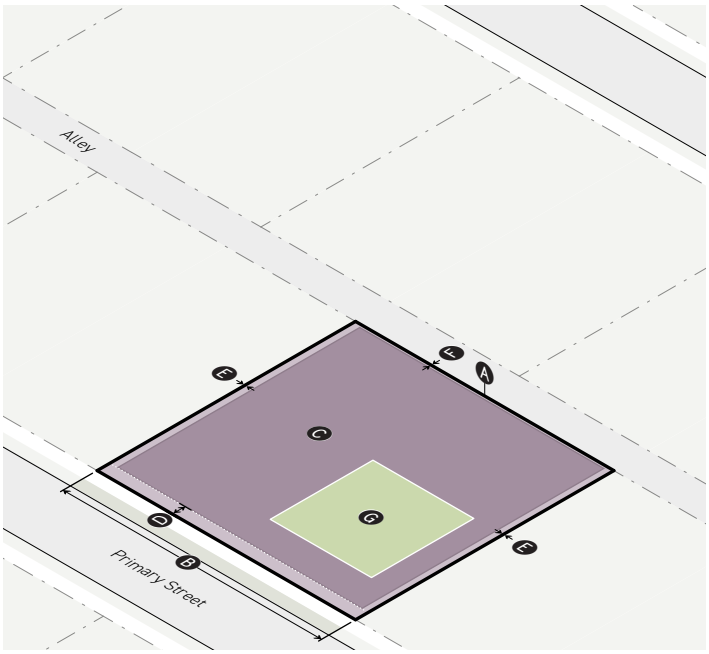
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	3.5
A **Base height in stories** (max)	unlimited
Bonus FAR (max)	6.0
Bonus height in stories (max)	Unlimited
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
Stories without step-back (max)	8
Street step-back depth (min)	6'
Transitional height	Required
3. BUILDING MASS	*Div. 2C.6.*
B **Building width** (max)	
Base building width	160'
Bonus building width	280'
Building break (min)	15'

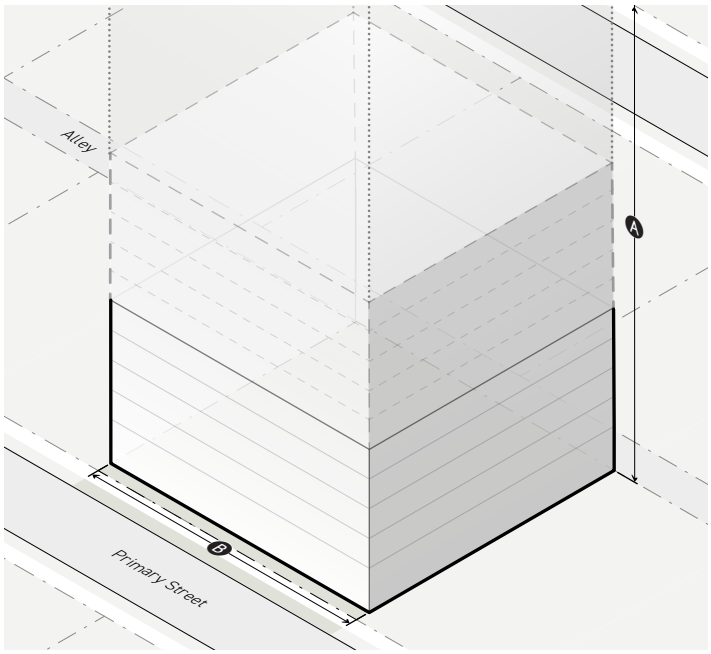
SEC. 2B.14.6. MID-RISE BROAD 6 (MB6)

A. Lot Parameters



1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	1,000 sf
B **Lot width** (min)	20'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	100%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	30%
Residential amenity space (min)	10%

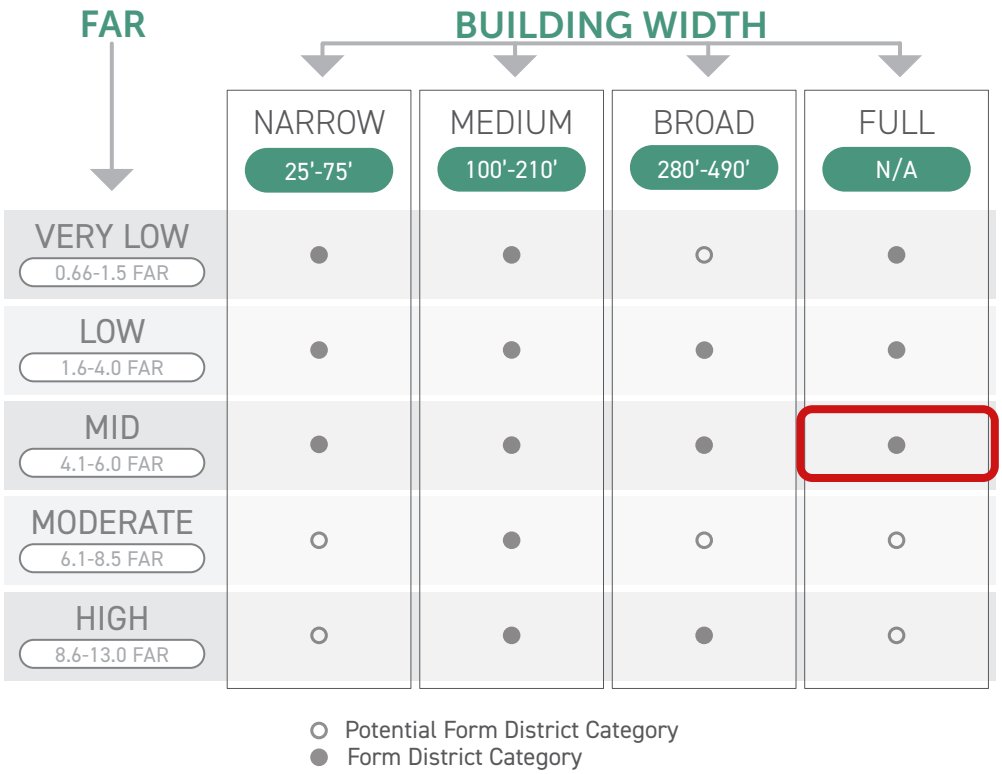
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	1.5
A **Base height in stories** (max)	Unlimited
Bonus FAR (max)	5.0
B **Bonus height in stories** (max)	Unlimited
2. UPPER-STORY BULK	*Div. 2C.5.*
Street transition	
8 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
C **Building width** (max)	
Base building width	210'
Bonus building width	350'
Building break (min)	15'

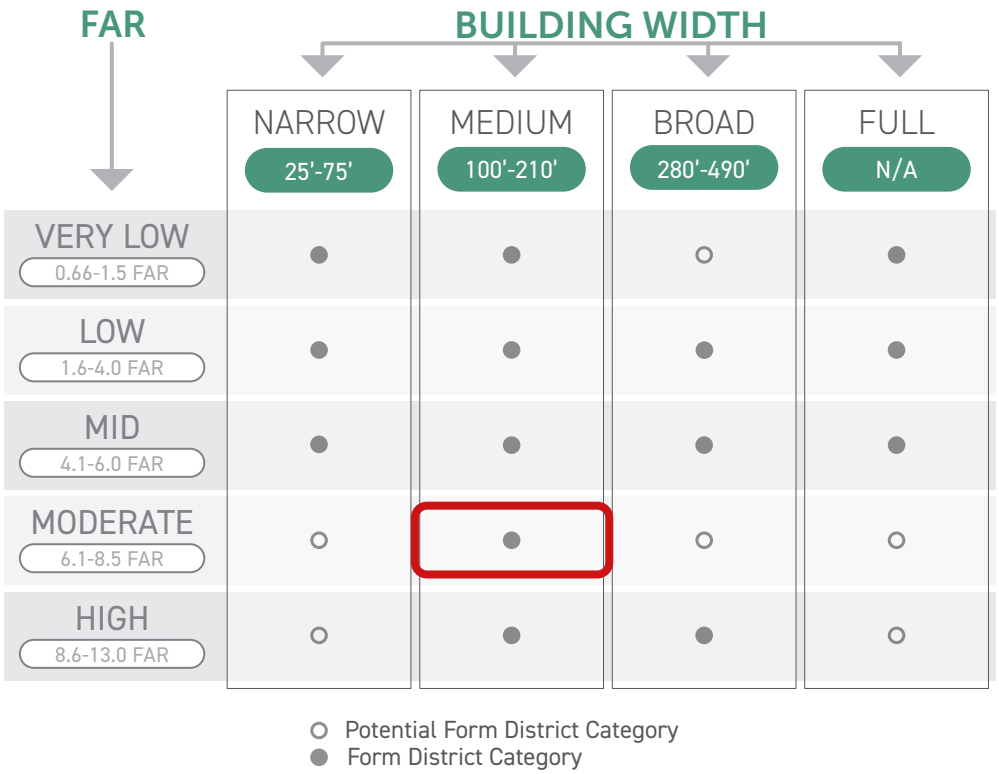
DIV. 2B.15. MID-RISE FULL FORM DISTRICTS

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



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

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

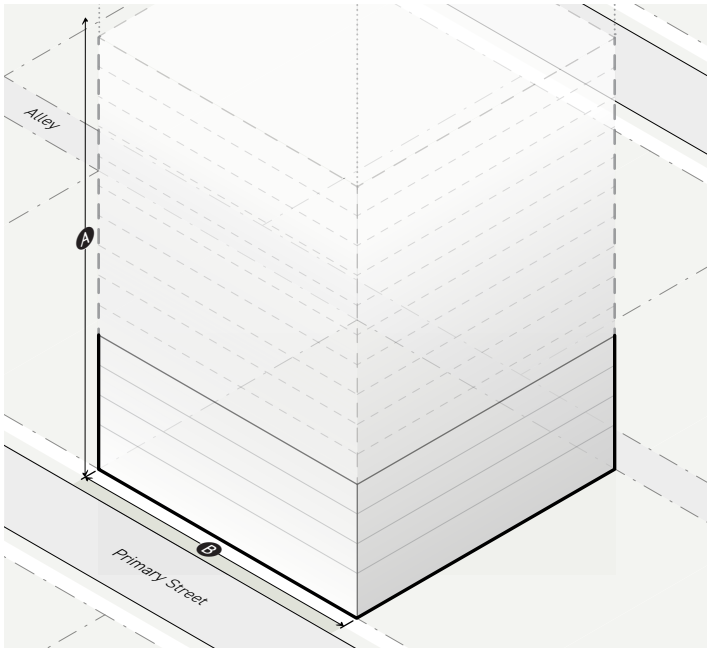


SEC. 2B.16.1. MODERATE-RISE MEDIUM 1 (DM1)

A. Lot Parameters

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

B. Bulk and Mass



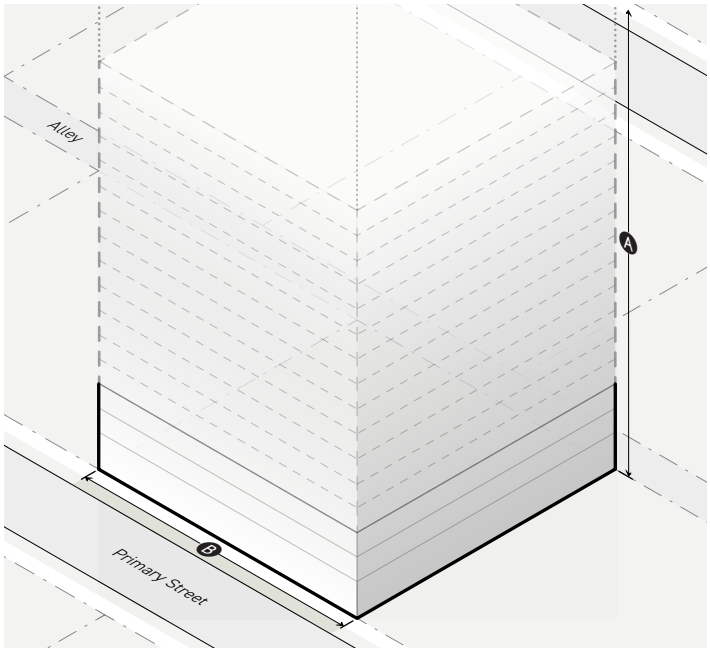
1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	3.0
Ⓐ **Height** (max)	n/a
Bonus FAR (max)	8.0
2. BUILDING MASS	*Div. 2C.6.*
Ⓑ **Building width** (max)	210'
Building break (min)	15'

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

A. Lot Parameters

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

B. Bulk and Mass



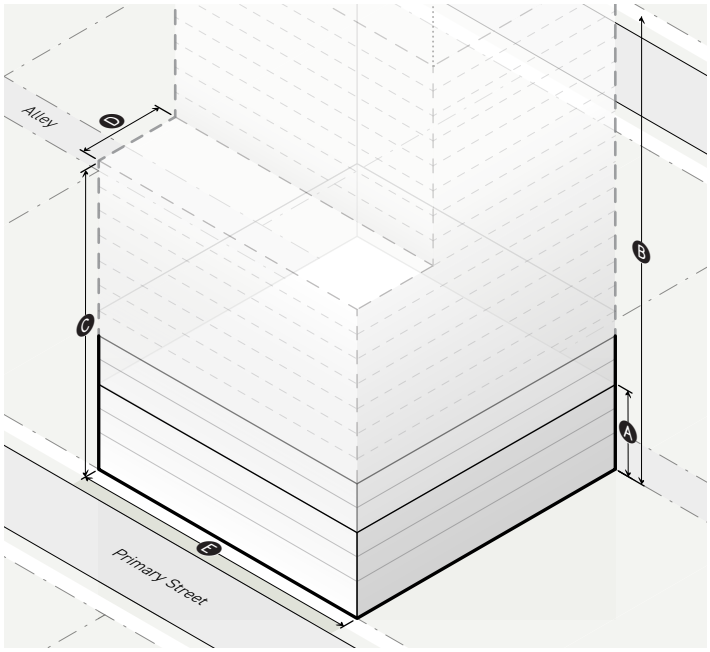
1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	2.0
A **Height** (max)	n/a
Bonus FAR (max)	8.5
2. BUILDING MASS	*Div. 2C.6.*
D **Building width** (max)	160'
Building break (min)	15'

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

A. Lot Parameters

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

B. Bulk and Mass



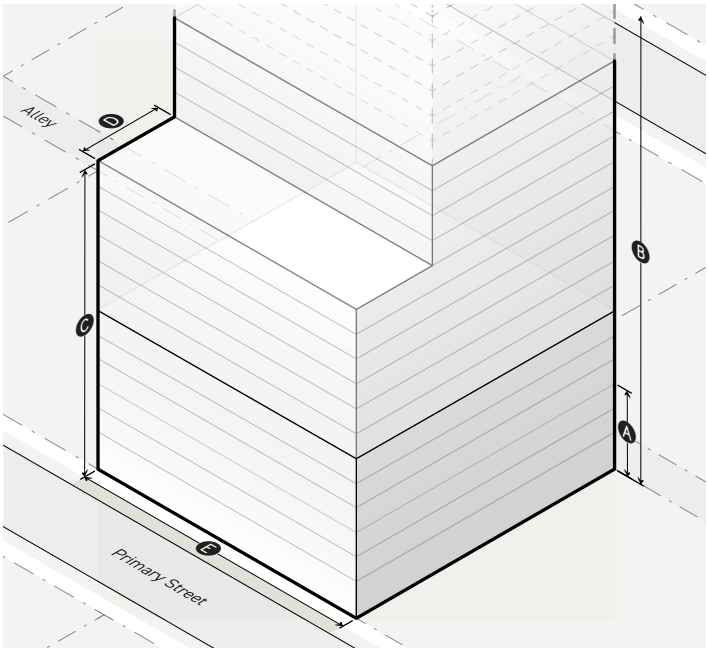
1. FAR & HEIGHT		*Div. 2C.4.*
	Base FAR (max)	3.0
A	**Height in stories (min)**	3
B	**Height** (max)	n/a
	Bonus FAR (max)	8.5
2. UPPER-STORY BULK		*Div. 2C.5.*
	Street step-back	
C	Stories without step-back (min/max)	2/12
D	Primary street step-back depth (min)	30'
	Side street step-back depth (min)	30'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

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

A. Lot Parameters

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

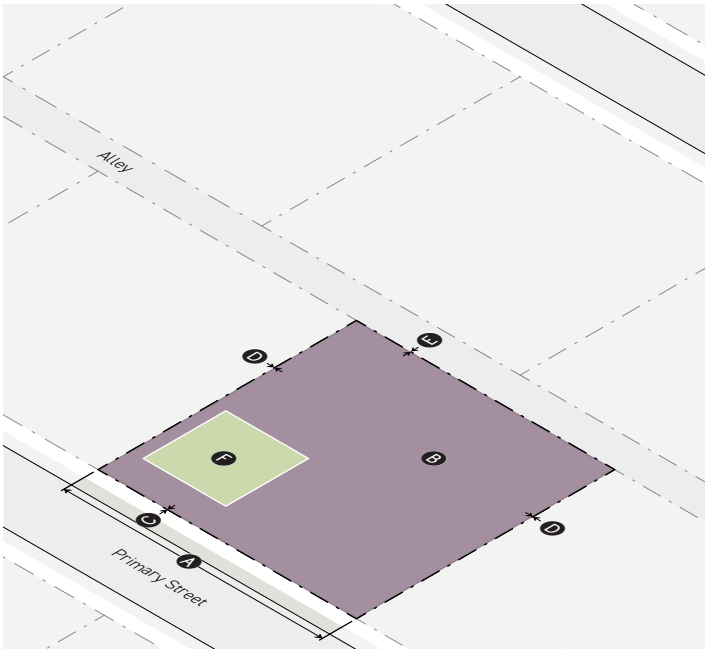
B. Bulk and Mass



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

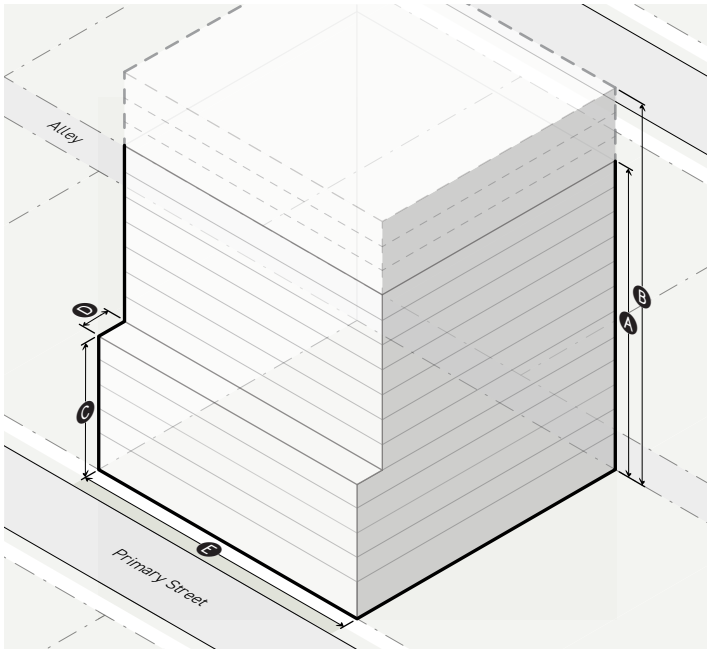
SEC. 2B.16.5. MODERATE-RISE MEDIUM 5 (DM5)

A. Lot Parameters



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

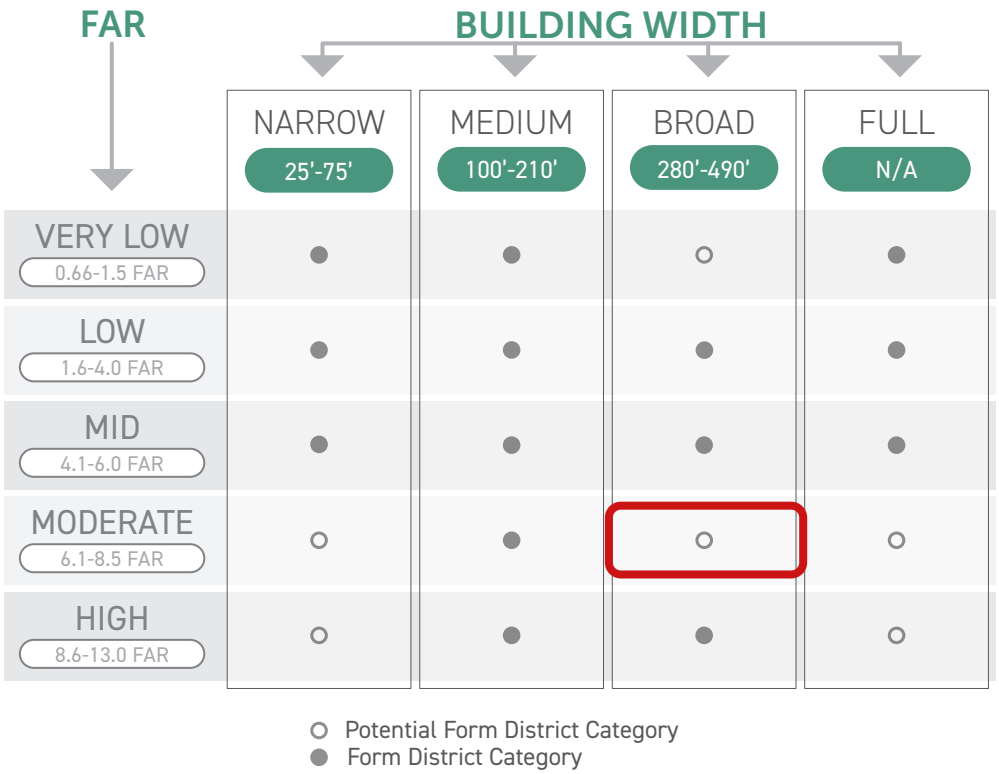
B. Bulk and Mass



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

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

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

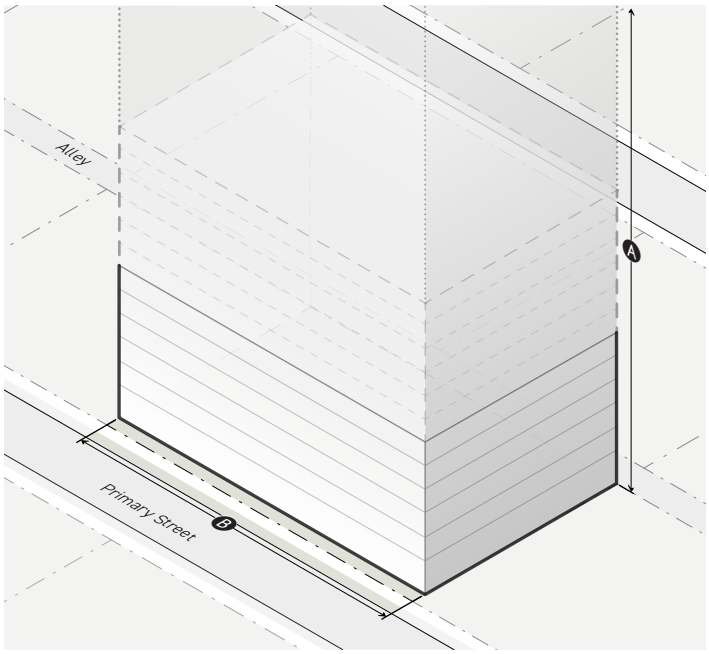


SEC. 2B.17.1. MODERATE-RISE BROAD 1 (DB1)

A. Lot Parameters

1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	1,000 sf
B **Lot width** (min)	20'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	100%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	20%
Residential amenity space (min)	10%

B. Bulk and Mass



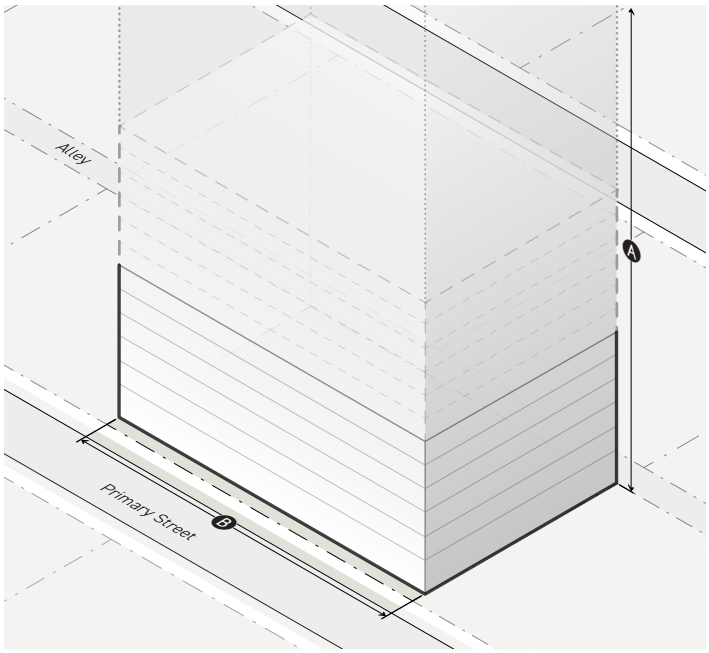
1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	6.0
A **Base height in stories** (max)	unlimited
Bonus FAR (max)	8.5
Bonus height in stories (max)	Unlimited
2. UPPER-STORY BULK	*Div. 2C.5.*
Street transition	
9 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
B **Building width** (max)	
Base building width	280'
Bonus building width	350'
Building break (min)	25'

SEC. 2B.17.2. MODERATE-RISE BROAD 2 (DB2)

A. Lot Parameters

1. LOT SIZE	Div. 2C.1.
A **Lot area** (min)	1,000 sf
B **Lot width** (min)	20'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	100%
Building setbacks	
D Primary street (min)	
Ground story	6'
Upper story	0'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space** (min)	20%
Residential amenity space (min)	10%

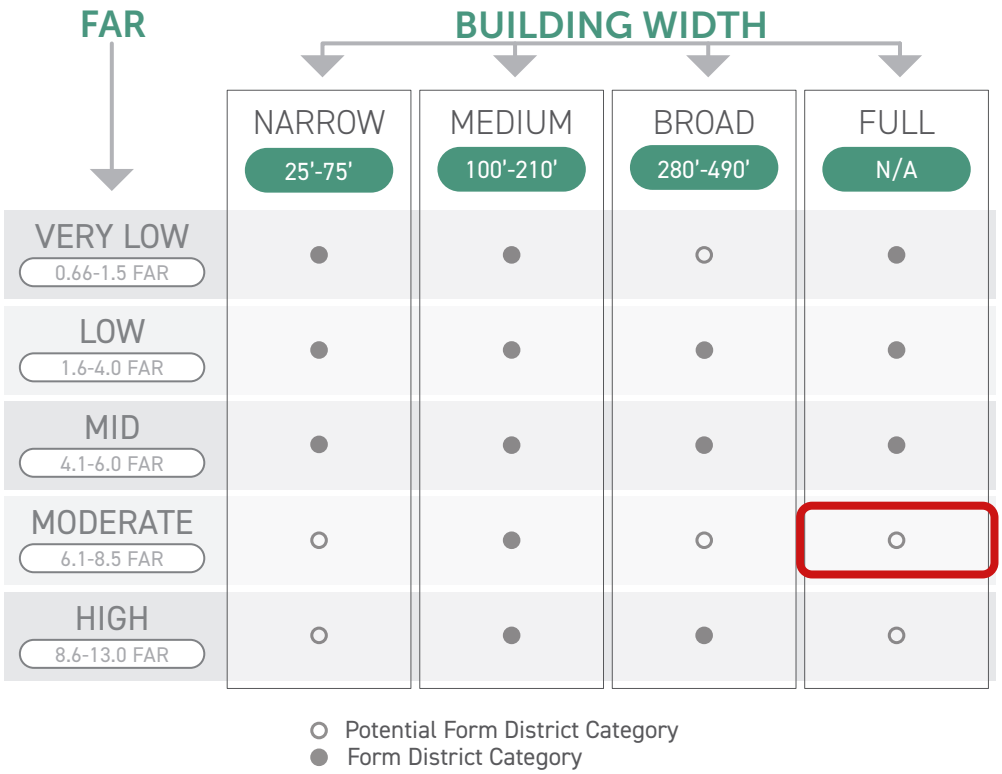
B. Bulk and Mass



1. FAR & HEIGHT	Div. 2C.4.
Base FAR (max)	8.5
A **Base height in stories** (max)	unlimited
Bonus FAR (max)	10.0
Bonus height in stories (max)	Unlimited
2. UPPER-STORY BULK	*Div. 2C.5.*
Street transition	
9 story step-back (min)	6'
Applicable building width (min)	80%
District boundary transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	8'
3 story step-back (min)	20'
6 story step-back (min)	30'
Through lot transition	
Abutting district height (max)	36'/ 3 stories
1 & 2 story setback (min)	10'
3 story step-back (min)	20'
6 story step-back (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
B **Building width** (max)	
Base building width	280'
Bonus building width	350'
Building break (min)	25'

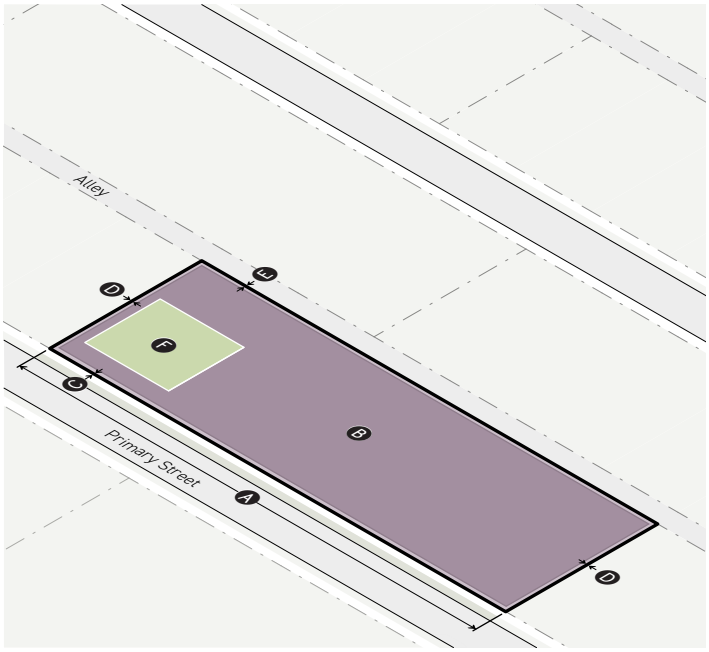
DIV. 2B.18. MODERATE-RISE FULL FORM DISTRICTS

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



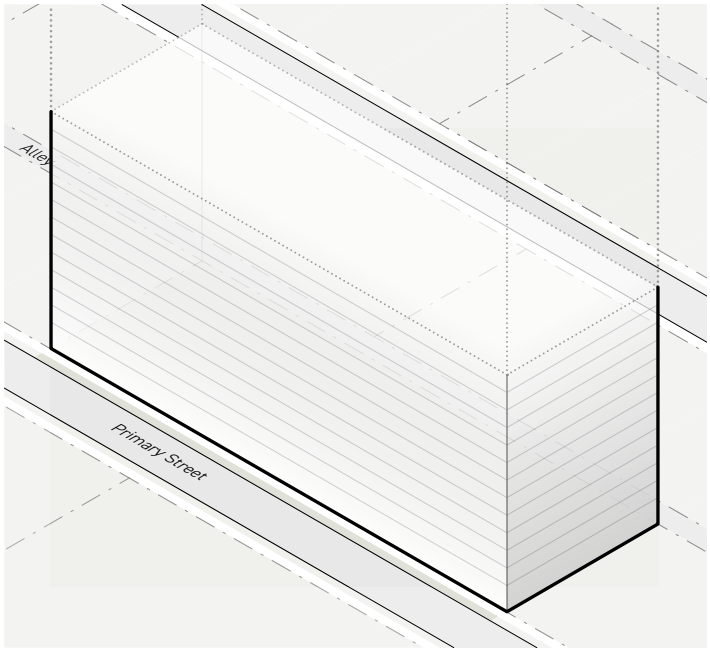
SEC. 2B.18.1. MODERATE-RISE FULL 1 (DF1)

A. Lot Parameters



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

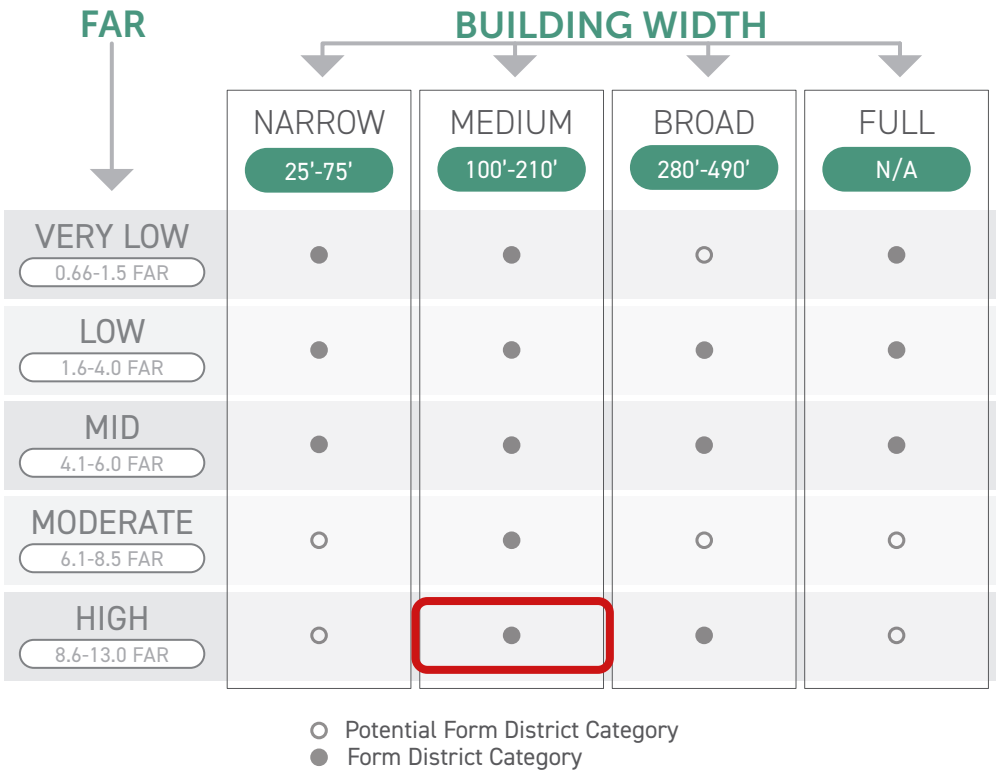
B. Bulk and Mass



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

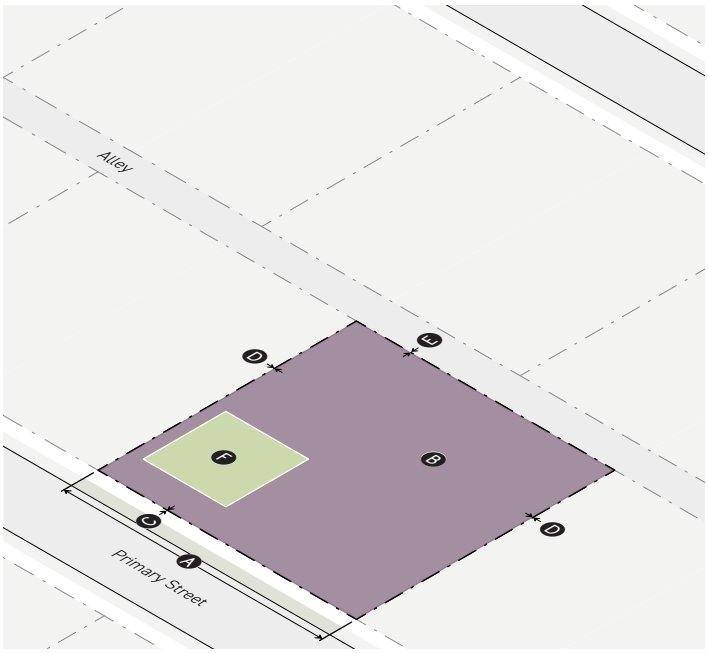
DIV. 2B.19. HIGH-RISE MEDIUM FORM DISTRICTS

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



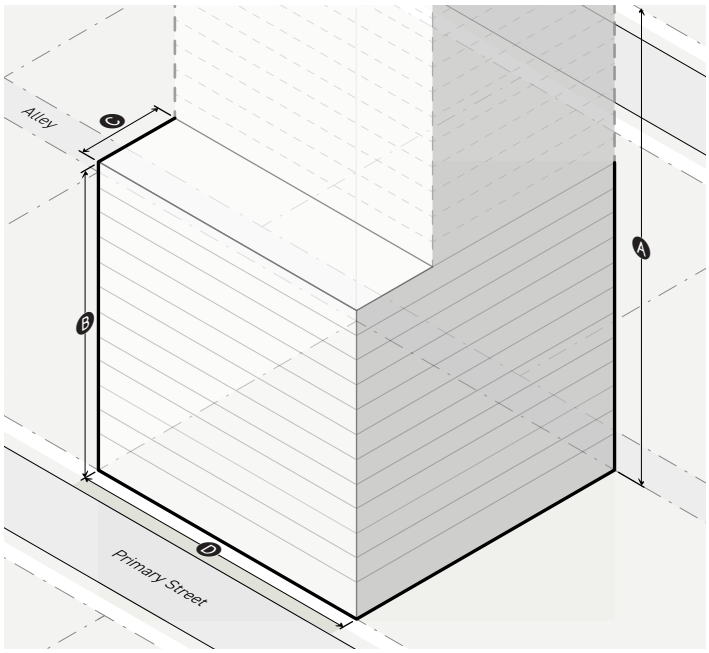
SEC. 2B.19.1. HIGH-RISE MEDIUM 1 (HM1)

A. Lot Parameters



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

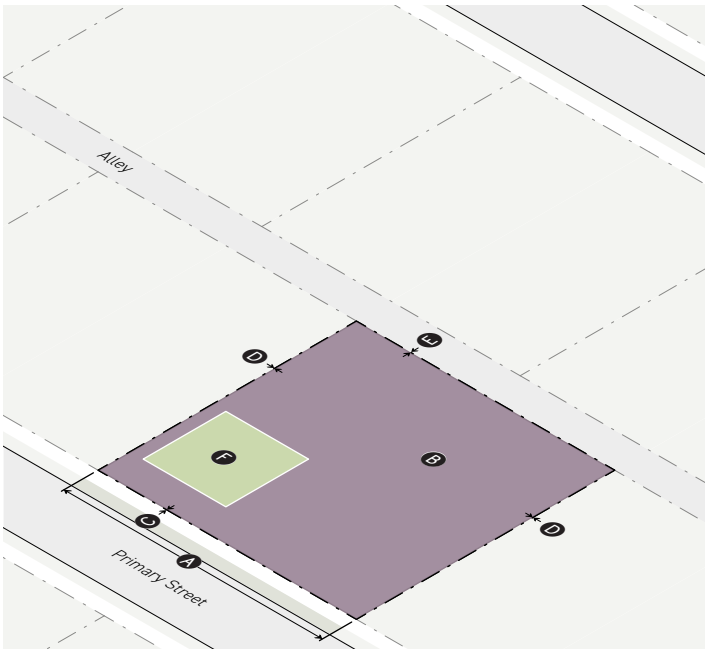
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	3.0
A **Height in stories** (max)	n/a
Bonus FAR (max)	13.0
2. UPPER-STORY BULK	*Div. 2C.5.*
Street step-back	
B Stories without step-back (min/max)	2/12
C Primary street step-back depth (min)	30'
Side street step-back depth (min)	30'
3. BUILDING MASS	*Div. 2C.6.*
D **Building width** (max)	210'
Building break (min)	15'

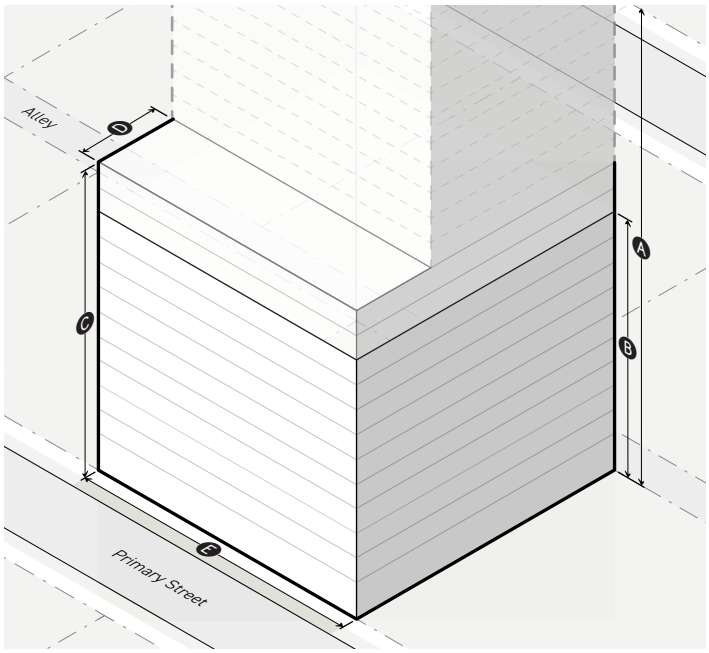
SEC. 2B.19.2. HIGH-RISE MEDIUM 2 (HM2)

A. Lot Parameters



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

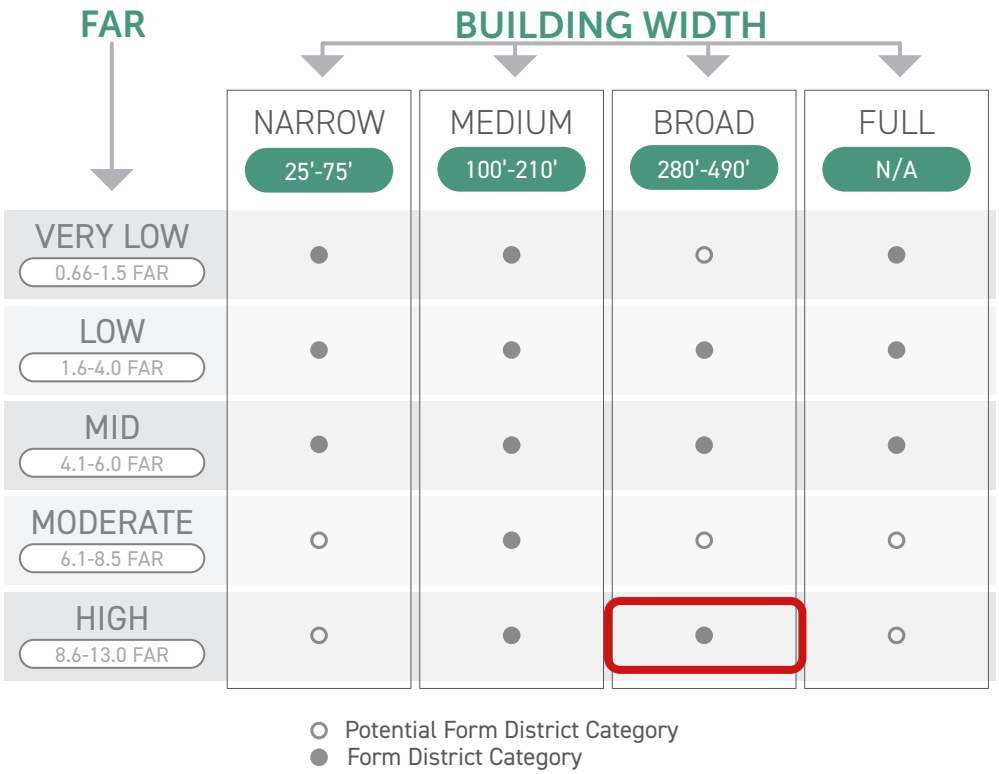
B. Bulk and Mass



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

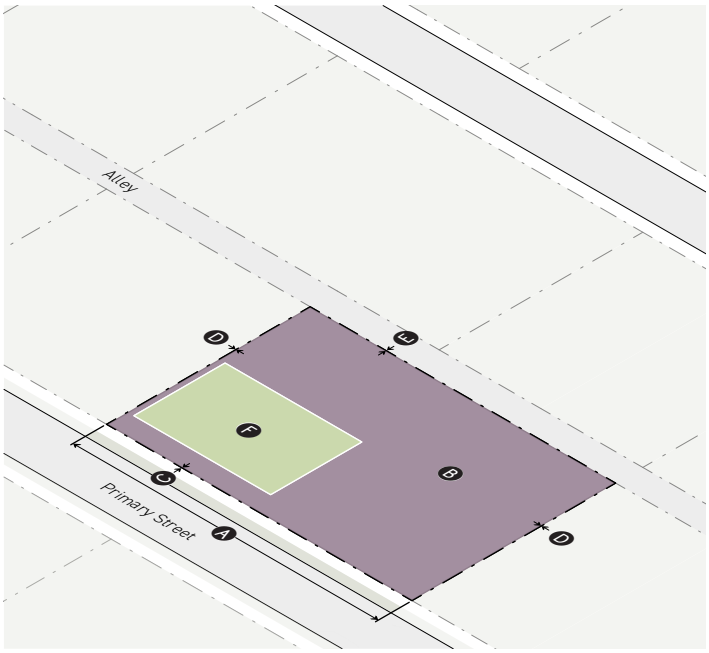
DIV. 2B.20. HIGH-RISE BROAD FORM DISTRICTS

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



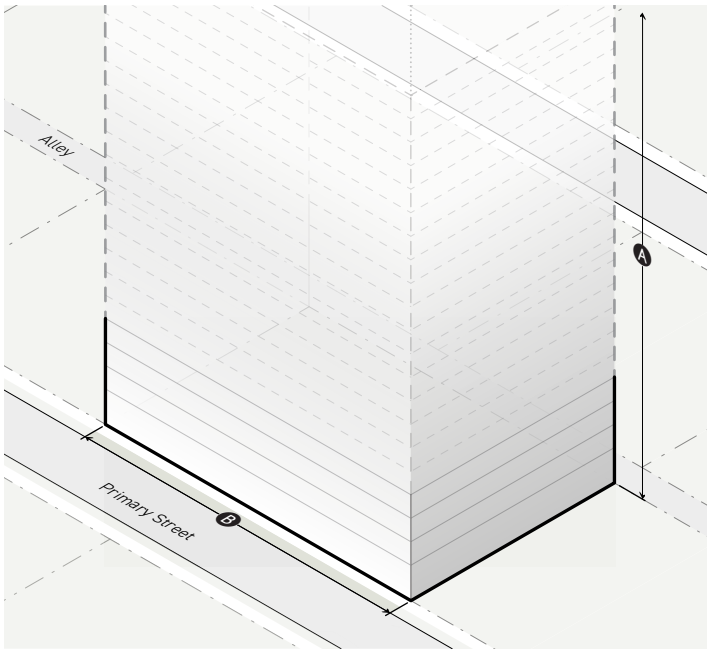
SEC. 2B.20.1. HIGH-RISE BROAD 1 (HB1)

A. Lot Parameters



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

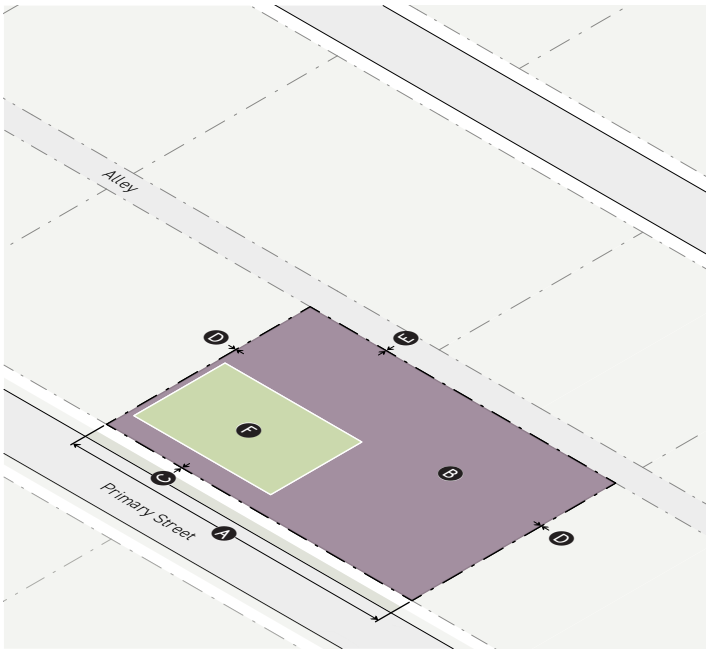
B. Bulk and Mass



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

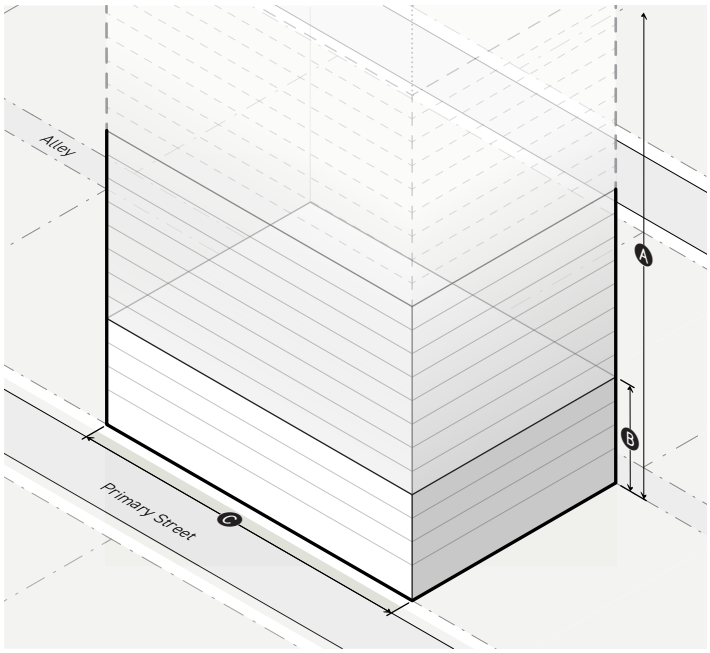
SEC. 2B.20.2. HIGH-RISE BROAD 2 (HB2)

A. Lot Parameters



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

B. Bulk and Mass



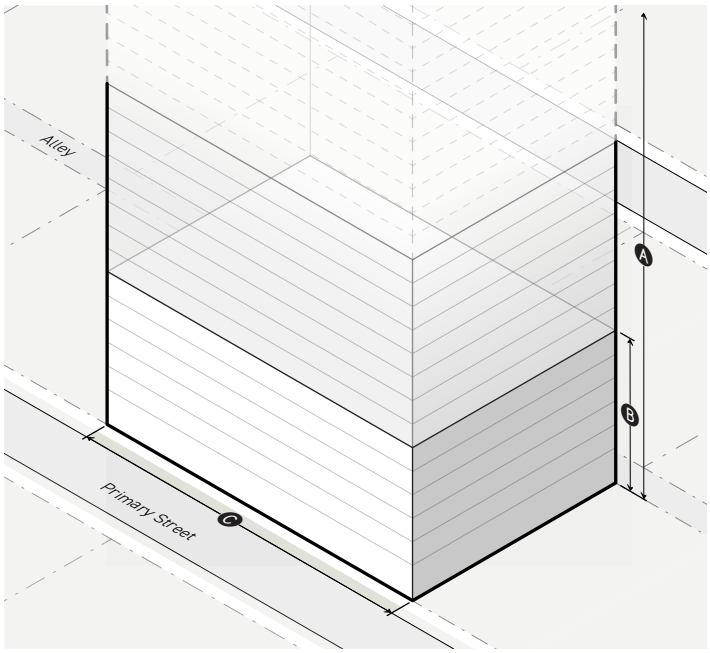
1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	6.0
A Height (max)	n/a
B Height in stories (min)	4
Bonus FAR (max)	10.0
2. BUILDING MASS	*Div. 2C.6.*
C Building width (max)	350'
Building break (min)	25'

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

A. Lot Parameters

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

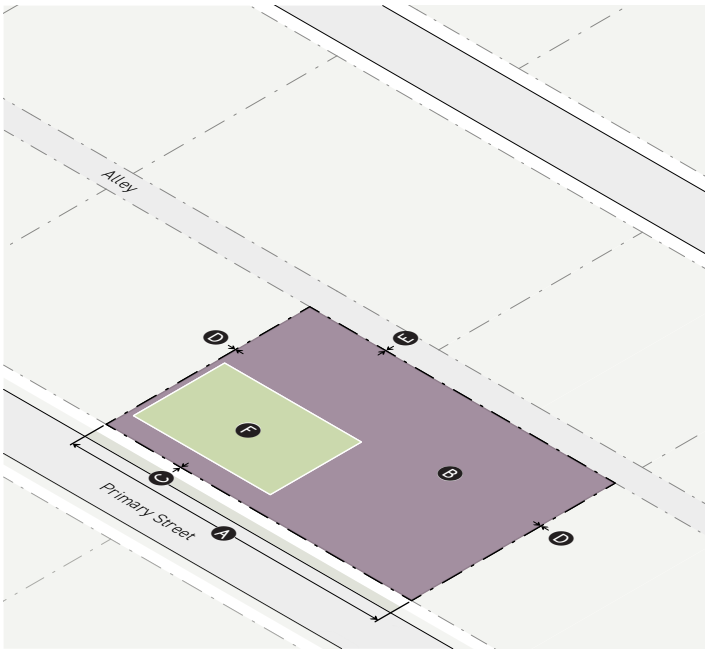
B. Bulk and Mass



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

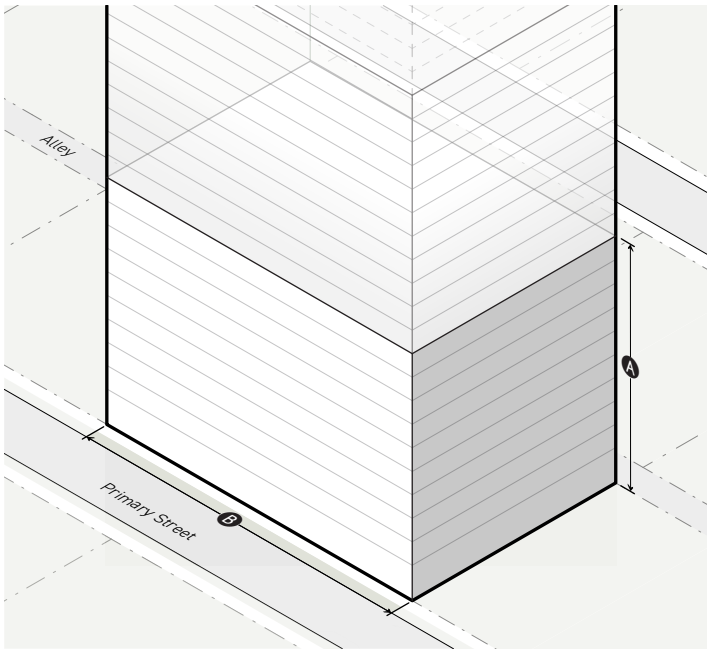
SEC. 2B.20.4. HIGH-RISE BROAD 4 (HB4)

A. Lot Parameters



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

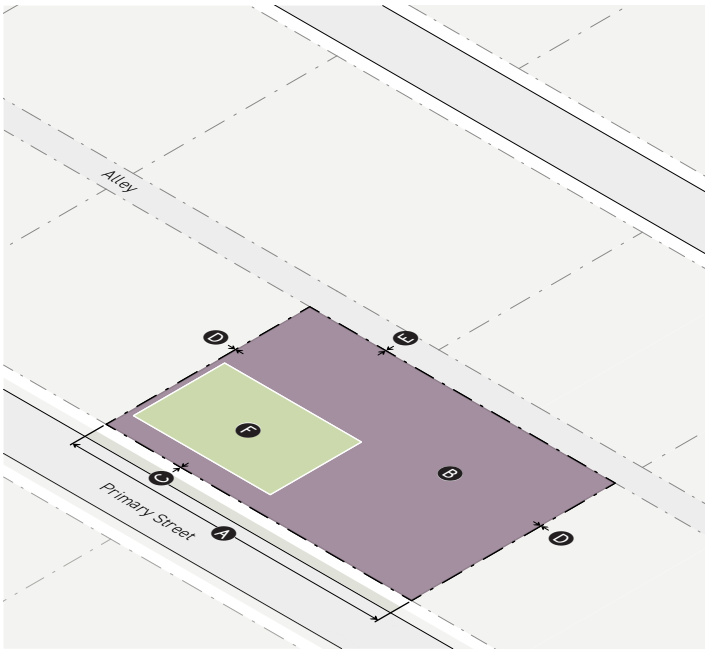
B. Bulk and Mass



1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	9.0
City Hall Height Restriction	Yes
A **Height in stories** (min)	10
Bonus FAR (max)	13.0
2. BUILDING MASS	*Div. 2C.6.*
B **Building width** (max)	350'
Building break (min)	25'

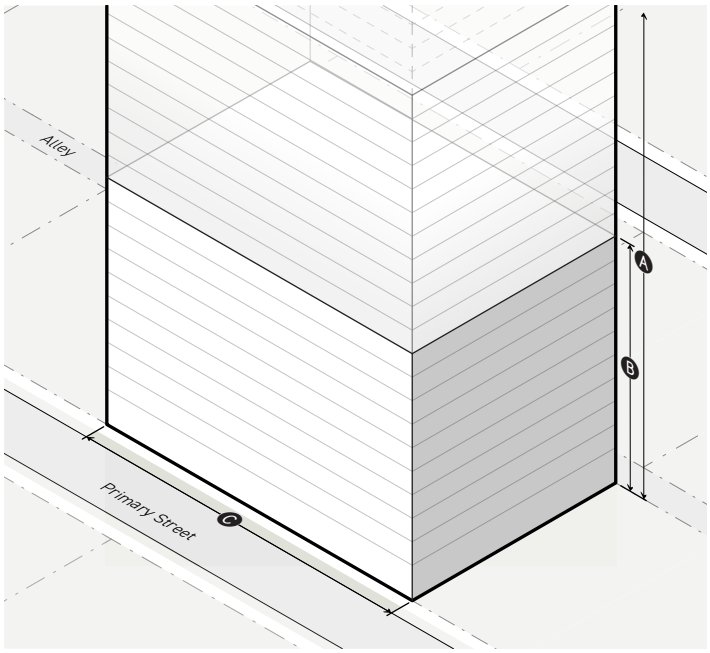
SEC. 2B.20.5. HIGH-RISE BROAD 5 (HB5)

A. Lot Parameters



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

B. Bulk and Mass



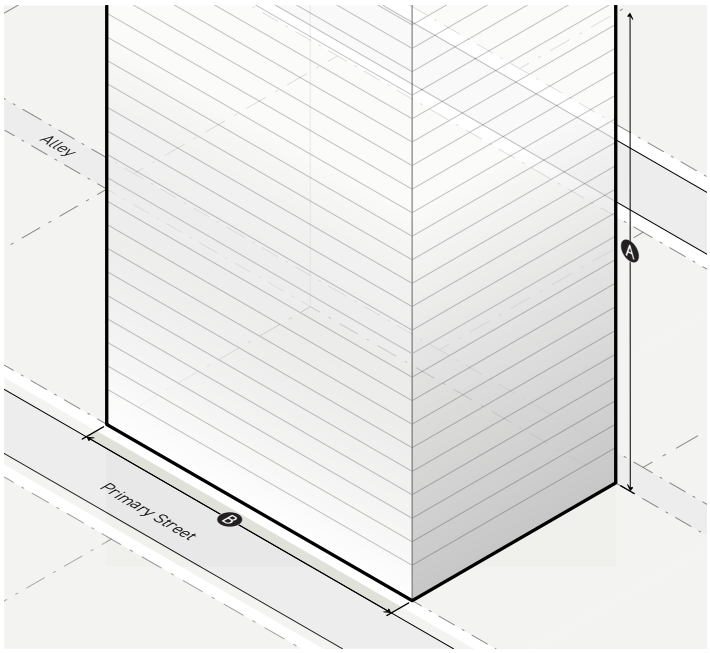
1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	9.0
Ⓐ **Height** (max)	n/a
Ⓑ **Height in stories** (min)	10
Bonus FAR (max)	13.0
2. BUILDING MASS	*Div. 2C.6.*
Ⓒ **Building width** (max)	350'
Building break (min)	25'

SEC. 2B.20.6. HIGH-RISE BROAD 6 (HB6)

A. Lot Parameters

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

B. Bulk and Mass



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

SEC. 2B.20.7. HIGH-RISE BROAD 7 (HB7)

A. Lot Parameters

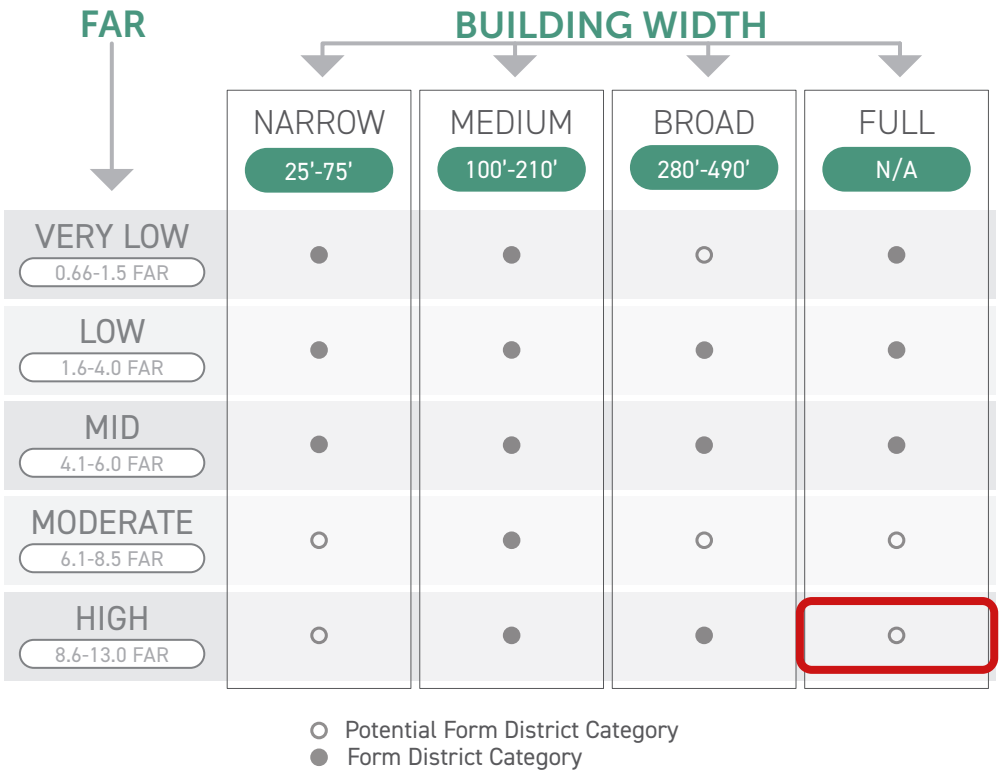
1. LOT SIZE	*Div. 2C.1.*
A **Lot area** (min)	1,000 sf
B **Lot width** (min)	20'
2. COVERAGE	*Div. 2C.2.*
C **Building coverage** (max)	100%
Building setbacks	
D Primary street (min)	6'
Side street (min)	6'
E Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
F Alley (min)	0'
Special: All (min)	0'
Permeable surface (min)	?
3. AMENITY	*Div. 2C.3.*
G **Lot amenity space (min)**	20%
Residential amenity space (min)	10%

B. Bulk and Mass

1. FAR & HEIGHT	*Div. 2C.4.*
Base FAR (max)	8.5
A **Height** (max)	n/a
Bonus FAR (max)	10.0
2. BUILDING MASS	*Div. 2C.6.*
B **Building width** (max)	280'
Building break (min)	25'

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

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



[Reserved]

PART 2C. FORM RULES

Div. 2C.1. Lot Size 2-100

Sec. 2C.1.1. Lot Area 2-100

Sec. 2C.1.2. Lot Width 2-101

Div. 2C.2. Coverage 2-102

Sec. 2C.2.1. Building Coverage 2-102

Sec. 2C.2.2. Permeable surface [needs discussion] 2-105

Sec. 2C.2.3. Building Setbacks 2-107

Div. 2C.3. Amenity 2-111

Sec. 2C.3.1. Lot Amenity Space 2-111

Sec. 2C.3.2. Residential Amenity Space 2-114

Sec. 2C.3.3. Amenity Design Standards 2-117

Div. 2C.4. Floor Area Ratio & Height 2-126

Sec. 2C.4.1. Floor Area Ratio (FAR) 2-126

Sec. 2C.4.2. Height in Feet 2-129

Sec. 2C.4.3. Height in Stories 2-132

Sec. 2C.4.4. City Hall Height Restriction 2-136

Div. 2C.5. Upper-Story Bulk 2-138

Sec. 2C.5.1. Bulk Plane [delete] 2-138

Sec. 2C.5.2. Wall Plate Height 2-139

Sec. 2C.5.3. District Boundary Height Transition 2-141

Sec. 2C.5.4. Street Step-Back 2-143

Div. 2C.6. Building Mass 2-146

Sec. 2C.6.1. Building Width 2-146

Sec. 2C.6.2. Facade Width 2-150

DIV. 2C.1. LOT SIZE

SEC. 2C.1.1. LOT AREA

The total area within the boundaries of a lot.

A. Intent

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

B. Applicability

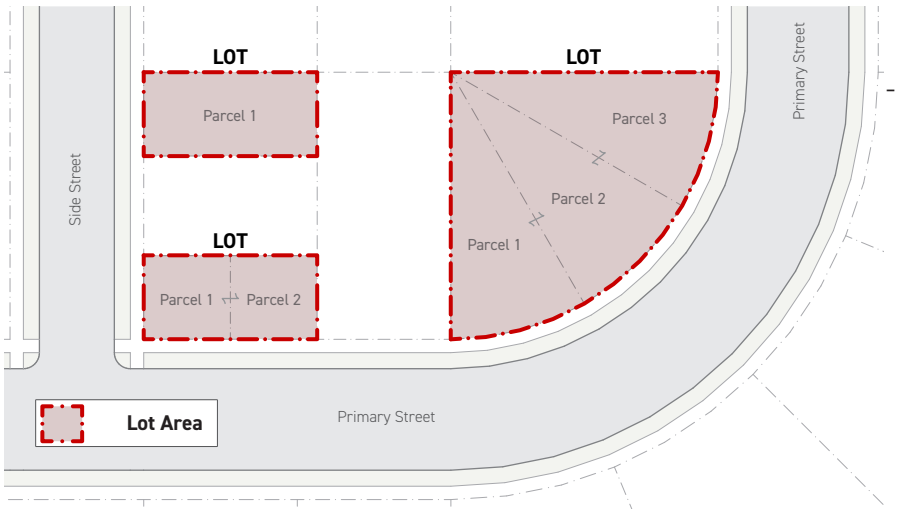
Minimum lot area requirements apply to all lots.

C. Standards

No lot may have an area less than the minimum specified in the applied *Form District (Part 2B)*.

D. Measurement

1. Lot area is measured as the total area within the boundary of a lot, measured horizontally.
2. Lot area includes all portions of a lot allocated for required easements.
3. For measurement on portions of a lot required for land dedication, see *Sec. 14.1.11. (Lot)*.



E. Relief

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

SEC. 2C.1.2. LOT WIDTH

The length of primary street lot lines bounding a lot.

A. Intent

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

B. Applicability

Minimum lot width requirements apply to all lots.

C. Standards

1. No lot may have a width less than the minimum specified by the applied *Form District (Part 2B).*

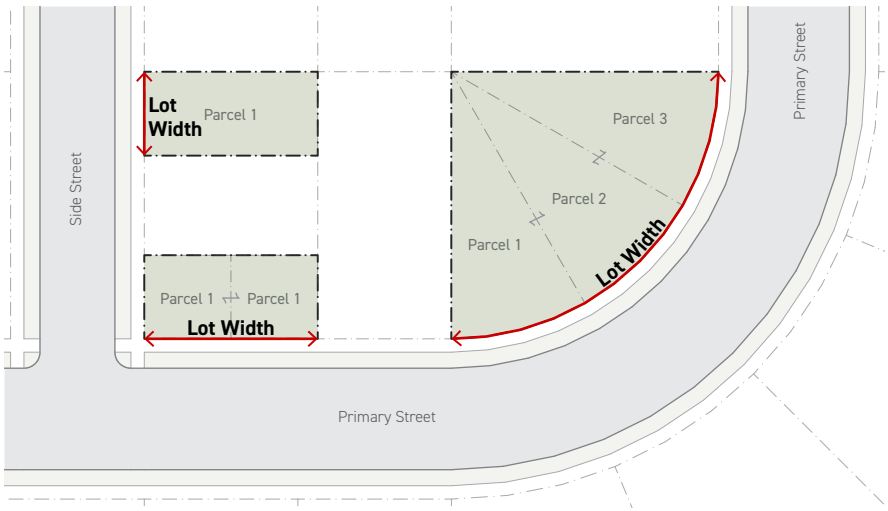
2. For the purpose of meeting minimum lot width standards, multiple lots may be grouped together as a lot when a lot tie affidavit is filed and approved by the Department of Building and Safety.

D. Measurement

1. Lot width is measured following the geometry of all primary street lot lines that bound the lot.

2. Where a lot has two or more primary street lot lines facing different streets, both primary street lot lines shall meet the minimum lot width standard.

3. For measurement on portions of a lot required for land dedication, see *Sec. 14.1.11. (Lot)*.



E. Relief

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

2. A reduction in required lot width may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 2C.2. COVERAGE

SEC. 2C.2.1. BUILDING COVERAGE

The percentage of lot area covered by buildings or structures.

A. Intent

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

B. Applicability

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

C. Standards

1. General

Covered structures on a lot shall not have a cumulative area in excess of the maximum building coverage specified by the applied *Form District (Part 2B).*

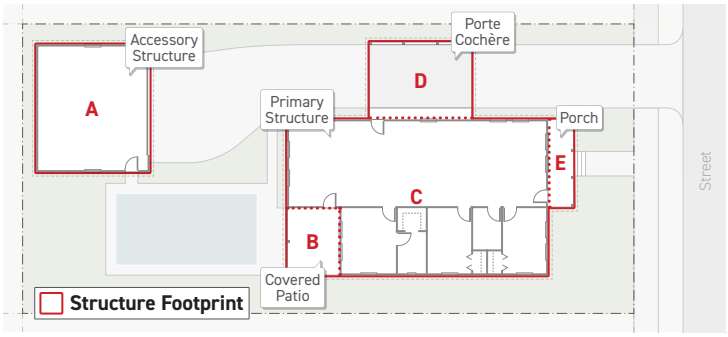
2. Contextual Infill Incentive [needs discussion]

a. 20% of the lot area designated to preserved existing buildings on a lot is exempt from being included in the calculation of building coverage.

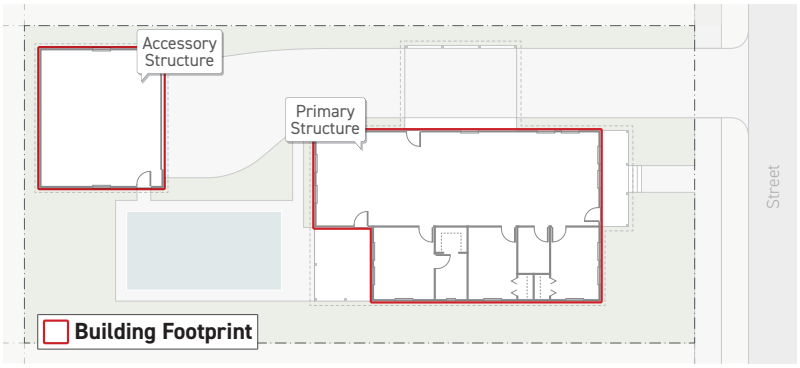
b. [add x-ref to new dev standards section on Contextual Infill Incentive?]

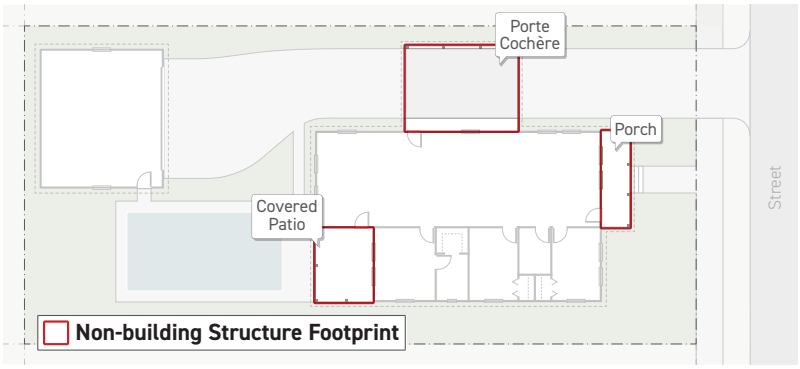
D. Measurement

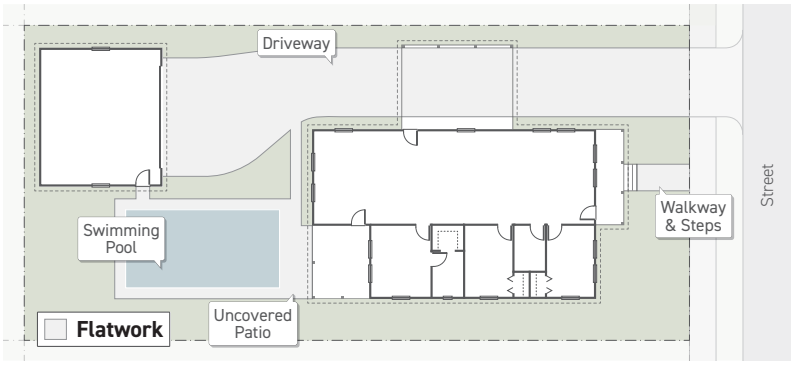
1. Building coverage is measured by dividing the cumulative area of the structure footprints of all covered structures on the lot by the lot area.



2. Structure footprints include all building footprints and structure footprints but do not include flatwork.







3. For covered structures, see *Sec. 14.1.2.A.1. (Covered)*.

4. For structure and building footprint determination, see *Sec. 14.1.1. (Building Footprint)*.

E. Exceptions

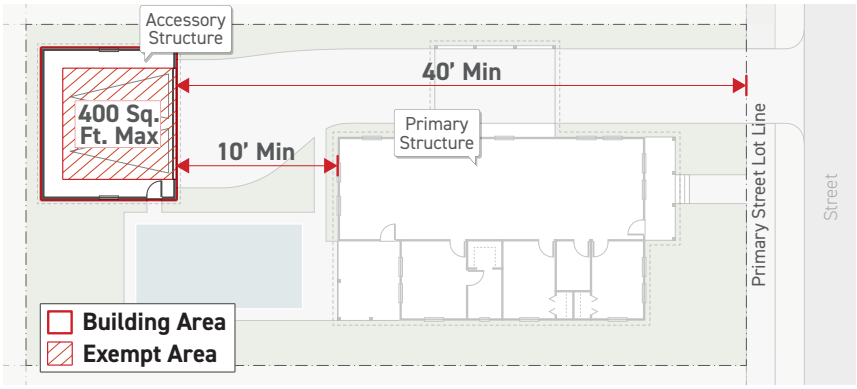
1. Covered structures or portions of a covered structures less than 6 feet in height, as measured from adjacent finished grade, are not included in the calculation of building coverage.

2. For lots with two or fewer dwelling units, having the RL Use District applied, a maximum of 400 square feet per lot is exempt from the calculation of building coverage, provided the building or structure is:

a. Used for required automobile parking;

b. Detached from the primary building or structure by a minimum of 10 feet; and

c. Located a minimum of 40 feet from a primary street lot line.



F. Relief

1. Up to a 20% increase to the total allowed area of covered structures on a lot may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. Increased building coverage may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.2.2. PERMEABLE SURFACE [NEEDS DISCUSSION]

The area of a lot required to be permeable, to allow water to permeate into the ground.

A. Intent

To preserve open area on a lot for ground water absorption and living soil by maintaining a minimum area as permeable surfacing.

B. Applicability

Permeable surface requirements apply to all lots.

C. Standards

1. All areas of a lot not covered by a building or used for a required pedestrian accessway or an automobile access lane, up to the minimum width allowed by the applied automobile access package, shall consist of permeable surfacing, or a minimum of 10% of lot area, whichever is greater. NEEDS DISCUSSION.

2. Permeable surfacing includes the following: planting area, porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock, gravel, and restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids).

3. Permeable surfacing shall be subject to the following standards:

   a. Any product installed within areas designated by the Fire Department as a fire lane must be approved by the Fire Department.

   b. Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80 mm (3.14 inches).

   c. If plantings are an element of the alternative paving material, the irrigation system shall not utilize potable water except for plant establishment.

   d. Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications.

   e. Decomposed granite, crushed rock and gravel shall only be allowed for driveways and parking areas serving a maximum of two dwelling units.

   f. Decking and elevated walkways may be provided above permeable surfacing.

   g. All planting provided to meet the permeable surfacing requirement on a lot identified as being within a targeted planting area established by the Targeted Planting Map (Sec. 1.4.5.) shall meet the requirements outlined in the targeted planting list for the applicable targeted planting area.

[needs discussion]

D. Measurement

[needs discussion]

E. Relief

[needs discussion]

SEC. 2C.2.3. BUILDING SETBACKS

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

A. Intent

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

B. Applicability

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

C. Standards

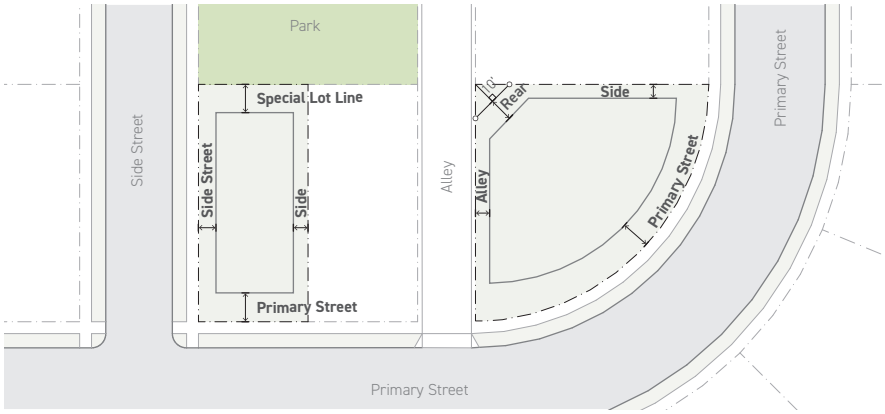
1. All buildings and structures on the lot shall be located on or behind a minimum building setback, except where allowed in *Sec. 2C.2.2.E. (Exceptions)*.

2. Special setbacks apply to ???

3. Secondary frontage setbacks apply to lot that have frontages on two parallel streets. Where applicable, lots must provide a minimum secondary frontage setback of at least 10 feet.

D. Measurement

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



1. A primary street setback is measured from the primary street lot line.

2. A side street setback is measured from the side street lot line.

3. A side setback is measured from the side lot line.

    a. Where a minimum interior side setback for unified developments is specified as 0 feet by the Form District (Part 2B), no setback is required for all side lot lines within the unified development.

b. Where a unified development shares a lot line with a property outside of the unified development, the standard side setback requirement applies.

4. A rear setback is measured from the rear lot line.

a. For the purpose of measuring rear setback on triangular or gore-shaped lots, the rear lot line is determined based on a line 10 feet wide, parallel to the primary street lot line that intersects two lot lines at its endpoints.

b. Where the primary street lot line is not straight, the rear lot line shall be parallel to a line connecting the end points of the primary street lot line.

5. An alley setback is measured from the alley lot line.

6. A special setback is measured from the special lot line.

a. Where a special setback is specified by the applied *Form District (Part 2B)* as "Special: All", the setback is measured from all special lot lines.

b. Where a special setback is specified by the applied *Form District (Part 2B)* as "Special: River" or "Special: Alley", the setback is measured from the special lot line as designated according to *Sec. 14.1.11.E. (Special Lot Line)*.

c. Where a special setback is specified by the applied *Form District (Part 2B)* as "Special: Other", the setback is measured from all special lot lines that are not otherwise specified.

7. A secondary frontage setback is measured from the rear lot line or secondary frontage lot line. [add to definitions/lot line designations]

8. For measurement on portions of a lot required for land dedication, see *Sec. 14.1.11. (Lot)*.

E. Exceptions

The following are allowed to encroach beyond the building setback up to the minimum distance from the lot line specified below:

HORIZONTAL ENCROACHMENTS ALLOWED INTO SETBACKS

	Lot Lines		
	Primary/Side Street, Special	Side/Rear	Alley
Architectural Details *(Sec. 14.1.5.A.1.a.)*			
Encroachment (max)	2'	2'	2'
Distance from lot line (min)	0'	2.5'	0'
Collonade, Cantilevered Facade (Sec. 14.1.5.A.1.)			
Encroachment (max)	10'	n/a	n/a
Distance from lot line (min)	0'	n/a	n/a
Roof Projections *(Sec. 14.1.5.A.1.b.)*			

HORIZONTAL ENCROACHMENTS ALLOWED INTO SETBACKS			
	Lot Lines		
	Primary/Side Street, Special	Side/Rear	Alley
Encroachment (max)	2.5'	2.5'	2.5'
Distance from lot line (min)	0'	2.5'	0'
Unenclosed Structures: Ground story *(Sec. 14.1.5.A.1.c.)*			
Encroachment (max)	7'	5'	7'
Distance from lot line (min)	0'	2.5'	2.5'
Unenclosed Structures: Above ground story *(Sec. 14.1.5.A.1.d.)*			
Encroachment (max)	5'	3'	3'
Distance from lot line (min)	0'	5'	2.5'
Enclosed Structures: Projecting *(Sec. 14.1.5.A.1.e.)*			
Encroachment (max)	2.5'	1.5'	2.5'
Distance from lot line (min)	0'	2.5'	2.5'
Mechanical/Electrical Equipment: Ground mounted *(Sec. 14.1.5.A.1.f.)*			
Encroachment (max)	1.5'	2.5'	2.5'
Distance from lot line (min)	15'	2.5'	0'

HORIZONTAL ENCROACHMENTS ALLOWED INTO SETBACKS			
	Lot Lines		
	Primary/Side Street, Special	Side/Rear	Alley
Mechanical/Electrical Equipment: Wall mounted *(Sec. 14.1.5.A.1.g.)*			
Encroachment (max)	1.5'	1.5'	1.5'
Distance from lot line (min)	15'	2.5'	0'
Waste Enclosures *(Sec. 14.1.5.A.1.h.)*			
Encroachment (max)	0'	unlimited	unlimited
Distance from lot line (min)	15'	2.5'	0'
Utility Equipment, Underground Structures, Flatwork, Fences and Walls, Vegetation, Outdoor Furniture *(Sec. 14.1.5.A.1.i. - Sec. 14.1.5.A.1.n.)*			
Encroachment (max)	unlimited	unlimited	unlimited
Distance from lot line (min)	0'	0'	0'

F. Relief

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

2. A setback reduction may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 2C.3. AMENITY

SEC. 2C.3.1. LOT AMENITY SPACE

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

A. Intent

To provide adequate recreation and open space areas for all tenants of a project, regardless of the use of a building, and to ensure such spaces are accessible, usable, and safe.

B. Applicability

1. Lot amenity space requirements apply to projects involving new construction, lot modifications, site modifications, and use modifications.

2. Where the calculation of lot amenity space requires less than 400 square feet, no lot amenity space is required.

C. Standards

1. General

a. The cumulative area of lot amenity space provided on a lot shall not be less than that specified by the applied Form District in *Part 2B. (Form Districts)*.

b. Each area provided to meet a lot amenity space requirement shall comply with the standards for one or more of the following eligible amenity space types.

ELIGIBLE AMENITY SPACE TYPES	
Amenity Space Type	Eligible
Common Outdoor Amenity Space (*Sec. 2C.3.3.C.1.***)**	Yes
Pedestrian Amenity Space (*Sec. 2C.3.3.C.2.***)**	Yes
Public Amenity Space (*Sec. 2C.3.3.C.3.***)**	Yes
Private Outdoor Amenity Space (*Sec. 2C.3.3.C.4.***)**	No
Common Indoor Amenity Space (*Sec. 2C.3.3.C.5.***)**	No

c. A maximum of 25% of the total required lot amenity space may be private, provided it meets the design standards in *Sec. 2C.3.3.B. (Pedestrian Amenity Space)*.

d. Private lot amenity space shall abut and provide direct access to the assigned tenant space.

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

f. Lot amenity space may be eligible for credit toward the fee and dedication requirements in *Div. 10.4. (Park Fees and Dedications)*, according to *Sec. 10.4.8.B. (Privately Owned Park and Recreational Facilities)*.

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

h. Mechanical and utility equipment shall not be located within a lot amenity space, or between a lot amenity space and the adjacent building facade.

i. All mechanical exhaust outlets shall be located a minimum horizontal distance of 10 feet and a minimum vertical distance of 15 feet from a lot amenity space.

j. At least 20% of any outdoor lot amenity space shall be shaded by using shade trees or shade structures. Any area that is covered by a shade structure or a shade tree canopy at maturity shall be considered as being shaded.

2. Percentage Required at Grade

The total area of lot amenity space located at grade shall not be less than the minimum percentage specified by the applied Form District (Part 2B).

[add specifics on "at grade"? or just depend on definition?]

3. Contextual Infill Incentive [needs discussion]

a. A reduction of 50% of the required lot amenity space is permitted for lots containing preserved existing buildings.

b. [add x-ref to new dev standards section on Contextual Infill Incentive?]

D. Measurement

1. Lot amenity space is a percentage calculated by dividing the cumulative area of all lot amenity spaces by the lot area.

2. The minimum required lot amenity space is calculated by multiplying the minimum lot amenity percentage specified by the applied *Form District (Part 2B)* by the lot area.

3. As a bonus for providing public space, outdoor amenity space area meeting *Sec. 2C.3.3.C.3. (Public Amenity Space)* counts as 1.25 square feet of lot amenity space for every 1 square foot of provided outdoor amenity space area.

4. Shade is calculated as the shadow cast on the publicly accessible open space measured at noon (12:00 p.m.) on the summer solstice.

E. Relief

1. Up to a 10% reduction to the total required area of lot amenity space may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. A reduction in required lot amenity space may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.3.2. RESIDENTIAL AMENITY SPACE

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

A. Intent

To ensure projects that include housing provide residential tenants of a project with adequate access to open space, recreation, and shared amenities where the lot amenity space is insufficient, and to ensure such spaces are accessible, usable, and safe.

B. Applicability

Residential amenity space requirements apply to projects involving new construction, lot modifications, site modifications, and use modifications that include 5 or more dwelling units on a lot.

C. Standards

1. The cumulative area of residential amenity space provided on a lot shall not be less than that specified by the applied *Form District (Part 2B)*.

2. Each area provided to meet a residential amenity space requirement shall comply with the standards for one or more of the following eligible amenity space types.

ELIGIBLE AMENITY SPACE TYPES	
Amenity Space Type	Eligible
Common Outdoor Amenity Space (*Sec. 2C.3.3.C.1.***)**	Yes
Pedestrian Amenity Space (*Sec. 2C.3.3.C.2.***)**	Yes
Public Amenity Space (*Sec. 2C.3.3.C.3.***)**	Yes
Private Outdoor Amenity Space (*Sec. 2C.3.3.C.4.***)**	Yes
Common Indoor Amenity Space (*Sec. 2C.3.3.C.5.***)**	Yes

3. At least 75% of the required residential amenity space shall be outdoors and meet the design standards of either *Sec. 2C.3.3.C.1. (Common Outdoor Amenity Space)* or *Sec. 2C.3.3.C.4. (Private Outdoor Amenity Space)*.

4. A maximum of 65 square feet of required residential amenity space per dwelling unit may be private, provided that not more than 50% of the total required residential amenity space is private, and the private residential amenity space meets the design standards in *Sec. 2C.3.3.C.4. (Private Outdoor Amenity Space)*.

5. Private residential amenity space shall abut and provide direct access to the assigned tenant space.

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

7. Residential amenity space may be eligible for credit towards the fee and dedication requirements outlined in *Div. 10.4. (Park Fees and Dedications)*, according to *Sec. 10.4.8.B. (Privately Owned Park and Recreational Facilities)*.

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

9. Mechanical and utility equipment shall not be located within a residential amenity space, or between a residential amenity space and the adjacent building facade.

10. All mechanical exhaust outlets shall be located a minimum horizontal distance of 10 feet and a minimum vertical distance of 15 feet from a residential amenity space.

11. At least 20% of any outdoor residential amenity space shall be shaded by using shade trees or shade structures. Any area that is covered by a shade structure or a shade tree canopy at maturity shall be considered as being shaded.

D. Measurement

1. Residential amenity space is a percentage calculated by dividing the cumulative area of all residential amenity spaces by the total floor area allocated to dwelling units.

2. The minimum required residential amenity space is calculated by multiplying the total floor area allocated to dwelling units by the minimum percentage specified by the applied *Form District (Part 2B)*.

3. All lot amenity space provided may be credited toward the residential amenity space requirement.

4. As a bonus for providing public space, residential amenity space meeting *Sec. 2C.3.3.C.3. (Public Amenity Space)* counts at a rate of 1.25 square feet for every 1 square foot of public amenity space provided.

E. Relief

1. Up to a 10% reduction to the total required area of residential amenity space may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. A reduction in required residential amenity space may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.3.3. AMENITY DESIGN STANDARDS

A. Intent

To ensure that amenity spaces provided by projects are sufficient enough to provide spaces which are accessible, usable, and safe, and provide adequate access to open space, recreation, and shared amenities.

B. Applicability

Applicable amenity space design standards are determined by the eligible amenity space types established in *Sec. 2C.3.1. (Lot Amenity Space)* and *Sec. 2C.3.2. (Residential Amenity Space)*.

C. Standards

The following standards apply by type of amenity space.

1. Common Outdoor Amenity Space

A type of amenity space that is outdoors, is legally required to be open to all tenants of a building, and meets the following standards.

COMMON OUTDOOR AMENITY SPACE		
Amenity Space Standards	Specification	Reference
Outdoor Space	Required	(*Sec. 2C.3.3.D.1.*)
Amenity Area (min)	400 sf	(*Sec. 2C.3.3.D.2.*)
Horizontal Dimension (min)	15'	(*Sec. 2C.3.3.D.3.*)
Adjacent Building Transparency (min)	15%	(*Sec. 2C.3.3.D.4.*)
Planting Area		(*Sec. 2C.3.3.D.5.*)
At Grade Plane Elevation (min)	25%	
Above Grade Plane Elevation (min)	15%	
Seating (min)	2 per 400 sf	(*Sec. 2C.3.3.D.6.*)
Ground Floor Elevation	Not Required	(*Sec. 2C.3.3.D.7.*)
Public Sidewalk/Way Adjacent	Not Required	(*Sec. 2C.3.3.D.8.*)
Pedestrian-Oriented Lighting	Not Required	(*Sec. 2C.3.3.D.9.*)
Publicly Accessible	Not Required	(*Sec. 2C.3.3.D.10.*)
Amenity Features (min)	3	(*Sec. 2C.3.3.D.11.*)

2. Pedestrian Amenity Space

A type of amenity space that is uncovered or unenclosed, located at ground level with direct access to a public sidewalk or public way, is required to be available to all tenants of a building, and meets the following standards. See *Div. 3C.1. (Build-To)* for additional provisions related to pedestrian amenity spaces.

PEDESTRIAN AMENITY SPACE		
Amenity Space Standards	Specification	Reference
Outdoor Space	Required	(*Sec. 2C.3.3.D.1.*)
Amenity Area (min)	200 sf	(*Sec. 2C.3.3.D.2.*)
Horizontal Dimension (min)		(*Sec. 2C.3.3.D.3.*)
Enclosed (min)	15'	
Unenclosed (min)	6'	
Adjacent Building Transparency (min)	15%	(*Sec. 2C.3.3.D.4.*)
Planting Area		(*Sec. 2C.3.3.D.5.*)
At Grade Plane Elevation (min)	25%	
Above Grade Plane Elevation (min)	n/a	
Seating (min)	2 per 400 sf	(*Sec. 2C.3.3.D.6.*)
Ground Floor Elevation	Required	(*Sec. 2C.3.3.D.7.*)
Public Sidewalk/Way Adjacent	Required	(*Sec. 2C.3.3.D.8.*)
Pedestrian-Oriented Lighting	Required	(*Sec. 2C.3.3.D.9.*)
Publicly Accessible	Not Required	(*Sec. 2C.3.3.D.10.*)
Amenity Features (min)	3	(*Sec. 2C.3.3.D.11.*)

3. Public Amenity Space

A type of amenity space that is uncovered or unenclosed and, although privately owned, is legally required to be open to the public, and meets the following standards.

PUBLIC AMENITY SPACE		
Amenity Space Standards	Specification	Reference
Outdoor Space	Required	(*Sec. 2C.3.3.D.1.*)
Amenity Area (min)	400 sf	(*Sec. 2C.3.3.D.2.*)
Horizontal Dimension (min)	15'	(*Sec. 2C.3.3.D.3.*)
Adjacent Building Transparency (min)	15%	(*Sec. 2C.3.3.D.4.*)
Planting Area		(*Sec. 2C.3.3.D.5.*)
At Grade Plane Elevation (min)	25%	
Above Grade Plane Elevation (min)	n/a	
Seating (min)	2 per 400 sf	(*Sec. 2C.3.3.D.6.*)
Ground Floor Elevation	Required	(*Sec. 2C.3.3.D.7.*)
Public Sidewalk/Way Adjacent	Required	(*Sec. 2C.3.3.D.8.*)
Pedestrian-Oriented Lighting	Required	(*Sec. 2C.3.3.D.9.*)
Publicly Accessible	Required	(*Sec. 2C.3.3.D.10.*)
Amenity Features (min)	3	(*Sec. 2C.3.3.D.11.*)

4. Private Outdoor Amenity Space

A type of amenity space that is uncovered or unenclosed and is available to an assigned unit or tenant space, and meets the following standards.

PRIVATE OUTDOOR AMENITY SPACE		
Amenity Space Standards	Specification	Reference
Outdoor Space	Required	(*Sec. 2C.3.3.D.1.*)
Amenity Area (min)	50 sf	(*Sec. 2C.3.3.D.2.*)
Horizontal Dimension (min)		(*Sec. 2C.3.3.D.3.*)
Enclosed (min)	8'	
Unenclosed (min)	5'	
Adjacent Building Transparency (min)	15%	(*Sec. 2C.3.3.D.4.*)
Planting Area	n/a	(*Sec. 2C.3.3.D.5.*)
Seating (min)	2 per 400 sf	(*Sec. 2C.3.3.D.6.*)
Ground Floor Elevation	Not Required	(*Sec. 2C.3.3.D.7.*)
Public Sidewalk/Way Adjacent	Not Required	(*Sec. 2C.3.3.D.8.*)
Pedestrian-Oriented Lighting	Not Required	(*Sec. 2C.3.3.D.9.*)
Publicly Accessible	Not Required	(*Sec. 2C.3.3.D.10.*)
Amenity Features (min)	Not Required	(*Sec. 2C.3.3.D.11.*)

5. Common Indoor Amenity Space

A type of amenity space that is covered or enclosed, is legally required to be open to all tenants of a building, is intended to create opportunities for social and recreational activity for tenants, and meets the following standards.

COMMON INDOOR AMENITY SPACE		
Amenity Space Standards	Specification	Reference
Outdoor Space	Not Required	(*Sec. 2C.3.3.D.1.*)
Amenity Area (min)	400 sf	(*Sec. 2C.3.3.D.2.*)
Horizontal Dimension (min)	10'	(*Sec. 2C.3.3.D.3.*)
Adjacent Building Transparency (min)	n/a	(*Sec. 2C.3.3.D.4.*)
Planting Area	n/a	(*Sec. 2C.3.3.D.5.*)
Seating (min)	n/a	(*Sec. 2C.3.3.D.6.*)
Ground Floor Elevation	Not Required	(*Sec. 2C.3.3.D.7.*)
Public Sidewalk/Way Adjacent	Not Required	(*Sec. 2C.3.3.D.8.*)
Pedestrian-Oriented Lighting	Not Required	(*Sec. 2C.3.3.D.9.*)
Publicly Accessible	Not Required	(*Sec. 2C.3.3.D.10.*)
Amenity Features (min)	1	(*Sec. 2C.3.3.D.11.*)

D. Measurement

1. Outdoor Space

a. Intent

To ensure that the amenity space provided is located in an outdoor environment.

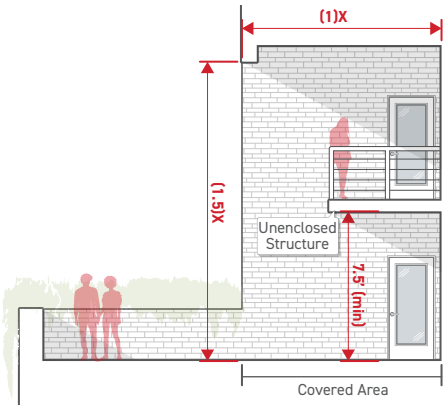
b. Standards

To meet the requirement for outdoor space, each amenity space must meet all of the following criteria:

i. Where the amenity space is enclosed, it shall not be covered. Where the amenity space is covered, it shall not be enclosed.

ii. No portion of an outdoor space may have a clear height of less than 7.5 feet.

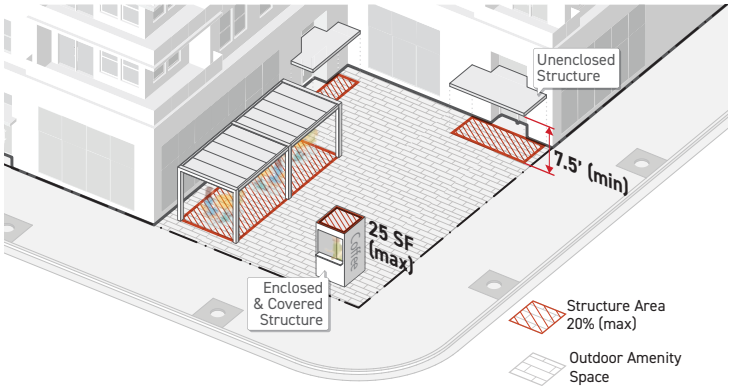
iii. Portions of an outdoor space that are covered shall have a minimum clear height of 1.5 times the depth of the covered area.



iv. The following structures are exempt from the outdoor space standards above, provided all exempted structures have a cumulative area no greater than 20% of the contiguous amenity space area.

a) Unenclosed structures having a clear height of at least 7.5 feet; and

b) An enclosed and covered structure, providing goods or services to tenants of the project or the public, having an area of no more than 25 square feet.



2. Amenity Area

a. Intent

To ensure that there is a sufficient amount of contiguous area for each individual amenity space.

b. Standards

To meet the requirement for amenity area, each amenity space must meet all of the following criteria:

i. Each amenity space shall provide an area of no less than the minimum amenity area required by the amenity space type.

ii. Minimum amenity area is measured as an area in square feet calculated for each contiguous amenity space located on a lot. The area of the abutting parkway is not included in the total minimum amenity area.

3. Horizontal Dimension

a. Intent

To ensure that any designated amenity space is designed to accommodate sufficient area.

b. Standards

To meet the requirement for horizontal dimension, each amenity space must meet all of the following criteria:

i. Each amenity space shall have the minimum horizontal dimension set by the amenity space type.

ii. The horizontal dimension shall be measured as the shortest horizontal distance along the boundaries of the amenity space, perpendicular to any boundary of the amenity space.

4. Adjacent Building Transparency

a. Intent

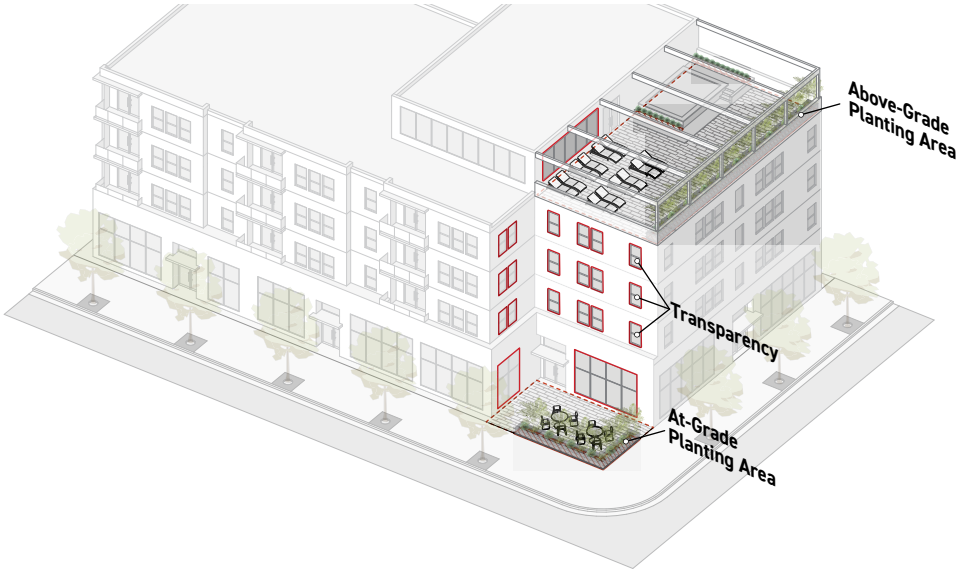
To provide visual interest along the amenity space by encouraging visual connections between the amenity space and the interior of a building.

b. Standards

To meet the requirement for adjacent building transparency, each amenity space must meet all of the following criteria:

i. Building facades adjacent to the amenity space shall provide at least the minimum transparency percentage required by the amenity space type for each story.

ii. For measurement of transparency, see *Sec. 3C.4. (Transparency)*.



5. Planting Area

a. Intent

To support comfortable, attractive, and contextually appropriate landscapes within amenity spaces, while promoting infiltration, slowing stormwater runoff, and offsetting urban heat island effect.

b. Standards

To meet the requirement for planting area, each amenity space must meet all of the following criteria:

i. For amenity spaces being provided at grade plane elevation, all areas of the amenity space not meeting the standards for planting area shall be located within the minimum and maximum ground floor elevation as specified by the applied Frontage District. For other applicable standards, see *Sec. 4C.6.4.C.2. (Planting Areas)*.

ii. An amenity space shall provide at least the required minimum percentage of the total area of the amenity space as planting area.

6. Seating

a. Intent

To support comfortable amenity spaces, while promoting the congregation of individuals within amenity spaces.

b. **Standards**

To meet the requirement for seating, each amenity space must meet all of the following criteria:

i. Permanent or movable seats shall be provided at the specified ratio based on the area in square feet of amenity space.

ii. Each permanent or movable seat provided within the amenity space will count as one.

iii. Two linear feet of bench or seat wall provided within the amenity space will be counted as one seat.

7. Ground Floor Elevation

a. **Intent**

To ensure ground-story amenity spaces that are adaptable and appropriate to their context.

b. **Standards**

To meet the requirement for ground floor elevation, each amenity space must meet all of the following criteria:

i. The finished floor or ground surface of the amenity space shall be located within the minimum and maximum ground floor elevations specified by the applied Frontage District (*Part 3B*).

ii. For measurement of ground floor elevation, see *Sec. 3C.6.2. (Ground Floor Elevation)*.

8. Public Sidewalk/Way Adjacent

a. **Intent**

To ensure that entrances to the amenity spaces are conveniently and effectively accessible to pedestrians, and activate the public realm with building access points and improve convenient pedestrian access from a public sidewalk or public way.

b. **Standards**

To meet the requirement for public sidewalk/way adjacent, each amenity space must meet all of the following criteria:

i. The amenity space shall abut a public sidewalk or public way for a minimum width of 15 feet.

ii. A pedestrian accessway having a minimum width of 4 feet shall connect the amenity space to the abutting public sidewalk or *public way*. No fixed wall or fence shall separate the amenity space from the abutting public sidewalk or public way for the minimum pedestrian accessway width.

iii. The space shall not be separated from the public sidewalk or *public way* by any structure or landscaping, with the exception of an A1 or A2 fence or wall type as specified in *Sec. 4C.7.1. (Frontage Yard Fences & Walls)*.

iv. The minimum width an amenity space shall abut a public sidewalk or public way shall be measured following the geometry of the frontage lot line abutting the applicable public sidewalk or public way.

v. The minimum pedestrian accessway width shall be measured along the frontage lot line abutting the applicable public sidewalk or public way from one edge of the accessway perpendicularly to the opposite edge.

9. Pedestrian-Oriented Lighting

a. Intent

To ensure that amenity spaces are sufficiently illuminated.

b. Standards

To meet the requirement for pedestrian-oriented lighting, each amenity space must meet all of the following criteria:

i. The amenity space shall comply with the requirements of *Sec. 4C.10.1.C.3 (Pedestrian-Oriented Lighting)*. For measurement of pedestrian-oriented lighting, see *Sec. 4C.10.1.D (Measurement)*.

10. Publicly Accessible

a. Intent

To ensure that amenity spaces are available to the public.

b. Standards

To meet the requirement for publicly accessible, each amenity space must meet all of the following criteria:

i. The amenity space shall be made permanently available to the general public, at no cost, at minimum between sunrise and sunset daily.

ii. Signs shall be posted at every public entrance to the amenity space in accordance with the Public Amenity Space Sign Standards as established by the Director of Planning, and in accordance with *Div. 4C.11. (Signs)*. Standards include, but are not limited to, the following:

a) Minimum sign dimension, no less than 16 inches by 20 inches;

b) Sign location requirements;

c) Required posting of the hours of operation; and

d) Mandatory language regarding public access.

11. Amenity Features

a. Intent

To ensure that amenity spaces include amenities that create opportunities for social and recreational activity.

b. Standards

To meet the requirement for amenity features, each amenity space must meet all of the following criteria:

i. The amenity space shall provide at least the minimum number of amenity features required by the amenity space type by providing from the list of options in the Amenity Features Menu as established by the Director of Planning, and shall be made permanently available to the tenants of the building.

ii. The location and number of amenity features shall be identified on the proposed plans submitted to the Department of Building and Safety, with the accompanying dimensions called out as required by the selected options.

E. Relief

1. A deviation from amenity design standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any amenity design dimensional standard of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

3. A deviation from any amenity design standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

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

Need to make titles consistent with what's on tables. Tables are inconsistent with eachother re: base height, height, bonus height, far, bonus, base, etc.

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

The measurement of the total floor area of all buildings on a lot in relation to the size of the lot.

A. Intent

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

B. Applicability

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

C. Standards

1. Base

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

2. Bonus

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

3. Contextual Infill Incentive

a. 50% of the floor area of preserved existing buildings on a lot is exempt from being included in the calculation of floor area, for the purposes of calculating FAR.

b. [add x-ref to new dev standards section on Contextual Infill Incentive?]

4. Active Space Floor Area Incentive

a. The active space floor area incentive is applicable where specified by the Form District (Part 2B).

b. For every 2,000 square feet of lot area, a maximum of 500 square feet that is dedicated to active space located on the ground-story is exempt from being included in the calculation of floor area, for the purposes of calculating FAR. [Need to add to district tables]

c. Active space includes all ground-story floor area which is designed and intended for General Commercial uses, Institutional uses, or Common Indoor Amenity Space. Areas for circulation, storage, mechanical equipment, utilities, and waste collection shall not account for more than 15% of an area designed as active space.

D. Measurement

1. Floor area ratio is calculated by dividing the total floor area on a lot by the lot area.
2. For the measurement of floor area, see *Sec. 14.1.7. (Floor Area)*.
3. For the purpose of calculating FAR, portions of a lot designated for private streets may be counted as lot area. For the measurement of lot area, see *Sec. 2C.1.1. (Lot Area)*.
4. For the purpose of calculating FAR, lot area is the same as buildable area referred to in *Section 104(e) (Floor Area Restriction) of the City of Los Angeles Charter*.
5. The Downtown Community Plan Implementation Overlay (CPIO) may define and measure buildable area differently than outlined in *Sec. 2C.4.1.* for the purpose of calculating the maximum floor area using bonus FAR.

E. Relief

1. Additional FAR may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.
2. For projects that include multiple parcels having different applied *Form Districts (Part 2B)*, floor area averaging across the development site may be requested, in accordance with *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

a. Supplemental Findings

In addition to the findings in *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also find that the project meets the following conditions:

i. The project meets the definition of unified development,

ii. All lots included in the project have a *Commercial-Mixed (Div. 5B.6.)*, *Commercial (Div. 5B.7.)*, *Industrial-Mixed (Div. 5B.8)*, or *Industrial Use Districts (Div. 5B.9.)* applied, or the project is located entirely in the Downtown Community Plan Area and all lots included in the project have a *Residential-Mixed (Div. 5B.5.)*, *Commercial-Mixed (Div. 5B.6.)*, *Commercial (Div. 5B.7.)*, *Industrial-Mixed (Div. 5B.8)*, or *Industrial Use Districts (Div. 5B.9.)* applied.

iii. Where any individual lot exceeds the maximum floor area ratio specified by the applied *Form District (Part 2B)*, the total floor area across all lots included in the unified development shall not exceed the sum of the maximum floor areas allowed across all lots as calculated based on the maximum floor are ratio specified by each applied *Form District (Part 2B)*.

b. Supplemental Procedures

If the Zoning Administrator approves floor area averaging, then the applicants shall file a covenant running with the land with the Department of Building and Safety, prior to the issuance of any building permits, that specified the following:

i. The operation and maintenance of the development as a unified development is continued into perpetuity;

ii. The floor area used and the remaining unbuilt floor area, if any, is allocated to each lot;

iii. The unifying design elements are maintained and continued into perpetuity; and

iv. An individual or entity is specified to be responsible and accountable for compliance and the fee for the annual inspection of compliance by the Department of Building and Safety, required pursuant to *LAMC Sec. 19.11. (Annual Inspection of Compliance with Floor Area Ratio Averaging and Residential Density Transfer Covenants)*.

SEC. 2C.4.2. HEIGHT IN FEET

The vertical dimension of a building or structure measured in feet.

A. Intent

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

B. Applicability

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

C. Standards

1. Base

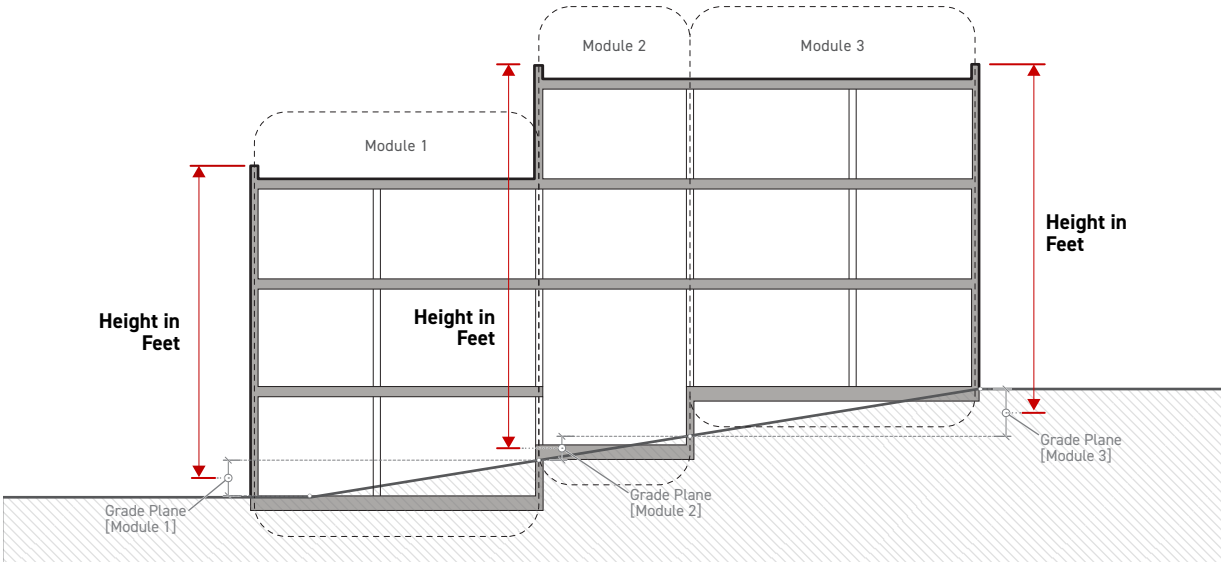
Buildings and structures shall not exceed the base maximum height in feet without meeting *Div. 9.3. (Community Benefits Program)*.

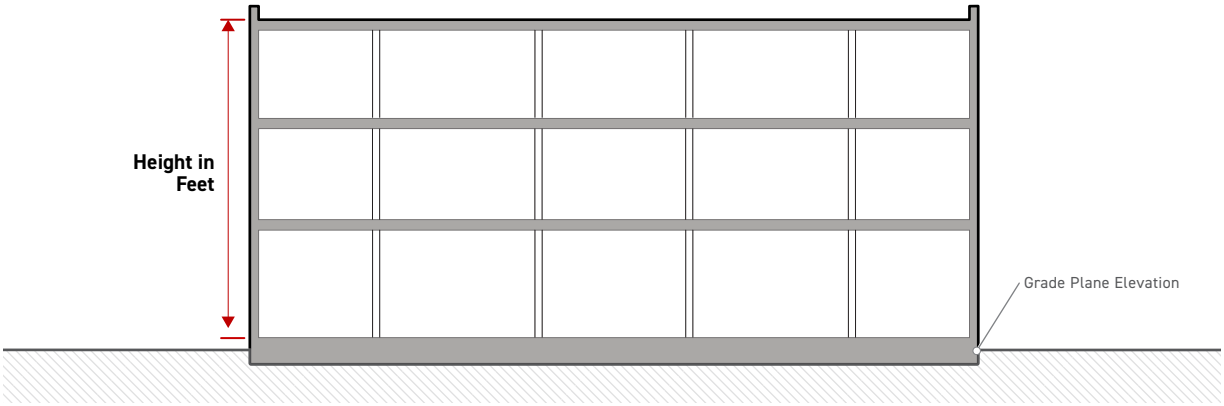
2. Bonus

Buildings and structures may exceed the base maximum height in feet up to the bonus maximum height in feet as allowed in *Div. 9.3. (Community Benefits Program)*.

D. Measurement

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





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

3. [need to add measurement of house scale/sloped roof buildings height]

E. Exceptions

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

ALLOWED VERTICAL ENCROACHMENTS			
	Form District Height (max)		
	45' or less	> 45' to 75'	> 75'
Mechanical/Electrical Equipment *(See Sec. 14.1.5.B.1.b.)*			
Encroachment (max)	3'	5'	10'
Setback from roof edge (min)	3'	3'	5'
Architectural Elements *(See Sec. 14.1.5.B.1.c.)*			
Encroachment (max)	5'	5'	10'
Setback from roof edge (min)	3'	3'	5'
Vertical Circulation *(See Sec. 14.1.5.B.1.d.)*			
Encroachment (max)	10'	10'	10'
Setback from roof edge (min)	5'	5'	5'
Safety Barriers *(See Sec. 14.1.5.B.1.e.)*			
Encroachment (max)	6'	6'	6'
Setback from roof edge (min)	0'	0'	0'
Unenclosed Structures *(See Sec. 14.1.5.B.1.f.)*			
Encroachment (max)	8	8	8'
Setback from roof edge (min)	5'	5'	5'
Flatwork *(See Sec. 14.1.5.B.1.g.)*			
Encroachment (max)	2.5'	2.5'	2.5
Setback from roof edge (min)	1'	1'	1'
Plants *(See Sec. 14.1.5.B.1.h.)*			
Encroachment (max)	unlimited	unlimited	unlimited
Setback from roof edge (min)	1'	1'	1'

F. Relief

1. Increased building maximum height in feet of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. Increased vertical encroachments of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

3. Increased maximum building height in feet or vertical encroachments may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.4.3. HEIGHT IN STORIES

The vertical dimension of a building measured in stories.

A. Intent

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

2. Minimum height in stories standards are intended to provide a method of establishing a minimum level of intensity on a lot, and ensure that lots are not underdeveloped.

B. Applicability

1. Maximum height in stories standards apply to all buildings and structures on a lot where the applied *Form District (Part 2B)* specifies a maximum height in stories standard, unless listed as an exception in *Sec. 2C.4.3.E. (Exceptions)*.

2. Minimum height in stories requirements apply to all buildings on a lot where the applied *Form District (Part 2B)* specifies a minimum height in stories standard.

C. Standards

1. Maximum Height in Stories

a. Base

Buildings and structures shall not exceed the base maximum height in stories without meeting *Div 9.3. (Community Benefits Program)*.

b. Bonus

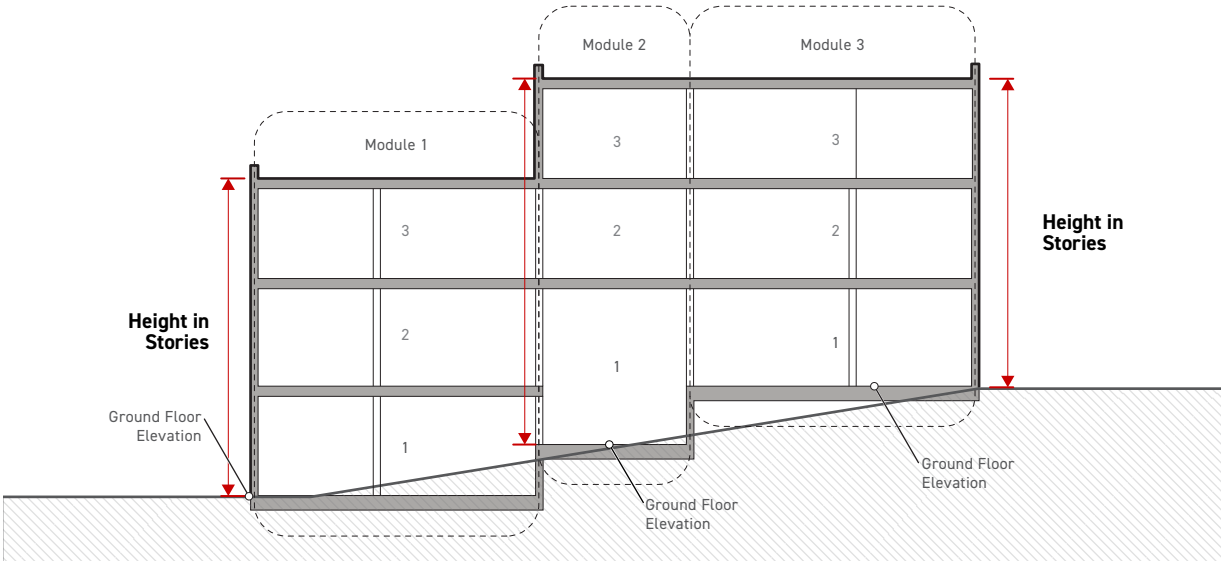
Buildings and structures may exceed the base maximum height in stories up to the bonus maximum height in stories as allowed in *Div. 9.3. (Community Benefits Program)*.

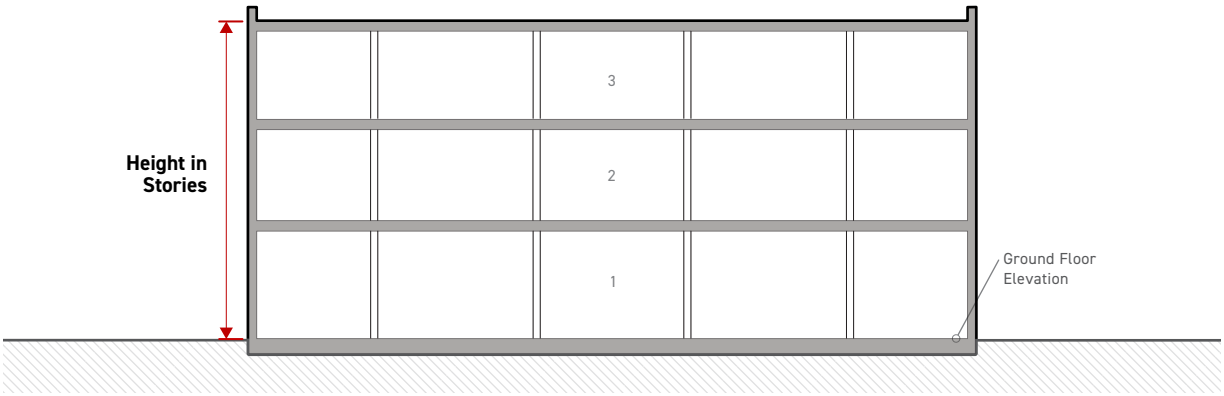
2. Minimum Height in Stories

Each portion of building width used to meet the minimum build-to width standard specified by the applied *Frontage District (Part 3B)* shall contain *floor area* for a depth no less than 15 feet on every story above the ground floor elevation, up to, and including the minimum height in stories specified by the applied *Form District (Part 2B)*.

D. Measurement

1. Height in stories is measured as the number of stories above the ground floor elevation for each module of the building as shown below. See *Sec. 14.1.9.D. (Building Module, Grade Plane Elevation)*.





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

E. Exceptions

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

ALLOWED VERTICAL ENCROACHMENTS			
	Form District Height (max)		
	3 Stories or Less	3 to 6 Stories	More than 6 Stories
Mechanical/Electrical Equipment *(See Sec. 14.1.5.B.1.b.)*			
Encroachment (max)	3'	5'	10'
Setback from roof edge (min)	3'	3'	5'
Architectural Elements *(See Sec. 14.1.5.B.1.c.)*			
Encroachment (max)	5'	5'	10'
Setback from roof edge (min)	3'	5'	5'
Vertical Circulation *(See Sec. 14.1.5.B.1.d.)*			
Encroachment (max)	10'	10'	10'
Setback from roof edge (min)	5'	5'	5'
Safety Barriers *(See Sec. 14.1.5.B.1.e.)*			
Encroachment (max)	6'	6'	6'
Setback from roof edge (min)	0'	0'	0'
Unenclosed Structures *(See Sec. 14.1.5.B.1.f.)*			
Encroachment (max)	8'	8'	8'
Setback from roof edge (min)	5'	5'	5'
Flatwork *(See Sec. 14.1.5.B.1.g.)*			
Encroachment (max)	2.5'	2.5'	2.5'
Setback from roof edge (min)	1'	1'	1'
Vegetation *(See Sec. 14.1.5.B.1.h.)*			
Encroachment (max)	unlimited	unlimited	unlimited
Setback from roof edge (min)	1'	1'	1'

F. Relief

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

2. A reduction in minimum height in stories of 1 story may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

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

4. A reduction in minimum height in stories may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.4.4. CITY HALL HEIGHT RESTRICTION

A restriction to the vertical dimension of a building based-on proximity and height relative to Los Angeles City Hall.

A. Intent

To maintain the prominence of the historic Los Angeles City Hall tower in the Downtown Civic Center area by ensuring that the height of the tower remains significantly taller than any other building surrounding City Hall.

B. Applicability

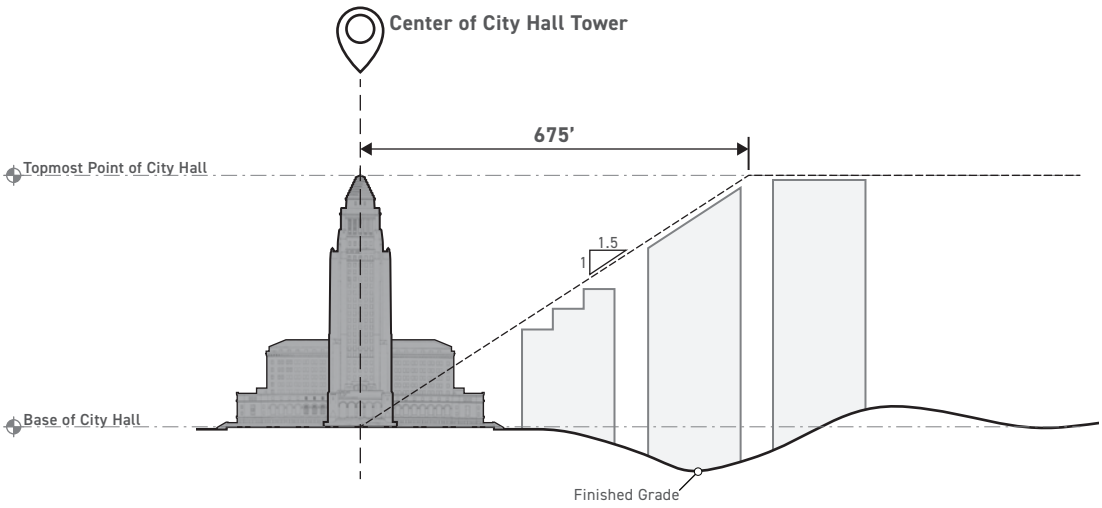
All buildings and structures on lots where the applied *Frontage District (Part 3B)* specifies "yes" for City Hall height restriction.

C. Standards

1. For portions of buildings or structures within 675 feet of the City Hall tower, no portion of a building or structure may be located above an elevation equal to 1.5 times its distance from City Hall tower plus the elevation at the base of City Hall, as measured from sea level.

2. For portions of buildings or structures located more than 675 feet from the historic Los Angeles City Hall tower, no portion of a building or structure may be located above the elevation of the topmost point of City Hall tower.

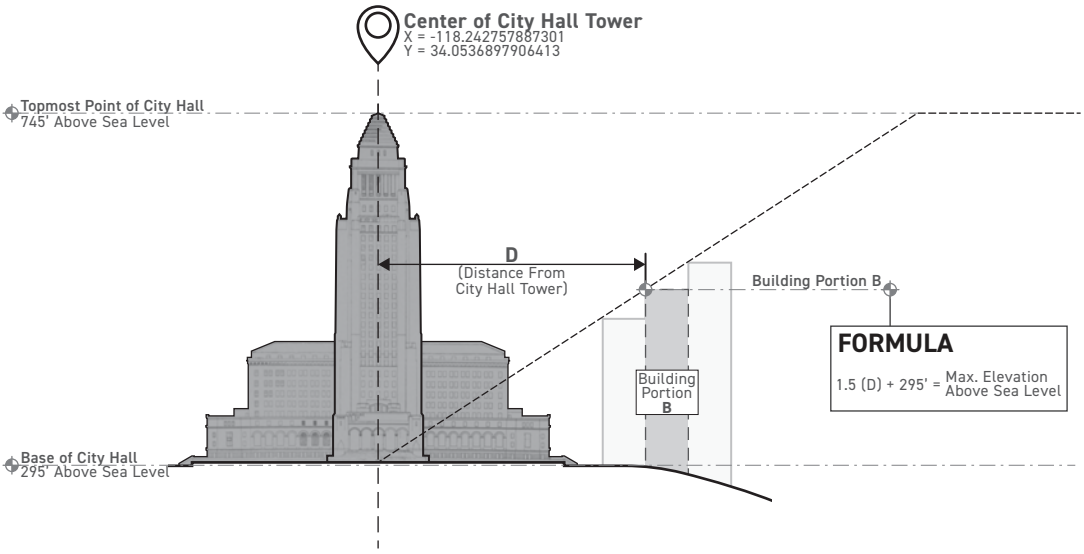
CITY HALL HEIGHT RESTRICTION



D. Measurement

1. Maximum Height

The maximum elevation of a building or portion of a building can be calculated using the following formula: 1.5(Distance) + 295' = Maximum Elevation Above Sea Level



2. Distance from City Hall Tower

Distance from City Hall tower is measured horizontally outward from the center point of the tower. The center point of the tower is considered to be located at the following geographic coordinates:

X = -118.242757887301
Y = 34.0536897906413

3. Topmost point of City Hall Tower

The topmost point of the City Hall tower is considered to be located at 745 feet above sea level. Any portion of a building or structure located below this elevation is considered to be located below the topmost point of the tower.

4. Base of City Hall Tower

The base of City Hall is considered to be located at 295 feet above sea level.

E. Relief

An increase in building height above the City Hall height restriction may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 2C.5. UPPER-STORY BULK

SEC. 2C.5.1. BULK PLANE [DELETE]

An imaginary sloping plane rising inward over the lot that limits building height based on its proximity to site lot lines.

A. Intent

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

B. Applicability

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

C. Standards

All buildings and structures shall fit entirely within the bulk plane, no encroachments are allowed outside the bulk plane.

D. Measurement

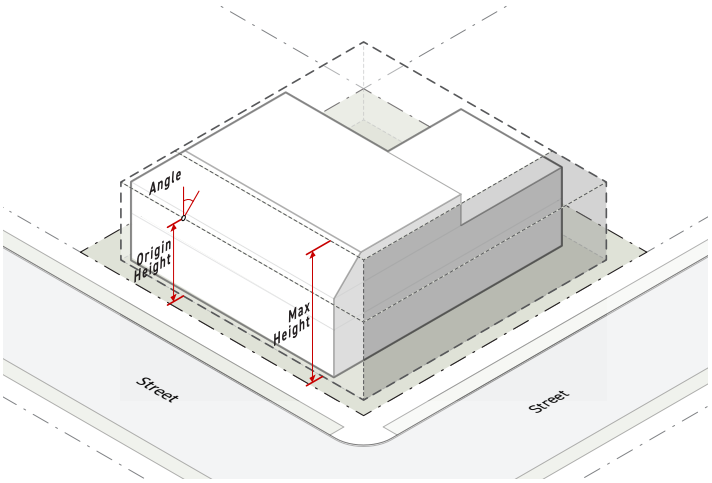
A bulk plane is measured vertically from all applicable lot line setbacks upwards to the origin height. Above the bulk plane origin height, the plane slopes inward at the angle specified by the bulk plane angle.

1. Origin Height

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

2. Angle

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



E. Relief

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

2. Increased bulk plane angle may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.5.2. WALL PLATE HEIGHT

The vertical dimension of the wall of a building that supports the roof structure.

A. Intent

To help reduce the impact of taller building walls along the public realm and from abutting properties.

B. Applicability

The maximum upper wall plate height requirement applies to all buildings on a lot where the applied Form District (Part 2B) specifies a maximum upper wall plate height standard.

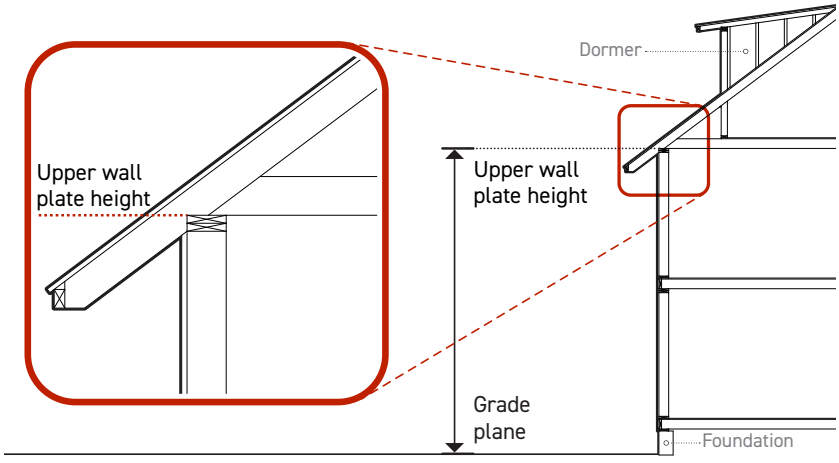
C. Standards

1. No upper wall plate shall exceed the maximum upper wall plate height standard.

2. The roof may continue in height up to the maximum height in feet specified by the zoning district.

D. Measurement

Upper wall plate height is measured along each exterior wall of a building from grade plane to the top of the uppermost wall plate of the building.



E. Relief

1. An increase in the maximum upper wall plate height of 20% or less may be requested in accordance with Sec. 13B.5.2. (Adjustments).

2. An increase in the maximum upper wall plate height of more that 20% has to be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

SEC. 2C.5.3. DISTRICT BOUNDARY HEIGHT TRANSITION

A reduction in the maximum height of a building for a limited depth where abutting districts have substantially lower height allowances.

A. Intent

To prevent looming impacts and reduce the perceived bulk and mass of buildings along zoning district boundaries where maximum height standards change significantly.

B. Applicability

1. District boundary height transition standards apply to all applicable lots specified by the Form District (Part 2B). [need to add to tables, and remove/edit on low-rise table]

2. District boundary height transition standards apply to lots abutting a lot with a maximum height of 36 feet or less. A lot is considered abutting when it shares a lot line with the subject lot.

3. District boundary height transition standards apply to through-lots adjoining a lot with a maximum height of 36 feet or less, located across a collector or local street. Lots adjoined by an alley do not apply. For designation of street types see X.

C. Standards

1. All structures located on an applicable lot shall comply with district boundary height transition standards unless listed as an exception in Sec. 2C.5.3.E (Exceptions).

2. Where a district boundary height transition is required for an applicable lot abutting a lot with a maximum height of 36 feet or less, no portion of a building or structure located within 45 feet of the lot line located closest to the abutting lot shall have a height greater than the maximum height allowed by the abutting district.

3. Where a district boundary height transition is required for a through-lot adjoining a lot with a maximum height of 36 feet or less, located across a collector or local street, no portion of a building or structure shall have a height greater than 45 feet, until a stepback of 15 feet or more in depth is provided. [need max lot depth....once past x feet into lot, no stepback required?]

   [insert new graphics]

D. Measurement

[to be inserted]

stepback depth is measured as the horizontal distance... from facade below...

E. Exceptions

The following are allowed to encroach into the district boundary height transition as listed below:

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details *(Sec. 14.1.5.A.1.a.)*	
Encroachment (max)	2'
Roof Projections *(Sec. 14.1.5.A.1.b.)*	
Encroachment (max)	2.5'
Unenclosed Structures *(Sec. 14.1.5.A.1.c. - Sec. 14.1.5.A.1.d.)*	
Encroachment (max)	5'
Enclosed Structures: Projecting *(Sec. 14.1.5.A.1.e.)*	
Encroachment (max)	2.5'
Mechanical/Electrical Equipment *(Sec. 14.1.5.A.1.f. - Sec. 14.1.5.A.1.g.)*	
Encroachment (max)	1.5'

ALLOWED VERTICAL ENCROACHMENTS	
Mechanical/Electrical Equipment *(See Sec. 14.1.5.B..1.b.)*	
Encroachment (max)	5'
Setback from roof edge (min)	3'
Architectural Elements *(See Sec. 14.1.5.B.1.c.)*	
Encroachment (max)	5'
Setback from roof edge (min)	2'
Safety Barriers *(See Sec. 14.1.5.B.1.e.)*	
Encroachment (max)	4'
Setback from roof edge (min)	0'
Unenclosed Structures *(See Sec. 14.1.5.B.1.f.)*	
Encroachment (max)	8
Setback from roof edge (min)	2'
Flatwork *(See Sec. 14.1.5.B.1.g.)*	
Encroachment (max)	2.5'
Setback from roof edge (min)	1'
Vegetation *(See Sec. 14.1.5.B.1.h.)*	
Encroachment (max)	unlimited
Setback from roof edge (min)	1'

F. Relief

1. [to be inserted]

SEC. 2C.5.4. STREET STEP-BACK

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

A. Intent

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

B. Applicability

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

C. Standards

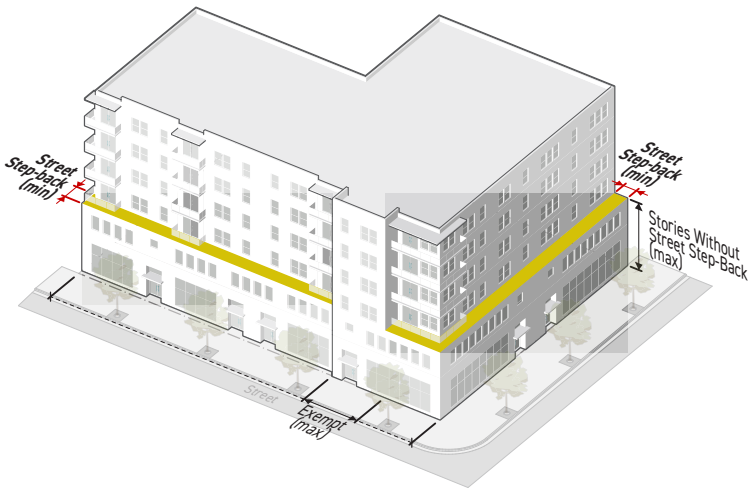
The following standards shall be met for a minimum of 85% of the building width:

1. All stories above the maximum stories without street step-back shall be stepped back from the street-facing facade by at least the minimum street step-back depth, as specified by the applied *Form District (Part 2B)*.

2. No building or structure may extend into a minimum street step-back depth, except where allowed in *Sec. 2C.5.2.E. (Exceptions)*.

3. Buildings having a height less than the maximum stories without street step-back are not required to provide a street step-back.

4. Where a street step-back is required, no less than the minimum number of stories without street step-back, specified by the applied *Form District (Part 2B)*, shall be provided.



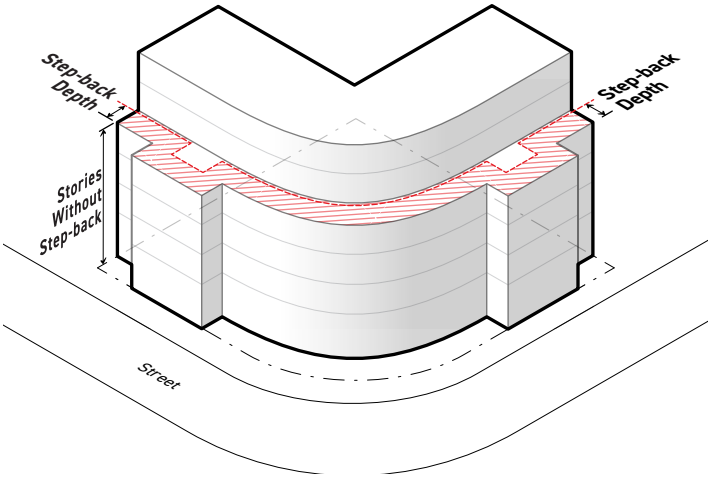
D. Measurement

1. Stories Without Street Step-back

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

2. Street Step-back Depth

The minimum street step-back depth is measured as the horizontal distance from the outermost edge of the building facade associated with the topmost story without street step-back to the outermost edge of the facade of the stepped back stories. Street step-back depth is required regardless of the provided or required street setback.



E. Exceptions

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

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details *(Sec. 14.1.5.A.1.a.)*	
Encroachment (max)	2'
Roof Projections *(Sec. 14.1.5.A.1.b.)*	
Encroachment (max)	2.5'
Unenclosed Structures *(Sec. 14.1.5.A.1.c. - Sec. 14.1.5.A.1.d.)*	
Encroachment (max)	5'
Enclosed Structures: Projecting *(Sec. 14.1.5.A.1.e.)*	
Encroachment (max)	2.5'
Mechanical/Electrical Equipment *(Sec. 14.1.5.A.1.f. - Sec. 14.1.5.A.1.g.)*	
Encroachment (max)	1.5'

ALLOWED VERTICAL ENCROACHMENTS	
Mechanical/Electrical Equipment *(See Sec. 14.1.5.B..1.b.)*	
Encroachment (max)	5'
Setback from roof edge (min)	3'
Architectural Elements *(See Sec. 14.1.5.B.1.c.)*	
Encroachment (max)	5'
Setback from roof edge (min)	2'
Safety Barriers *(See Sec. 14.1.5.B.1.e.)*	
Encroachment (max)	4'
Setback from roof edge (min)	0'
Unenclosed Structures *(See Sec. 14.1.5.B.1.f.)*	
Encroachment (max)	8
Setback from roof edge (min)	2'
Flatwork *(See Sec. 14.1.5.B.1.g.)*	
Encroachment (max)	2.5'
Setback from roof edge (min)	1'
Vegetation *(See Sec. 14.1.5.B.1.h.)*	
Encroachment (max)	unlimited
Setback from roof edge (min)	1'

F. Relief

1. A reduced street step-back depth of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)* or as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

2. Increased stories without street step-back may be requested only as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 2C.6. BUILDING MASS

SEC. 2C.6.1. BUILDING WIDTH

The horizontal dimension of any building or collection of abutting buildings on a lot.

A. Intent

1. To promote fine-grained patterns of development and prevent long buildings that are significantly out of context with traditional patterns by breaking wide buildings into multiple, clearly distinguished building widths.

2. To encourage larger projects to provide open space for pedestrians and recreation.

B. Applicability

1. Building width requirements apply to all frontage lot line-facing buildings or structures on a lot.

2. Building width requirements apply only to portions of buildings and structures located above the ground floor elevation.

3. Building width requirements do not apply to exceptions listed in *Sec. 2C.6.1.F. (Exceptions)*.

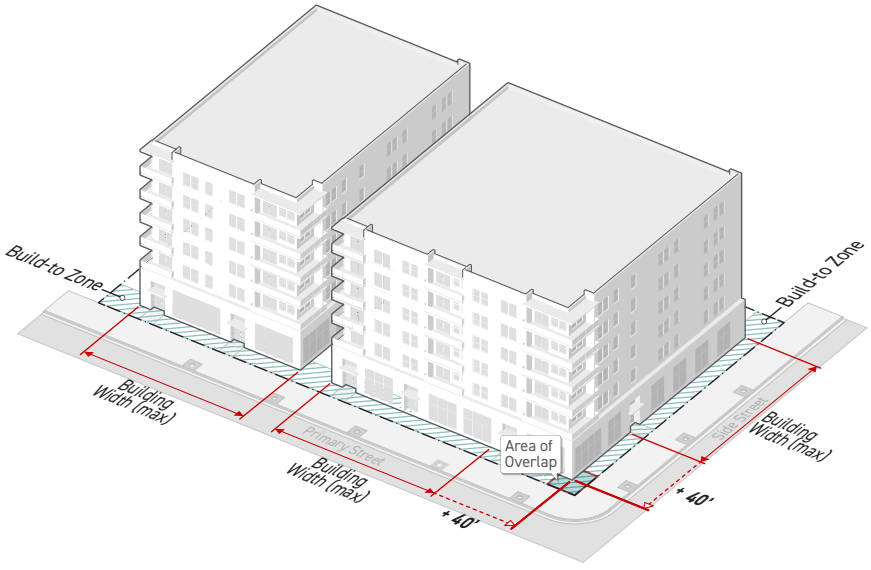
C. Standards

1. General

a. No applicable building or collection of abutting buildings located on the same lot shall be wider than the maximum building width specified by the applied *Form District (Part 2B)*.

b. Buildings that are located on separate lots, share no interior circulation, and are structurally independent, are considered separate buildings for the purpose of measuring building width.

c. A building on a corner lot within the build-to zone area of overlap is allowed to exceed the maximum building width by up to 40 feet along both primary and side street lot lines.



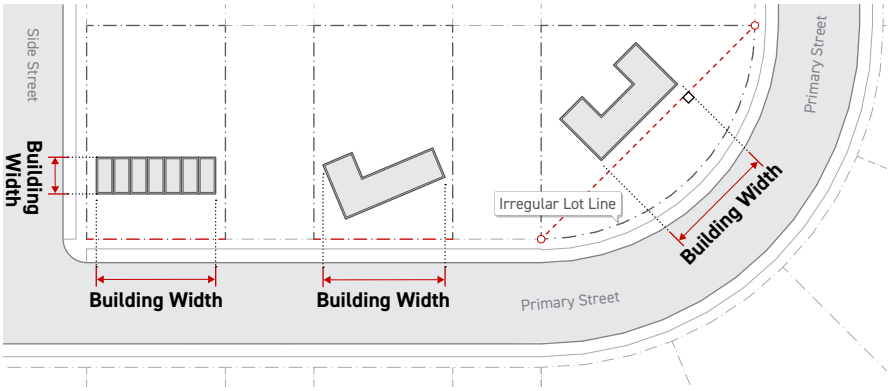
d. In order to establish buildings on the same lot as separate buildings for the purpose of measuring maximum building width, a building break meeting the standards in *Sec. 2C.2.6.1.E. (Building Break)* shall be provided between the buildings.

2. Bonus Building Width

Buildings and structures may exceed the maximum building width up to the bonus building width in feet, as specified by the Form District (Part 2B) as allowed in Div. 9.3. (Community Benefits Program).

D. Measurement

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



2. For frontage lot line-facing, see *Sec. 14.1.6. (Facing)*.

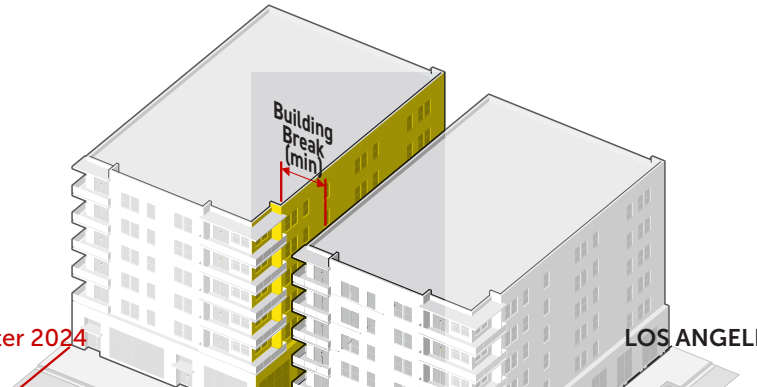
3. For measuring building width on irregular lot lines, see *Sec. 14.1.14. (Parallel or Perpendicular to irregular Lot line)*.

E. Building Break

1. Standards

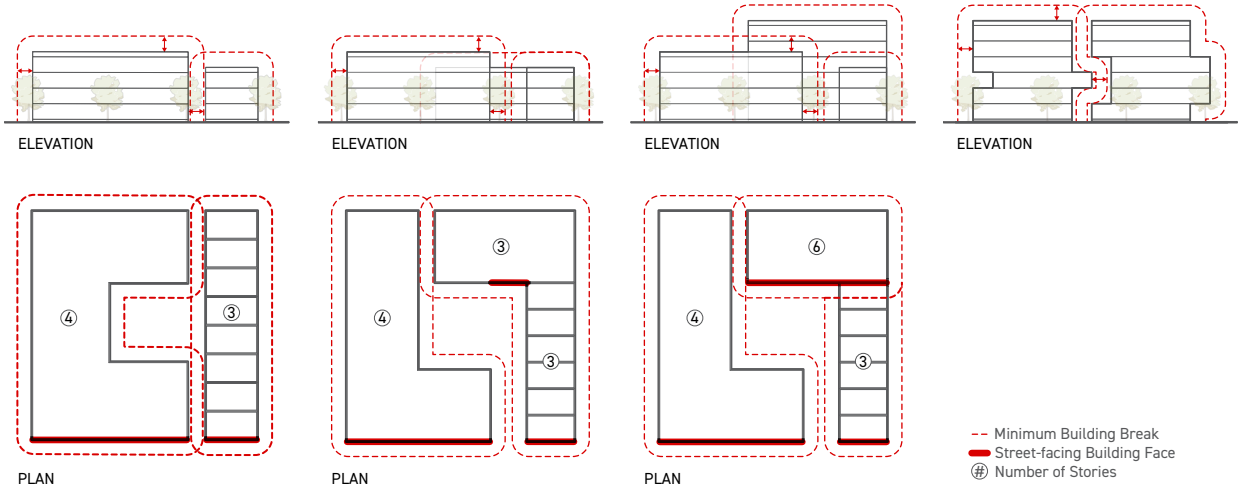
a. All buildings and collections of abutting buildings located on the same lot shall be separated by at least the minimum building break dimension in order to establish them as separate buildings for the purpose of measuring building width.

b. No building or structure shall encroach into the building break, except where allowed in *Sec. 2C.6.1.F. (Exceptions)*.



2. Measurement

A building break is measured perpendicular to the outermost surface of each applicable portion of a building both vertically and horizontally.



F. Exceptions

1. Encroachments

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

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details *(Sec. 14.1.5.A.1.a.)*	
Encroachment (max)	2'
Clear width (min)	3'
Roof Projections *(Sec. 14.1.5.A.1.b.)*	
Encroachment (max)	2.5'
Clear width (min)	3'
Unenclosed Structures *(Sec. 14.1.5.A.1.d. - Sec. 14.1.5.A.1.d.)*	
Encroachment (max)	5'
Clear width (min)	3'
Mechanical/Electrical Equipment *(Sec. 14.1.5.A.1.f. - Sec. 14.1.5.A.1.g.)*	
Encroachment (max)	1.5'
Clear width (min)	3'

2. Building Break Outdoor Amenity Space Alternative

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

a. The outdoor amenity space shall meet the design standards for outdoor amenity space in *Sec. 2C.3.3.A. (Outdoor Amenity Space)*.

b. The outdoor amenity space width shall be at least 2 times the minimum building break dimension specified in the applied *Form District (Part 2B)*, measured parallel to the applicable street lot line.

c. The outdoor amenity space width shall not be greater than the maximum building width, measured parallel to the applicable street lot line.

d. The outdoor amenity space depth shall be at least 5 times the minimum building break dimension specified in the applied *Form District (Part 2B)*, measured perpendicular to the street lot line.

e. A minimum of 75% of the outdoor amenity space area shall meet the design standards in *Sec. 2C.3.3.C. (Pedestrian Amenity Space)*.

f. The outdoor amenity space may count toward the required minimum build-to width required by the applied *Frontage District (Part 3B)*, provided it meets the requirements of *Sec. 3C.1.3.E. (Build-to Width Exceptions)*.

g. Any portion of the outdoor amenity space may count toward lot amenity space in *Sec. 2C.3.1. (Lot Amenity Space)* and residential amenity space in *Sec. 2C.3.2. (Residential Amenity Space)*, provided it meets all applicable standards.

G. Relief

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

2. Increased building width or reduced building break may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 2C.6.2. FACADE WIDTH

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

A. Intent

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

B. Applicability

Where specified by the applied *Form District (Part 2B)*, facade width requirements apply to all buildings or structures on a lot that both face a frontage lot line and are located within 30 feet of the frontage lot line.

C. Standards

1. No building facade shall be wider than the maximum facade width specified by the applied *Form District (Part 2B)*.

2. In order to establish facades as separate facades for the purpose of meeting a maximum facade width standard, a facade break meeting the standards of *Sec. 2C.6.2.E. (Facade Break)* shall be provided.

D. Measurement

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

E. Facade Break

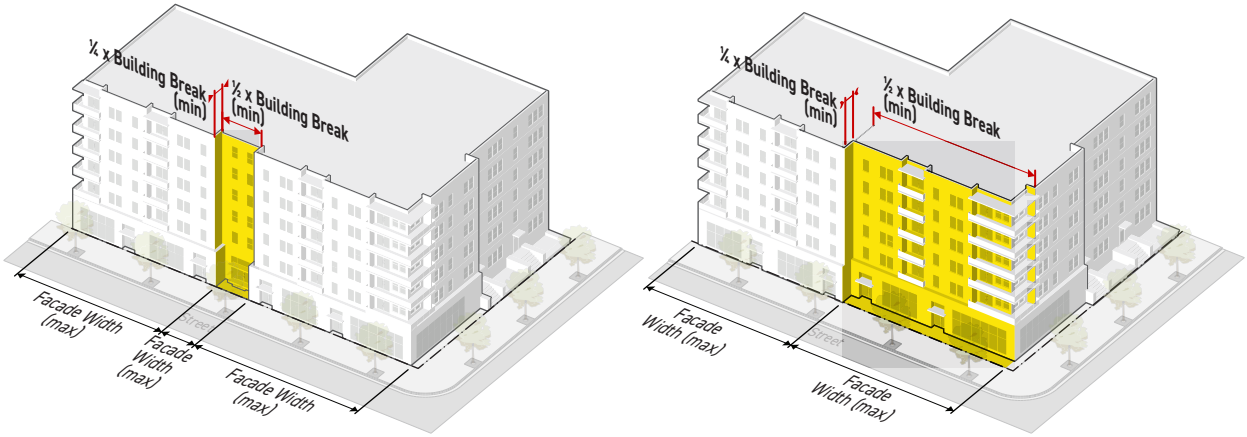
1. Standards

a. The width of a facade break shall be at least one-half of the minimum building break.

b. The width of a facade break shall not be greater than the maximum facade width.

c. The depth of a facade break shall be at least one-quarter of the minimum building break.

d. No structure or equipment shall encroach into a facade break, except where allowed in *Sec. 2C.6.3.D. (Exceptions)*.



2. Measurement

a. Facade break width is measured horizontally, parallel to street lot lines.

b. Facade break depth is measured horizontally, perpendicular to street lot lines.

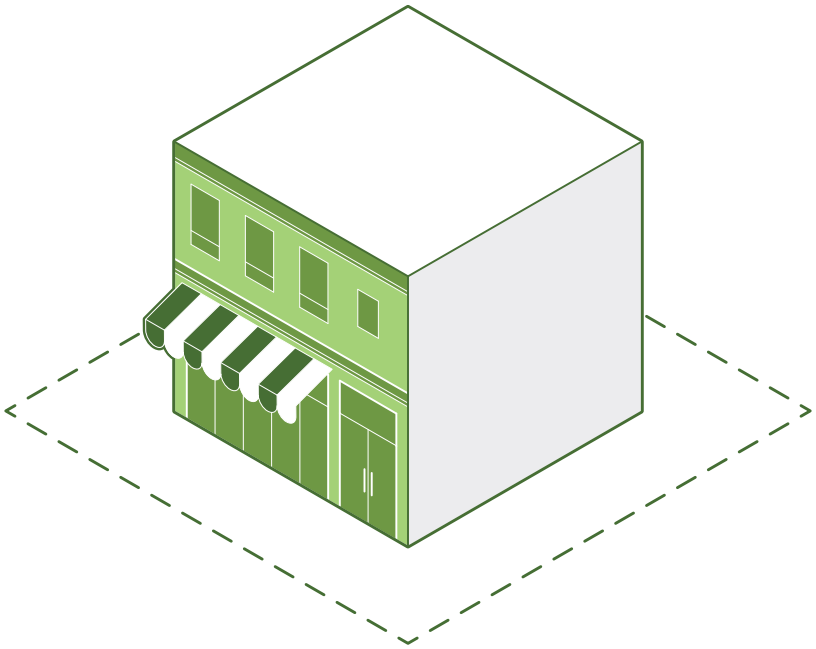
F. Exceptions

Roof projections may encroach into a facade break a maximum of 2.5 feet in depth.

G. Relief

1. Increased maximum facade width or reduction in minimum facade break of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. Deviation from maximum facade width and minimum facade break may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.



ARTICLE 3. **FRONTAGE**

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

Part 3A. **Introduction**

Part 3B. **Frontage Districts**

Part 3C. **General Frontage Rules**

Part 3D. **Character Frontage Rules**

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PART 3A. INTRODUCTION

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DIV. 3A.1. ORIENTATION

SEC. 3A.1.1. RELATIONSHIP TO ZONE STRING

A zone string is composed of the following districts:

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

SEC. 3A.1.2. HOW TO USE ARTICLE 3 (FRONTAGE)

A. Identify the Applied Frontage District

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

B. Frontage District Standards

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

C. Interpreting Frontage District Standards

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

Frontage District Example:

Zone String

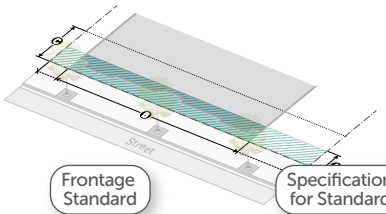
[LM2-**MU2**-5] [RG1-FA]

Find Your Frontage District

Part 3B (Frontage Districts)

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

A. Lot



Frontage Standard

Specification for Standard

Frontage Rule Category

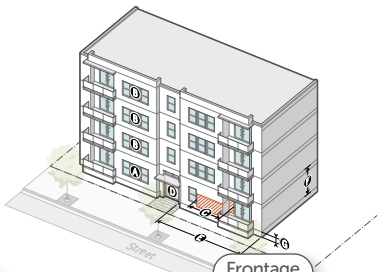
Label on Graphic

No Label on Graphic

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

Standard Does Not Apply

B. Facade



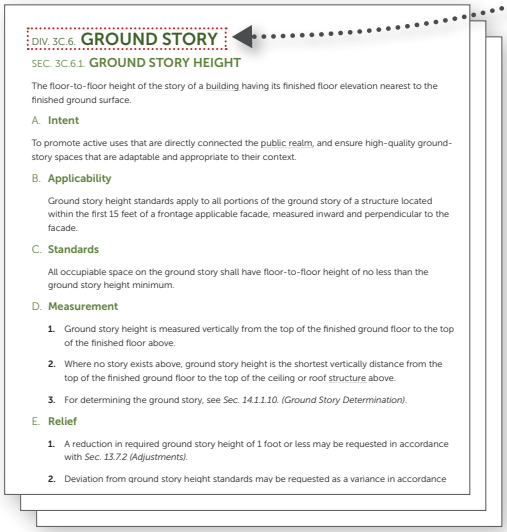
Frontage Lot Line

Link to Rules

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

Learn More About Your Rules

Part 3C (General Frontage Rules)



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

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

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

A. **Intent**

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

B. **Applicability**

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

C. **Standards**

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

D. **Measurement**

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

E. **Relief**

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

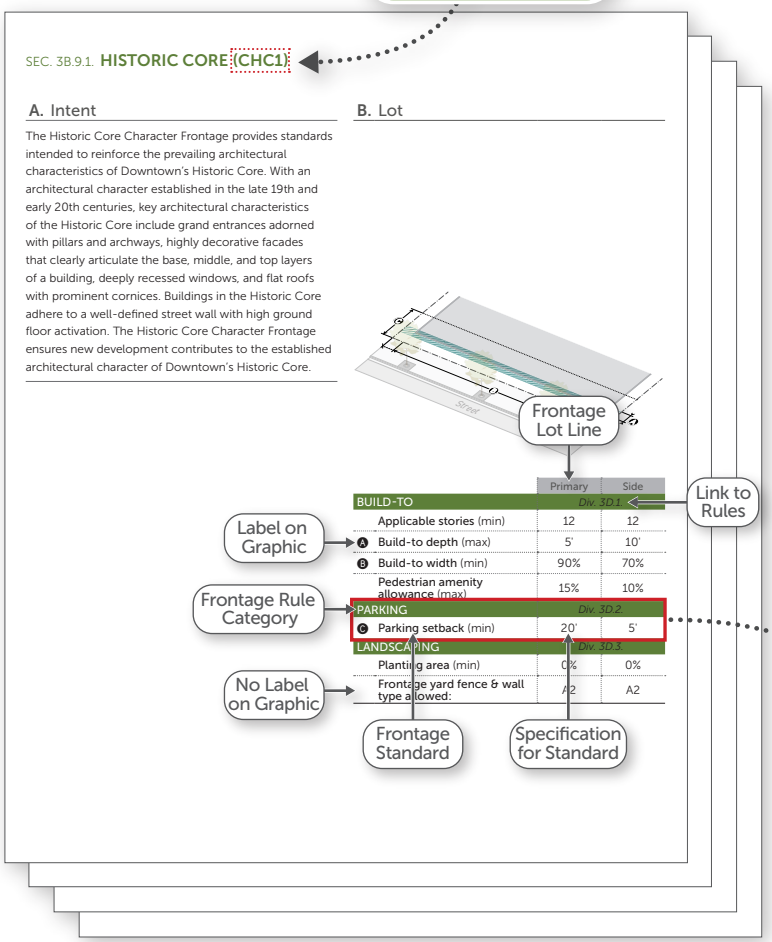
Character Frontage District Example:

Zone String

[LLM1-**CHC1**-5] [IH2-FA]

Find Your Frontage District

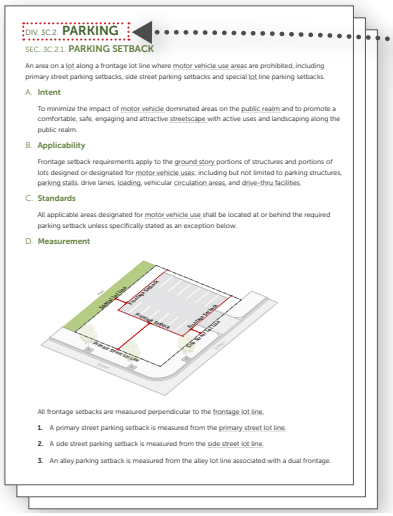
Part 3B (Frontage Districts)

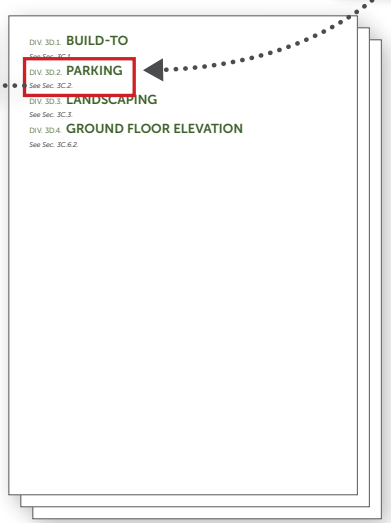


Learn More About Your Rules

Part 3D (Character Frontage Rules)

References to Part 3C



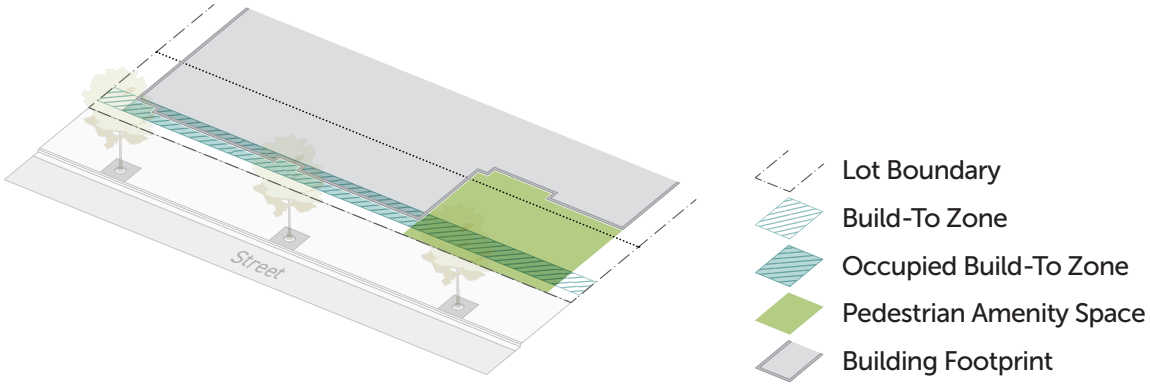


SEC. 3A.1.3. FRONTAGE DISTRICT GRAPHICS

A. General

Illustrations and graphics are included in Article 3 (Frontage) only to assist users in understanding the purpose and requirements of the text. In the event a conflict occurs between the text of Article 3 (Frontage) and any illustration or graphic, the text prevails.

B. Lot Graphics



1. Lot Boundary

This line represents the perimeter of the subject lot, serving as a reference for build-to width.

2. Build-To Zone

This blue hatched shape represents the area on a lot, near the frontage lot line, that buildings are required to occupy according to the minimum build-to width specified by the applied *Frontage District (Part 3B)*.

3. Occupied Build-To Zone

The portion of the build-to zone with a blue rather than white background represents the width of the build-to zone that counts toward build-to width based on the location of buildings or the location of pedestrian amenity spaces. The location of the occupied build-to zone is not a requirement, but rather an example of one conforming site configuration.

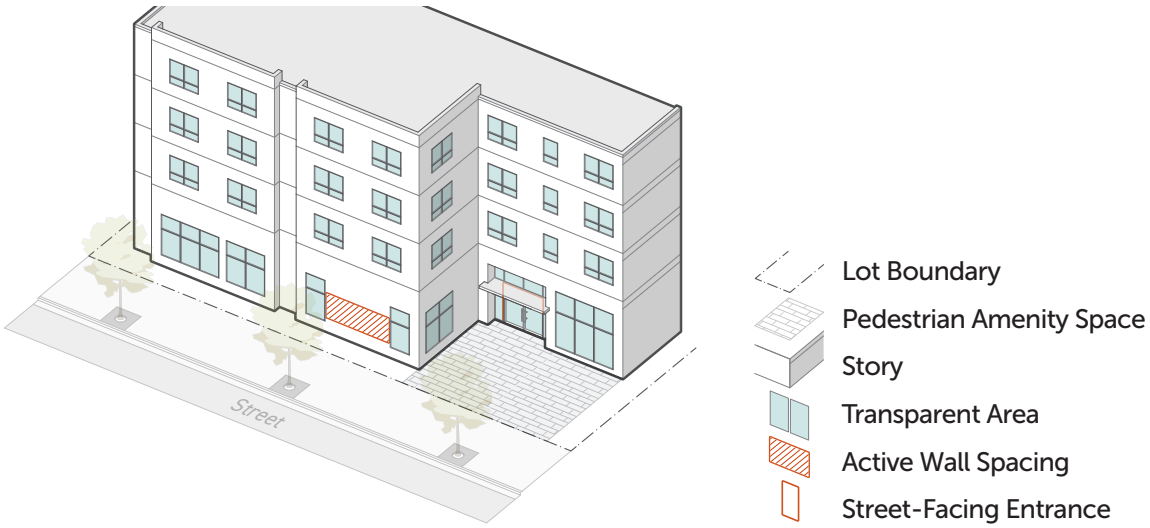
4. Pedestrian Amenity Space

This green shape represents the largest pedestrian amenity space allowed to count toward build-to width according to the maximum pedestrian amenity allowance specified by the applied *Frontage District (Part 3B)*. The location of the pedestrian amenity space is not a requirement, but rather an example of one conforming site configuration.

5. Building Footprint

This shape represents the building footprint for the front portion of a lot including the portion of a building occupying the build-to zone, serving as a reference for build-to width. The building footprint does not represent the required placement of a building, but rather an example that meets the build-to standards of the applied *Frontage District (Part 3B)*.

C. Facade Graphics



1. Lot Boundary

This line represents the perimeter of the subject lot, serving as a reference for build-to width.

2. Pedestrian Amenity Space

This paver-patterned shape represents the pedestrian amenity space shown in the corresponding lot graphic, demonstrating the relationship between pedestrian amenity space activation requirements, and the standards of the applied *Frontage District (Part 3B)*.

3. Story

This volume represents a story of a building, serving as a reference for story height and ground floor elevation standards. The volume includes a line at the top and bottom of each story, and an additional line near the top of each story indicating the bottom of a floor plate. The bottom of the floor plate is only depicted on the side of the building.

4. Transparent Area

This shape represents door and window openings on frontage applicable facades, serving as a reference for transparency standards. The location of the transparent area is not a requirement, but rather an example of one conforming facade composition.

5. Active Wall Spacing

This red-hatched shape represents one example measurement of active wall spacing, including the regulated facade area between 1 set of door or window openings. This shape does not represent all applicable facade areas.

6. Street-Facing Entrance

This red outline represents a street-facing door openings, serving as a reference for street-facing entrance and entrance spacing standards. The locations of the street-facing entrances are not a requirement, but rather an example of one conforming facade composition.

D. Character Frontage Graphics

Character Frontage Districts (Div. 3B.9.) include a wider variety of graphics, but use the same approach to representation established by the lot graphics and facade graphics. In addition to the elements depicted in lot and frontage graphics, Character Frontage Districts represent articulation techniques, focal entry features, and exterior materials.

1. Articulation Techniques

Articulation standards often include a variety of regulatory elements, including, but not limited to, vertical and horizontal banding, building layers, and articulating elements. While articulating elements are not annotated in Character Frontage District graphics, building layers are represented with a red outline and banding is represented using a black outline around a translucent white shape.

2. Focal Entry Features and Exterior Materials

a. Focal entry features are represented by a dashed red outline surrounding the area on a facade used to meet the requirements of one of the allowed focal entry features specified by the applied *Frontage District (Part 3B)*. The location of the focal entry feature is not a requirement, but rather an example of one conforming facade composition.

b. Primary and secondary exterior materials are represented using a variety of colors and textures intended to represent one or more of the allowed exterior materials specified by the applied *Frontage District (Part 3B)*.

SEC. 3A.1.4. FRONTAGE DISTRICT NAMING CONVENTION

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

A. Frontage Category

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

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

B. Variation Number

The last component of each Frontage District is a variation number. All Frontage Districts are numbered in the order they fall within Article 3 (Frontage).

DIV. 3A.2. OPENING PROVISIONS

SEC. 3A.2.1. FRONTAGE INTENT

The intent of Article 3 (Frontage) is to regulate the portions of a lot and exterior building facades that impact the public realm. Frontage Districts help ensure that projects respond to the public realm in a contextually appropriate manner. Districts range from minimal standards for Warehouse Frontages to a robust set of standards for Shopfront Frontages which require projects to support a high-quality public realm that is active, comfortable, safe, and visually interesting, with strong connections between the public realm and uses inside buildings.

SEC. 3A.2.2. FRONTAGE APPLICABILITY

A. Project Applicability

All projects filed after the effective date of this Zoning Code (Chapter 1A) must comply with the Frontage District standards and rules in Article 3 (Frontage), as further specified below. For vested rights, see *Sec. 1.4.5. (Vested Rights)*, and for continuance of existing development, see *Sec. 1.4.6. (Continuance of Existing Development)*.

B. Project Activities

1. Categories of Frontage rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, a street-facing addition concealing a portion of an existing building facade includes both new construction and a facade modification).

2. For all Frontage Districts, with the exception of Character Frontage Districts, Frontage rule categories apply to project activities as shown in the table below:

		PROJECT ACTIVITIES								
FRONTAGE RULE CATEGORIES		New Construction	Major Demolition	Lot Modification	Site Modification	Facade Modification	Use Modification	Temporary Use	Renovation	Maintenance & Repair
Div. 3C.1	Build-To	●	●	○	○	○	○	○	○	○
Div. 3C.2	Parking	●	●	○	●	○	○	○	○	○
Div. 3C.3	Landscaping	●	●	●	●	○	○	○	○	○
Div. 3C.4	Transparency	●	●	○	○	●	○	○	○	○
Div. 3C.5	Entrances	●	●	○	○	●	○	○	○	○
Div. 3C.6	Ground Story	●	○	○	○	○	○	○	○	○

● = Rules generally apply to this project activity
○ = Rules are not applicable

3. For Character Frontage Districts, Character Frontage rule categories apply to project activities as shown in the table below:

CHARACTER FRONTAGE RULE CATEGORIES		PROJECT ACTIVITIES								
		New Construction	Major Demolition	Lot Modification	Site Modification	Facade Modification	Use Modification	Temporary Use	Renovation	Maintenance & Repair
Div. 3D.1	Build-To	●	●	○	○	○	○	○	○	○
Div. 3D.2	Parking	●	●	○	●	○	○	○	○	○
Div. 3D.3	Landscaping	●	●	●	●	○	○	○	○	○
Div. 3D.4	Ground Floor Elevation	●	○	○	○	○	○	○	○	○
Div. 3D.5	Story Height	●	○	○	○	○	○	○	○	○
Div. 3D.6	Articulation	●	●	○	○	●	○	○	○	○
Div. 3D.7	Features	●	○	○	○	●	○	○	○	○
Div. 3D.8	Entrances	●	●	○	○	●	○	○	○	○
Div. 3D.9	Transparency	●	●	○	○	●	○	○	○	○
Div. 3D.10	Exterior Materials	●	●	○	○	●	○	○	○	○

● = Rules generally apply to this project activity
○ = Rules are not applicable

4. Project activities are defined in *Sec. 14.1.15. (Project Activities)*.

5. Where a category of Frontage rules is listed as generally applicable in the tables above, and the applied *Frontage District (Part 3B)* provides specifications for a standard in that Frontage rule category, the project activity shall meet all applicable Frontage standards within that Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 3C (General Frontage Rules)* and *Part 3D (Character Frontage Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a category of Frontage rules is listed as not applicable in the table above, no standards from that Frontage rule category apply to the project activity.

C. Applicable Components of Lots, Buildings, and Structures

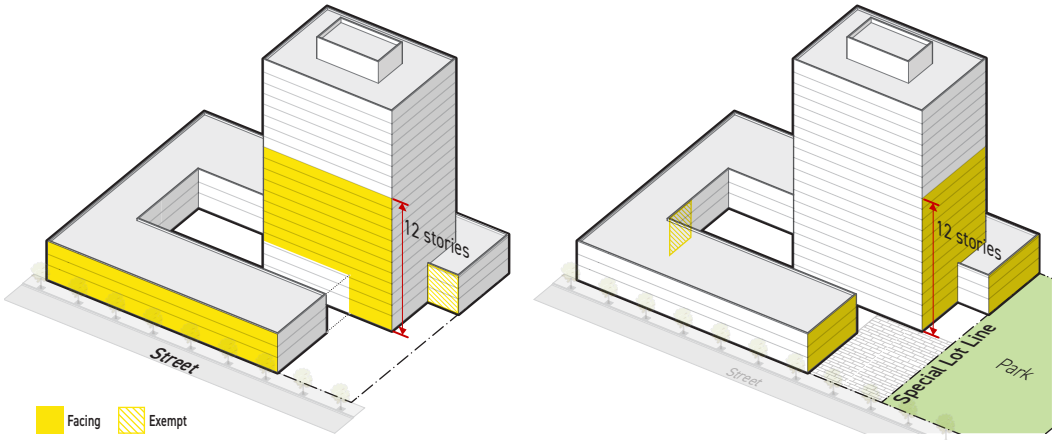
1. General

Frontage standards apply only to the applicable facades, applicable portions of a lot, and applicable building depth, as specified in the following examples in *Sec. 3A.2.2.C.2 (Frontage Applicable Facades)*. Specific Frontage District standards or rules may further limit which components of buildings and lots are required to comply with the standard within *Part 3C. (Frontage Rules)* and *Part 3D. (Character Frontage Rules)*.

2. Frontage Applicable Facades

Frontage standards apply to the following facades up to the top of the 12th story:

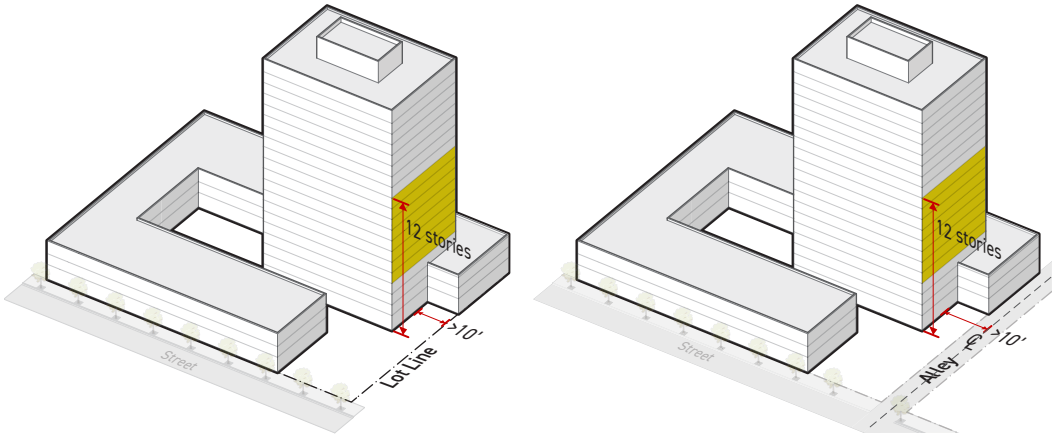
a. Frontage Lot Line-Facing Facades



i. Facades that face a frontage lot line, including *street-facing facades (Sec. 14.1.6.D.)*, and when a *Dual Frontage District (Div. 3B.8.)* is applied, special lot line-facing facades.

ii. These facades shall meet the standards specified by the applied *Frontage District (Part 3B)* for the frontage lot line that the facade faces (primary street lot line, side street lot line or special lot line).

b. Lot Line-Facing Facades (Non-Frontage Lot Line)



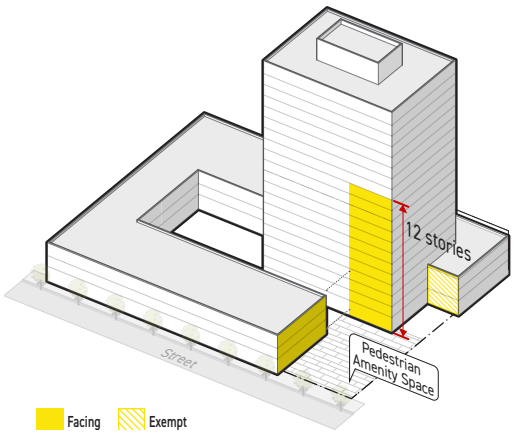
i. *Lot line-facing facades (Sec. 14.1.6.B.)* that do not face a frontage lot line and are:

a) Located vertically above the top of the 4th story; and

b) Located 10 feet or more from a common lot line or centerline of an alley, measured horizontally.

ii. Lot Line-Facing Facades (Non-Frontage Lot Line) facades shall meet the standards specified by the applied *Frontage District (Part 3B)* for the side street lot line.

C. Pedestrian Amenity Space-Facing Facades



i. Facades that face a pedestrian amenity space, see *Sec. 14.1.6.C. (Pedestrian Amenity Space-Facing Facades)*.

ii. These facades shall meet the standards specified by the applied *Frontage District (Part 3B)* for the frontage lot line that the pedestrian amenity space abuts. Where the pedestrian amenity space abuts multiple frontage lot lines, the standards specified for the frontage lot line that abuts the pedestrian amenity space for the greatest length applies.

3. Frontage Applicable Portions of a Lot

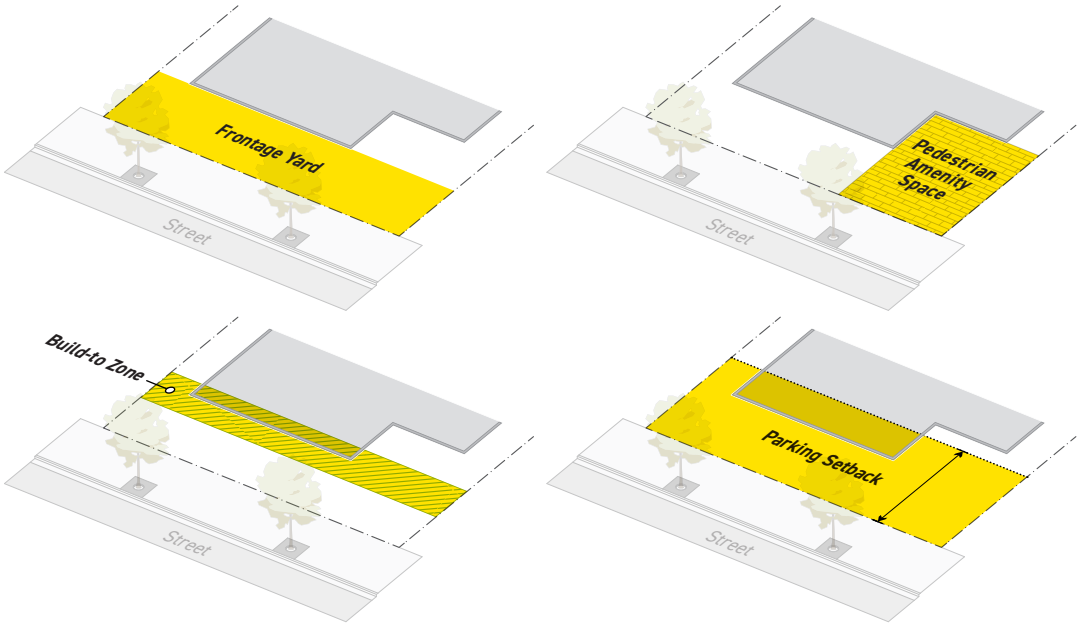
Frontage District standards apply to the following portions of a lot:

a. Frontage yards, see *Sec. 14.1.16. (Yards)*;

b. Pedestrian amenity spaces (*Sec. 2C.3.3.C*);

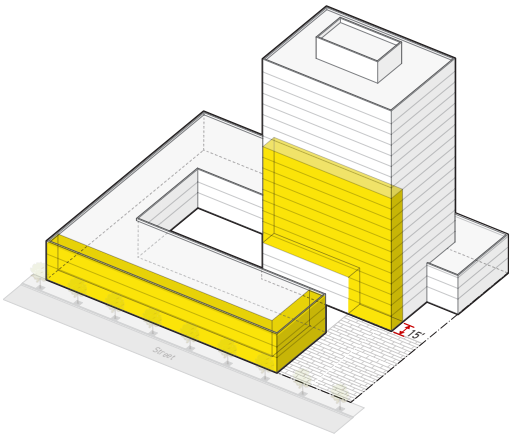
c. Build-to zones; and

d. *Parking setbacks (Sec. 3C.2.1)*.



4. Frontage Applicable Building Depth

Frontage District standards apply to portions of a building interior within 15 feet of a *frontage lot line-facing (Sec. 3A.2.2.C.2.a.)* or *pedestrian amenity space-facing (Sec. 3A.2.2.C.2.c.)* frontage applicable facade.



D. Nonconformity

Article 12. (Nonconformities) provides relief from the requirements of *Article 3. (Frontage)* for existing lots, site improvements, buildings and structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current district standards or use permissions. No project activity may decrease conformance with any Frontage standard unless otherwise specified by *Division 12.3. (Frontage Exceptions)*. Consider the following examples:

1. Closing an existing window opening: Where the proposed facade modification reduces ground story transparency below the minimum required by the applied *Frontage District (Part 3B)*, the facade alteration is not allowed.

2. An addition or new detached structure to the side of a building: Where the applicable facades on the existing structure do not meet the Frontage District transparency standards, all applicable facades of the addition or new detached structure are required to meet the transparency standards, but no alteration of existing facades is required.

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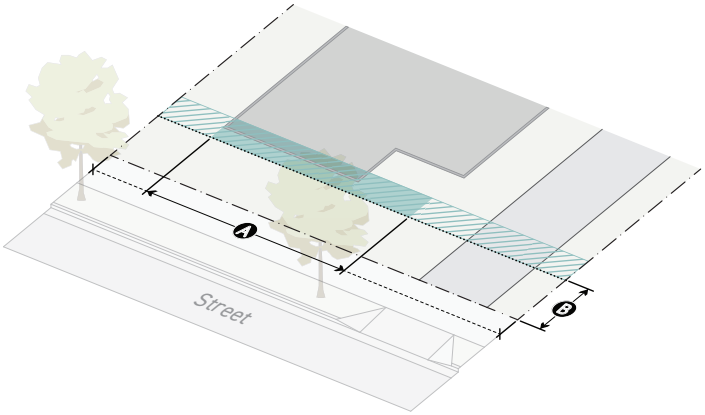
DIV. 3B.1. FRONT YARD FRONTAGES

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

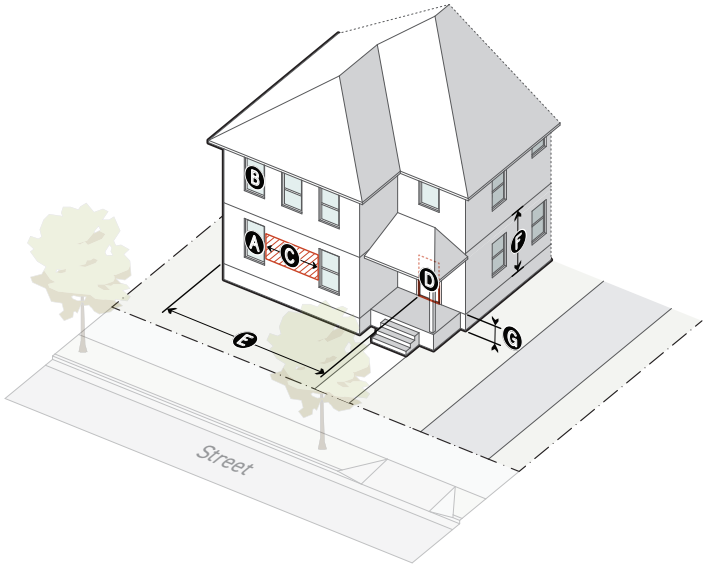
SEC. 3B.1.1. DRIVE FRONTAGE 1 (DF1) SAME AS FY1 WITHOUT BUILD-TO DEPTH

A. Lot



	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Build-to depth (max)	n/a	n/a
Ⓐ Build-to width (min)	50%	n/a
Active depth (min)	9'	9'
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	*Div. 3C.2.*	
Ⓑ Parking setback (min)	10'	3'
Parking between building and street	Prohibited	Prohibited
LANDSCAPING	*Div. 3C.3.*	
Frontage planting area (min)	50%	50%
Permeable Surface (min)	All remaining lands	All remaining lands
Frontage yard fence & wall type allowed:	A3	A3

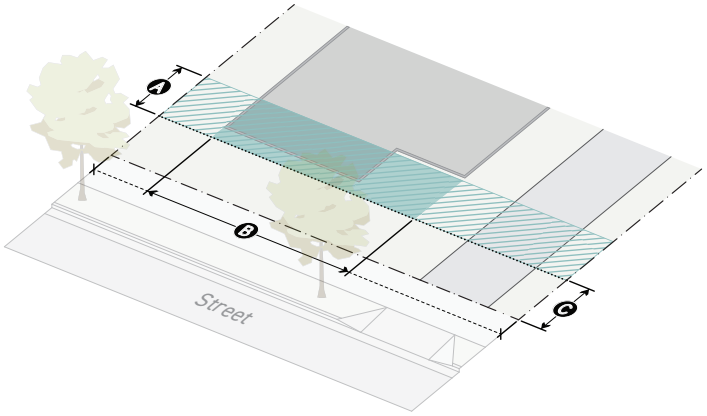
B. Facade



	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Transparent area		
Ⓐ Ground story (min)	20%	15%
Ⓑ Upper stories (min)	20%	15%
Ⓒ Active wall spacing (max)	10'	15'
ENTRANCES	*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	n/a
Ⓔ Entrance spacing (max)	n/a	n/a
External entry to each unit	Required	Required
GROUND STORY	*Div. 3C.6.*	
Ⓕ Ground story height (min)		
Residential	n/a	n/a
Nonresidential	n/a	n/a
Ⓖ Ground floor elevation (min/max)		
Residential	-2'/5'	-2'/5'
Nonresidential	-2'/5'	-2'/5'

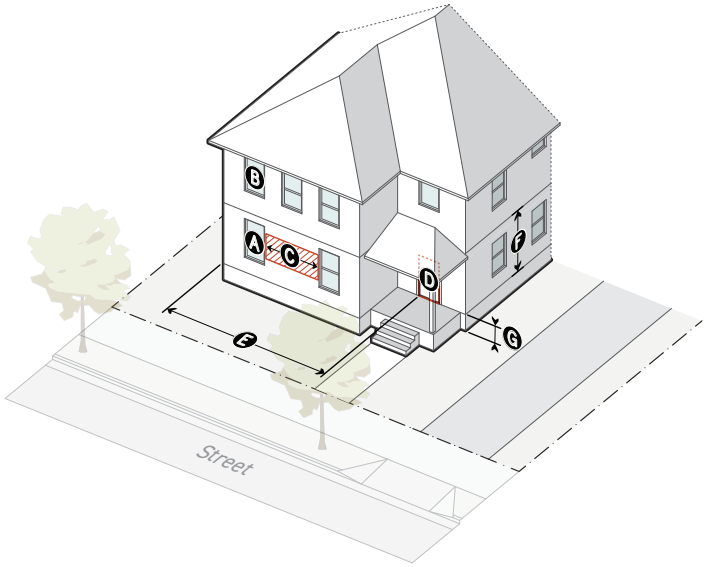
SEC. 3B.1.2. FRONT YARD 1 (FY1)

A. Lot



	Primary	Side	Special
BUILD-TO		*Div. 3C.1.*	
Ⓐ **Build-to depth** (max)	10'	n/a	n/a
Ⓑ **Build-to width** (min)	50%	n/a	n/a
Pedestrian amenity allowance (max)	n/a	n/a	n/a
Active depth (min)	9'	n/a	9'
PARKING		*Div. 3C.2.*	
Ⓒ **Parking setback** (min)	10'	3'	5'
Parking between building and street	Not Allowed	Not Allowed	Not Allowed
LANDSCAPING		*Div. 3C.3.*	
Frontage planting area (min)	50%	50%	50%
Frontage yard fence & wall type allowed:	A2	A2	A3

B. Facade



	Primary	Side	Special
TRANSPARENCY		*Div. 3C.4.*	
Ⓐ **Ground story** (min)	20%	15%	20%
Ⓑ **Upper stories** (min)	20%	15%	20%
Ⓒ **Active wall spacing** (max)	10'	20'	10'
ENTRANCES		*Div. 3C.5.*	
Ⓓ **Street-facing entrance**	Required	n/a	Required
Ⓔ Entrance spacing (max)	n/a	n/a	n/a
Entry features	Required	Allowed	Allowed
Options	• Porch • Forecourt • Recessed entry • Projecting entry • Courtyard • Breezeway		
GROUND STORY		*Div. 3C.6.*	
Ⓕ **Ground story height** (min)	9'	9'	9'
Ⓖ **Ground floor elevation** (min/max)	-2'/5'	-2'/5'	-2'/5'

SEC. 3B.1.3. FRONT YARD 2 (FY2) HILLSIDE

A. Lot

	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Ⓐ **Build-to depth** (max)	n/a	n/a
Ⓑ **Build-to width** (min)	n/a	n/a
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	*Div. 3C.2.*	
Ⓒ **Parking setback** (min)	5'	5'
Parking between building and street	Allowed	Allowed
LANDSCAPING	*Div. 3C.3.*	
Frontage planting area (min)	50%	50%
Frontage yard fence & wall type allowed:	A2	A4
Clear depth (min)	3'	3'

B. Facade

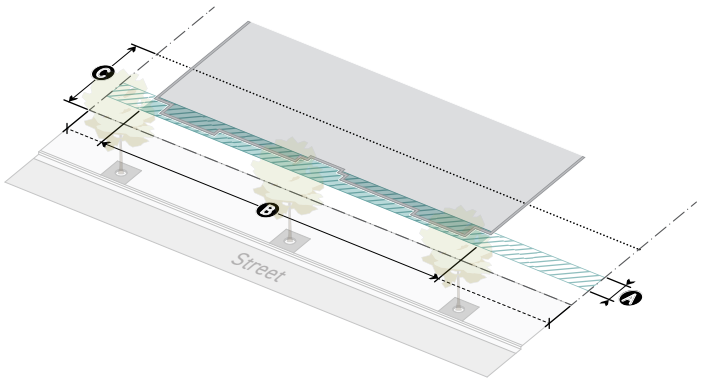
	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Transparent area		
Ⓐ Ground story (min)	15%	15%
Ⓑ Upper stories (min)	15%	15%
Ⓒ **Active wall spacing** (max)	15'	15'
ENTRANCES	*Div. 3C.5.*	
Ⓓ **Street-facing entrance**	Required	n/a
Ⓔ Entrance spacing (max)	n/a	n/a
Required entry feature	n/a	n/a
GROUND STORY	*Div. 3C.6.*	
Ⓕ **Ground story height** (min)		
Residential	n/a	n/a
Nonresidential	n/a	n/a
Ⓖ **Ground floor elevation** (min/max)		
Residential	n/a	n/a
Nonresidential	n/a	n/a

DIV. 3B.2. MULTI-UNIT FRONTAGES

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

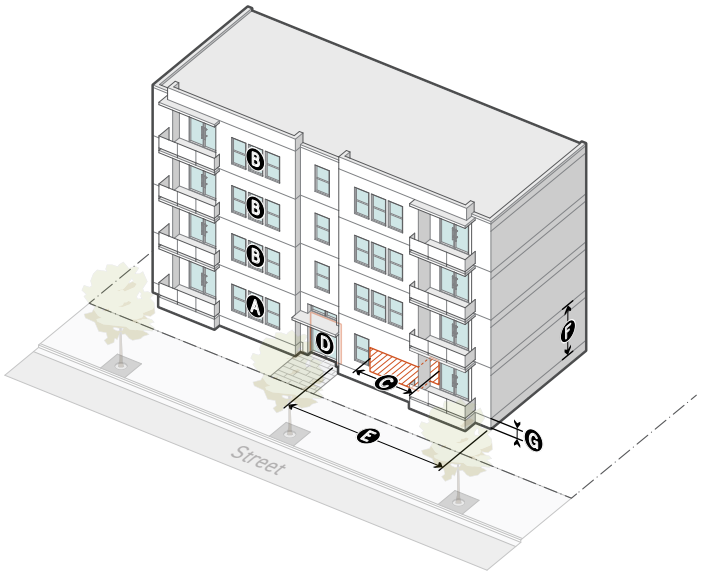
SEC. 3B.2.1. MULTI-UNIT 1 (MU1)

A. Lot



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

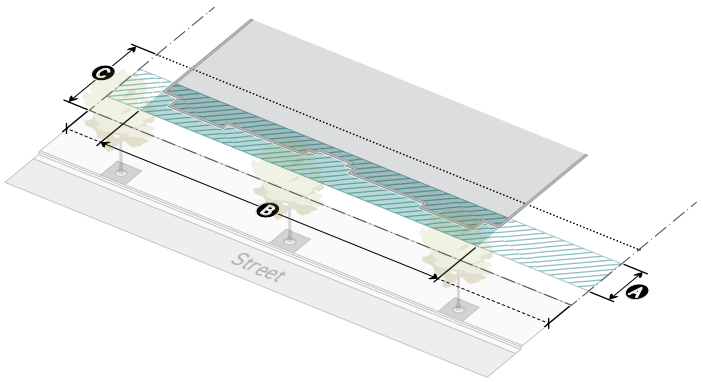
B. Facade



	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Ⓐ Ground story (min)	30%	30%
Ⓑ Upper stories (min)	20%	20%
Ⓒ Active wall spacing (max)	30'	40'
ENTRANCES	*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	n/a
Ⓔ Entrance spacing (max)	50'	100'
Entry feature	n/a	n/a
GROUND STORY	*Div. 3C.6.*	
Ⓕ Ground story height (min)		
Residential	10'	10'
Nonresidential	10'	10'
Ⓖ Ground floor elevation (min/max)		
Residential	-2'/5'	-2'/5'
Nonresidential	-2'/2'	-2'/2'

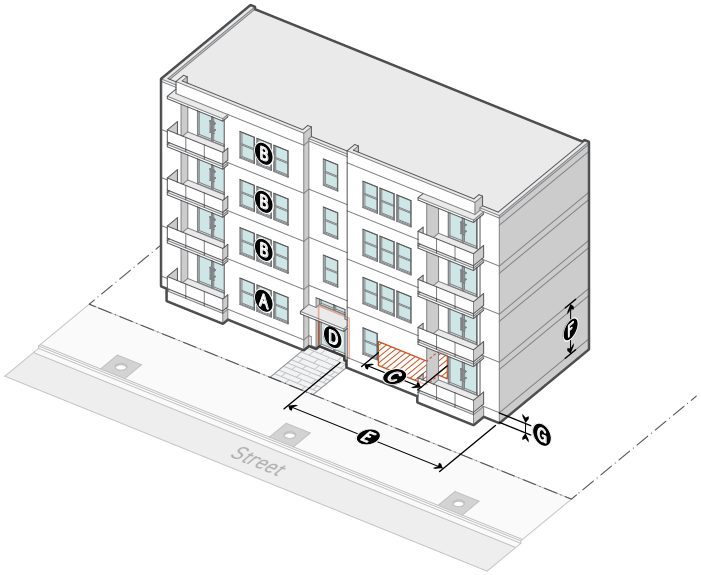
SEC. 3B.2.2. MULTI-UNIT 2 (MU2)

A. Lot



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

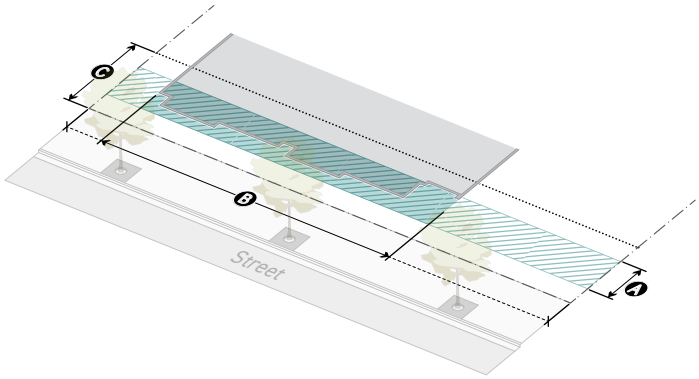
B. Facade



	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Ⓐ Ground story (min)	30%	30%
Ⓑ Upper stories (min)	20%	20%
Ⓒ Active wall spacing (max)	30'	40'
ENTRANCES	*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	n/a
Ⓔ Entrance spacing (max)	50'	100'
Entry feature	n/a	n/a
GROUND STORY	*Div. 3C.6.*	
Ⓕ Ground story height (min)		
Residential	10'	10'
Nonresidential	10'	10'
Ⓖ Ground floor elevation (min/max)		
Residential	-2'/5'	-2'/5'
Nonresidential	-2'/2'	-2'/2'

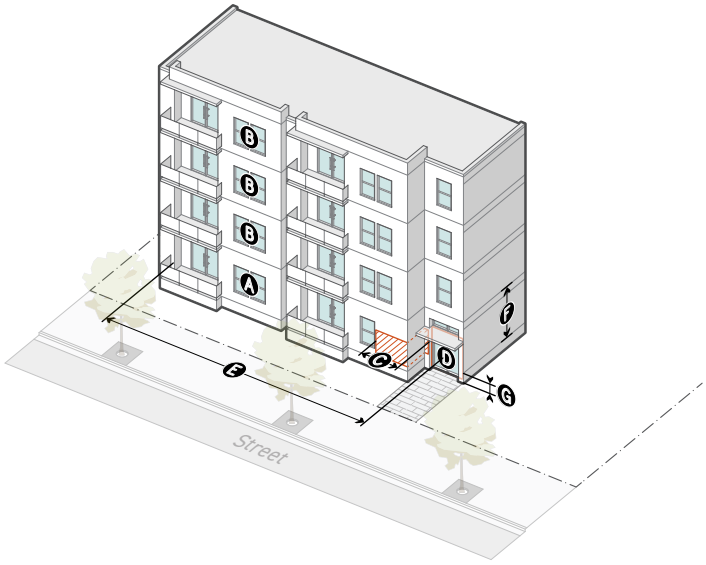
SEC. 3B.2.3. MULTI-UNIT 3 (MU3) BH

A. Lot



	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Applicable stories (min)	1	1
Ⓐ Build-to depth (max)	10'	15'
Ⓑ Build-to width (min)	60%	40%
Pedestrian amenity allowance (max)	n/a	n/a
PARKING	*Div. 3C.2.*	
Ⓒ Parking setback (min)	20'	5'
LANDSCAPING	*Div. 3C.3.*	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A3	A3

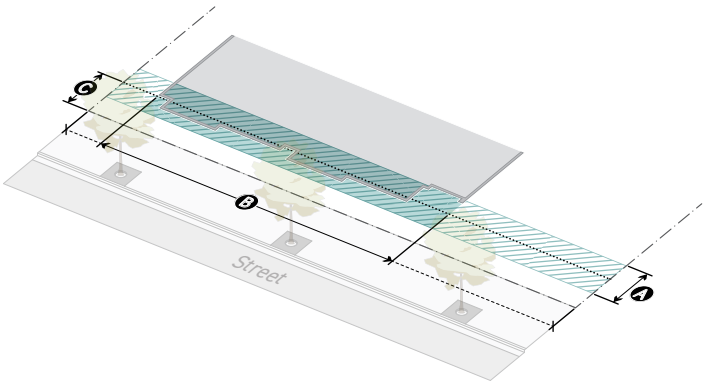
B. Facade



	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Transparent area		
Ⓐ Ground story (min)	30%	20%
Ⓑ Upper stories (min)	20%	20%
Ⓒ Active wall spacing (max)	20'	30'
ENTRANCES	*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	n/a
Ⓔ Entrance spacing (max)	50'	100'
Required entry feature	No	No
GROUND STORY	*Div. 3C.6.*	
Ⓕ Ground story height (min)		
Residential	10'	10'
Nonresidential	12'	12'
Ⓖ Ground floor elevation (min/max)		
Residential	-2'/5'	-2'/5'
Nonresidential	-2'/2'	-2'/2'

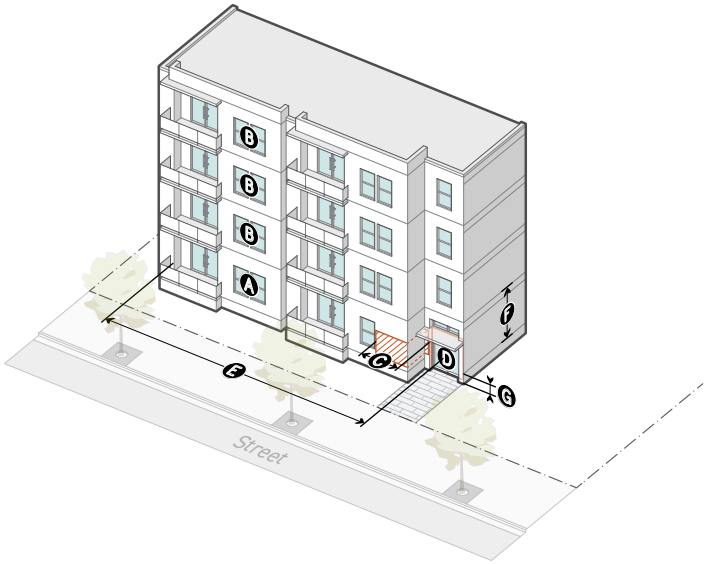
SEC. 3B.2.4. MULTI-UNIT 4 (MU4)

A. Lot



	Primary	Side	Special
BUILD-TO		*Div. 3C.1.*	
Ⓐ **Build-to depth** (max)	5'	10'	10'
Ⓑ **Build-to width** (min)	50%	30%	30%
Pedestrian amenity allowance (max)	n/a	n/a	n/a
Ⓒ **Active depth** (min)	9'	n/a	9'
PARKING		*Div. 3C.2.*	
Ⓓ **Parking setback** (min)	10'	3'	5'
Parking between building and street	Not Allowed	Not Allowed	Not Allowed
LANDSCAPING		*Div. 3C.3.*	
Frontage planting area (min)	50%	50%	50%
Frontage yard fence & wall type allowed:	A2	A2	A3

B. Facade



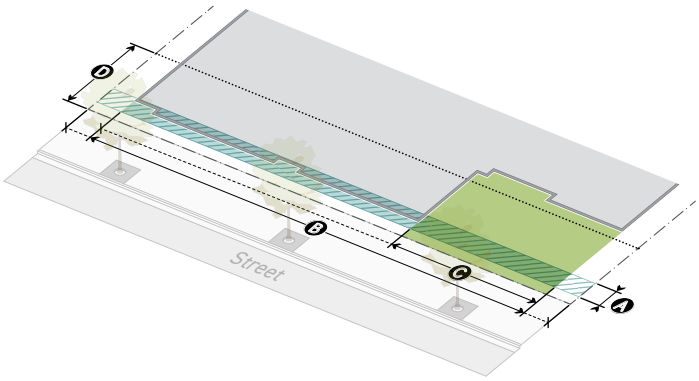
	Primary	Side	Special
TRANSPARENCY		*Div. 3C.4.*	
Ⓐ **Ground story** (min)	30%	20%	20%
Ⓑ **Upper stories** (min)	20%	15%	20%
Ⓒ **Active wall spacing** (max)	10'	20'	10"
ENTRANCES		*Div. 3C.5.*	
Ⓓ **Street-facing entrance**	Required	Required	Required
Ⓔ Entrance spacing (max)	100'	n/a	100'
Entry feature	Required	Required	Required
Options	• Porch • Raised entry • Forecourt • Recessed entry • Projecting entry • Courtyard • Breezeway • Shopfront bay		
GROUND STORY		*Div. 3C.6.*	
Ⓕ **Ground story height** (min)	10'	10'	10'
Ⓖ **Ground floor elevation** (min/max)	-2'/5'	-2'/5'	-2/5'

DIV. 3B.3. GENERAL FRONTAGES

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

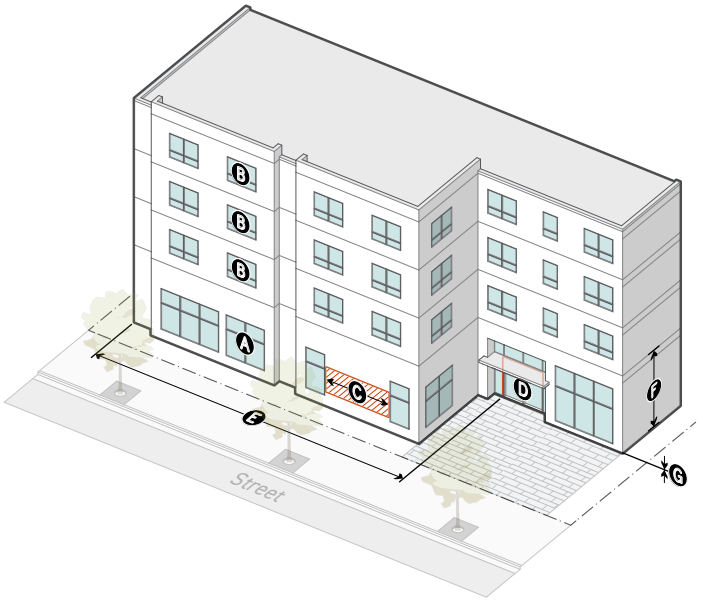
SEC. 3B.3.1. GENERAL 1 (G1)

A. Lot



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

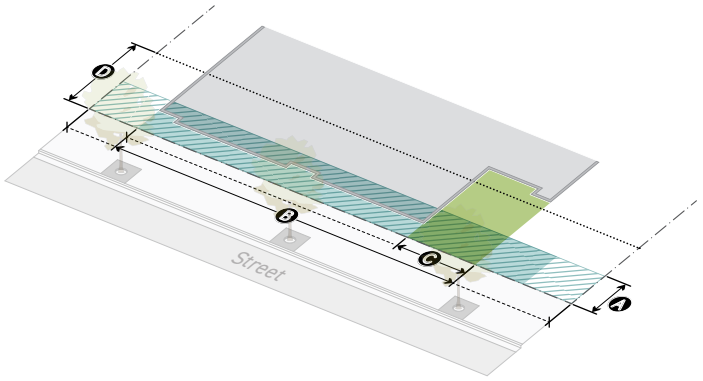
B. Facade



		Primary	Side
TRANSPARENCY		*Div. 3C.4.*	
A	Ground story (min)	50%	40%
B	Upper stories (min)	30%	30%
C	Active wall spacing (max)	25'	25'
ENTRANCES		*Div. 3C.5.*	
D	Street-facing entrance	Required	Required
E	Entrance spacing (max)	75'	100'
	Entry feature	n/a	n/a
GROUND STORY		*Div. 3C.6.*	
F	Ground story height (min)		
	Residential	10'	10'
	Nonresidential	16'	16'
G	Ground floor elevation (min/max)		
	Residential	-2'/5'	-2'/5'
	Nonresidential	-2'/5'	-2'/5'

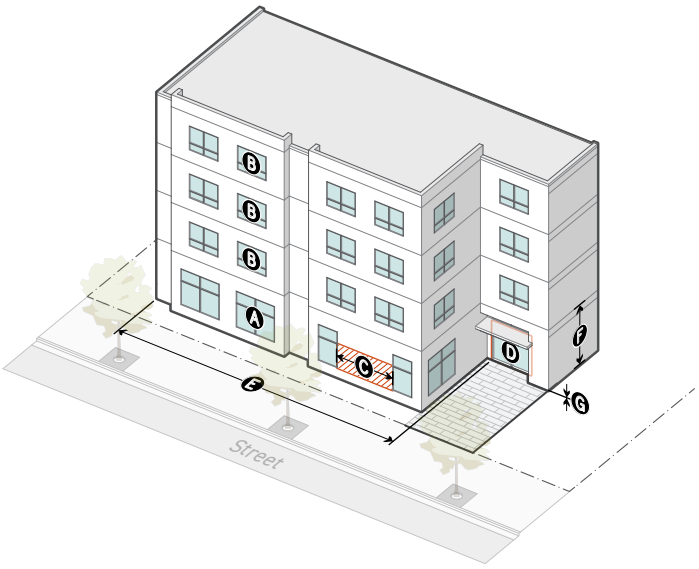
SEC. 3B.3.2. GENERAL 2 (G2) BH

A. Lot



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

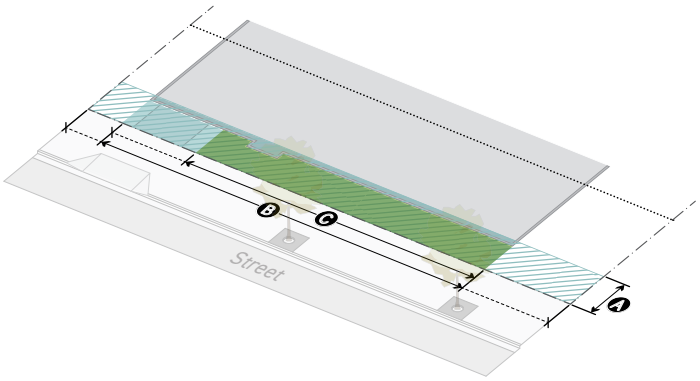
B. Facade



		Primary	Side
TRANSPARENCY		*Div. 3C.4.*	
	Transparent area		
A	Ground story (min)	40%	30%
B	Upper stories (min)	20%	20%
C	Active wall spacing (max)	20'	30'
ENTRANCES		*Div. 3C.5.*	
D	Street-facing entrance	Required	n/a
E	Entrance spacing (max)	50'	100'
	Required entry feature	No	No
GROUND STORY		*Div. 3C.6.*	
F	Ground story height (min)		
	Residential	10'	10'
	Nonresidential	12'	12'
G	Ground floor elevation (min/max)		
	Residential	-2'/5'	-2'/5'
	Nonresidential	-2'/5'	-2'/5'

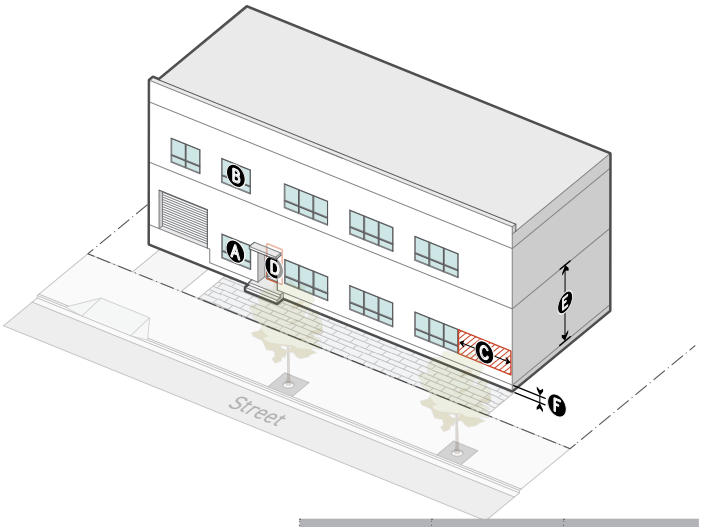
SEC. 3B.3.3. GENERAL 3 (G3)

A. Lot



	Primary	Side	Special
BUILD-TO	*Div. 3C.1.*		
Ⓐ **Build-to depth** (min/max)	10'	15'	15'
Ⓑ **Build-to width** (min)	50%	30%	30%
Ⓒ **Pedestrian amenity allowance** (max)	100%	n/a	100%
Ⓓ **Active depth** (min)	15'	n/a	15'
PARKING	*Div. 3C.2.*		
Ⓔ **Parking setback** (min)	20'	5'	20'
Parking between building and street	Allowed	Allowed	Allowed
LANDSCAPING	*Div. 3C.3.*		
Frontage planting area (min)	0%	0%	0%
Frontage yard fence & wall type allowed:	A4	A4	A4

B. Facade



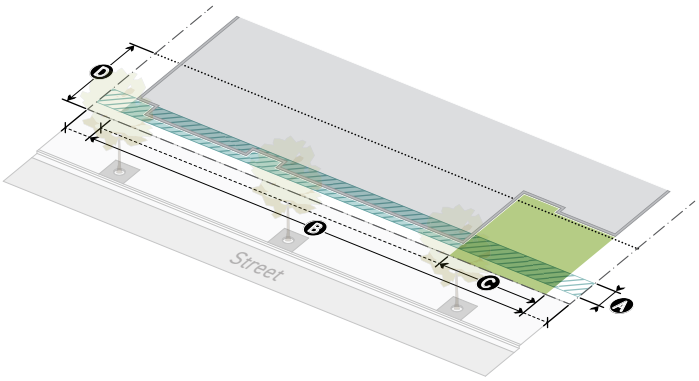
	Primary	Side	Special
TRANSPARENCY	*Div. 3C.4.*		
Ⓐ **Ground story** (min)	30%	15%	30%
Ⓑ **Upper stories** (min)	15%	15%	15%
Ⓒ **Active wall spacing** (max)	30'	75'	30'
ENTRANCES	*Div. 3C.5.*		*Div. 3C.5.*
Ⓓ **Street-facing entrance**	Required	n/a	Required
Entrance spacing (max)	n/a	n/a	n/a
Entry feature	n/a	n/a	n/a
GROUND STORY	*Div. 3C.6.*		*Div. 3C.6.*
Ⓔ **Ground story height** (min)	12'	12'	12'
Ground floor elevation (min/max)	n/a	n/a	n/a

DIV. 3B.4. SHOPFRONT FRONTAGES

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

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

A. Lot



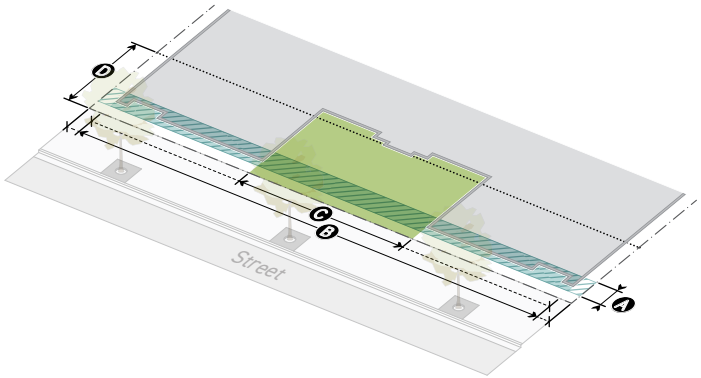
	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Applicable stories (min)	5	5
Ⓐ Build-to depth (max)	5'	10'
Ⓑ Build-to width (min)	90%	70%
Ⓒ Pedestrian amenity allowance (max)	20%	10%
PARKING	*Div. 3C.2.*	
Ⓓ Parking setback (min)	20'	5'
LANDSCAPING	*Div. 3C.3.*	
Frontage planting area (min)	30%	30%
Frontage yard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

B. Facade

	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Ⓐ Ground story (min)	70%	50%
Ⓑ Upper stories (min)	30%	30%
Ⓒ Active wall spacing (max)	15'	25'
ENTRANCES	*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	Required
Ⓔ Entrance spacing (max)	50'	75'
Entry feature	n/a	n/a
GROUND STORY	*Div. 3C.6.*	
Ⓕ Ground story height (min)		
Residential	16'	16'
Nonresidential	16'	16'
Ⓖ Ground floor elevation (min/max)		
Residential	-2'/2'	-2'/2'
Nonresidential	-2'/2'	-2'/2'

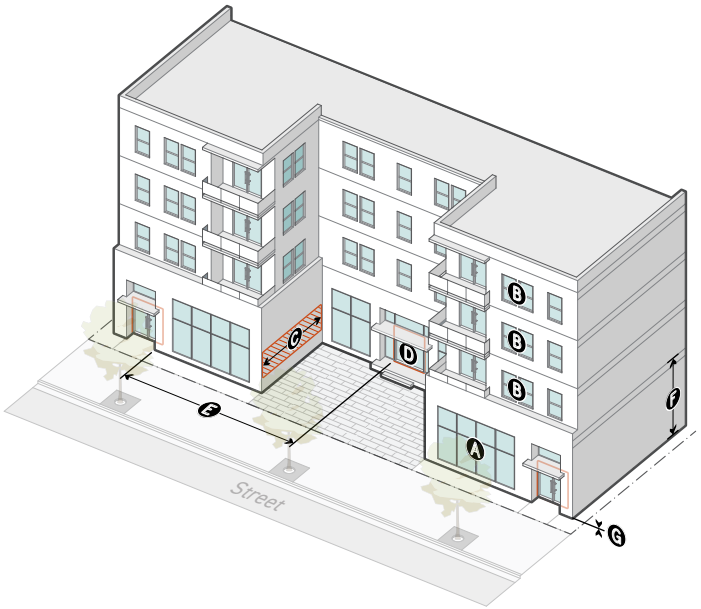
SEC. 3B.4.2. SHOPFRONT 2 (SH2)

A. Lot



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

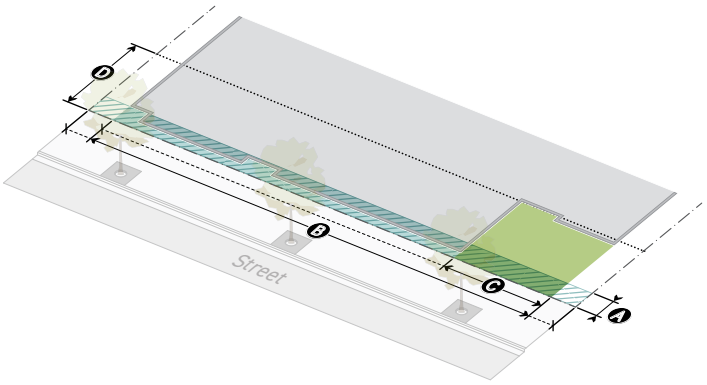
B. Facade



	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Ⓐ Ground story (min)	60%	40%
Ⓑ Upper stories (min)	30%	30%
Ⓒ Active wall spacing (max)	15'	25'
ENTRANCES	*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	Required
Ⓔ Entrance spacing (max)	50'	75'
Entry feature	n/a	n/a
GROUND STORY	*Div. 3C.6.*	
Ⓕ Ground story height (min)		
Residential	16'	16'
Nonresidential	16'	16'
Ⓖ Ground floor elevation (min/max)		
Residential	-2'/2'	-2'/2'
Nonresidential	-2'/2'	-2'/2'

SEC. 3B.4.3. SHOPFRONT 3 (SH3) BH

A. Lot



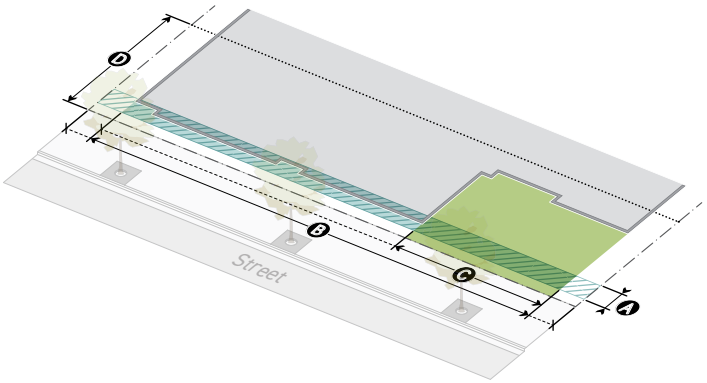
	Primary	Side
BUILD-TO	*Div. 3C.1.*	
Ⓐ Build-to depth (max)	5'	10'
Ⓑ Build-to width (min)	90%	50%
Ⓒ Pedestrian amenity allowance (max)	20%	0%
PARKING	*Div. 3C.2.*	
Ⓓ Parking setback (min)	20'	5'
LANDSCAPING	*Div. 3C.3.*	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A1	A1

B. Facade

	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Ⓐ Ground story (min)	60%	40%
Ⓑ Upper stories (min)	20%	20%
Ⓒ Active wall spacing (max)	15'	30'
ENTRANCES	*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	Required
Ⓔ Entrance spacing (max)	50'	75'
Entry feature	n/a	n/a
GROUND STORY	*Div. 3C.6.*	
Ⓕ Ground story height (min)		
Residential	14'	14'
Nonresidential	14'	14'
Ⓖ Ground floor elevation (min/max)		
Residential	-2'/2'	-2'/2'
Nonresidential	-2'/2'	-2'/2'

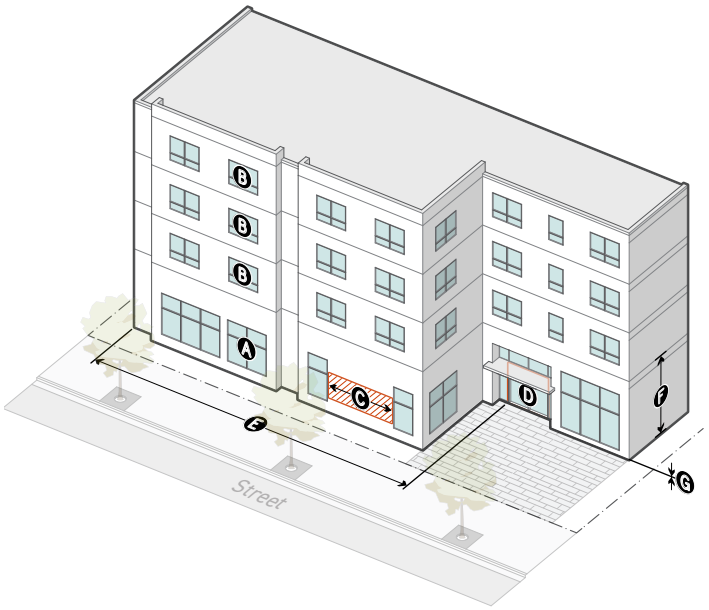
SEC. 3B.4.4. SHOPFRONT 4 (SH4)

A. Lot



	Primary	Side	Special
BUILD-TO		*Div. 3C.1.*	
Ⓐ **Build-to depth** (max)	6'	6'	6'
Ⓑ **Build-to width** (min)	80%	40%	60%
Ⓒ **Pedestrian amenity allowance** (max)	50%	100%	100%
Ⓓ **Active depth** (min)	15'	9'	15'
PARKING		*Div. 3C.2.*	
Ⓔ **Parking setback** (min)	20'	5'	20'
Parking between building and street	Not Allowed	Not Allowed	Not Allowed
LANDSCAPING		*Div. 3C.3.*	
Frontage planting area (min)	n/a	n/a	n/a
Frontage yard fence & wall type allowed:	A2	A2	A2

B. Facade



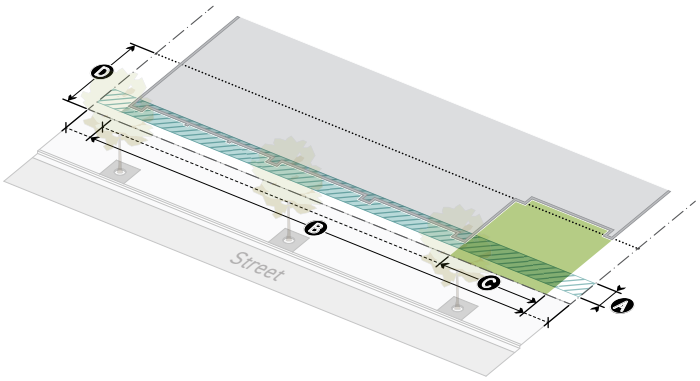
	Primary	Side	Special
TRANSPARENCY		*Div. 3C.4.*	
Ⓐ **Ground story** (min)	60%	30%	50%
Ⓑ **Upper stories** (min)	20%	20%	20%
Ⓒ **Active wall spacing** (max)	15'	25'	15'
ENTRANCES		*Div. 3C.5.*	
Ⓓ **Street-facing entrance**	Required	Required	Required
Ⓔ Entrance spacing (max)	50'	75'	50'
Entry features	Required	Required	Allowed
Options	• Recessed entry • Covered entry • Projecting entry • Courtyard • Storefront bay • Market stall • Breezeway		
GROUND STORY		*Div. 3C.6.*	
Ⓕ **Ground story height** (min)	14'	14'	14'
Ⓖ **Ground floor elevation** (min/max)	-2'/2'	-2'/5'	-2'/2'

DIV. 3B.5. MARKET FRONTAGES

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

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

A. Lot



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

B. Facade

	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Ⓐ Ground story (min)	60%	40%
Ⓑ Upper stories (min)	20%	20%
Ⓒ Active wall spacing (max)	15'	30'
ENTRANCES	*Div. 3C.5.*	
Ⓓ Street-facing entrance	Required	Required
Ⓔ Entrance spacing (max)	25'	50'
Entry feature	Required	Required
Options	• Market Stall • Shopfront Bay	
GROUND STORY	*Div. 3C.6.*	
Ⓕ Ground story height (min)		
Residential	16'	16'
Nonresidential	16'	16'
Ⓖ Ground floor elevation (min/max)		
Residential	n/a	n/a
Nonresidential	-2'/2'	-2'/2'

DIV. 3B.6. LARGE FORMAT FRONTAGES

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

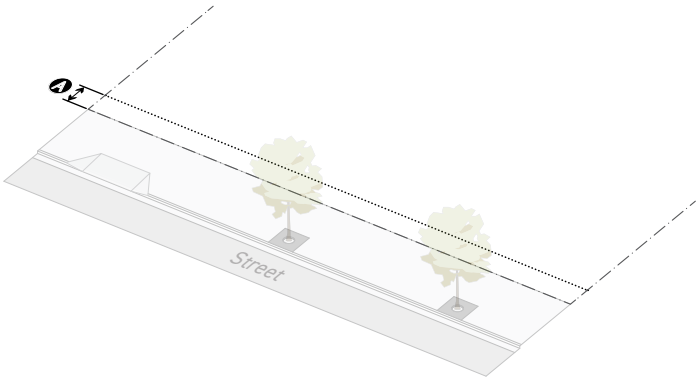
[Reserved]

DIV. 3B.7. INDUSTRIAL FRONTAGES

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

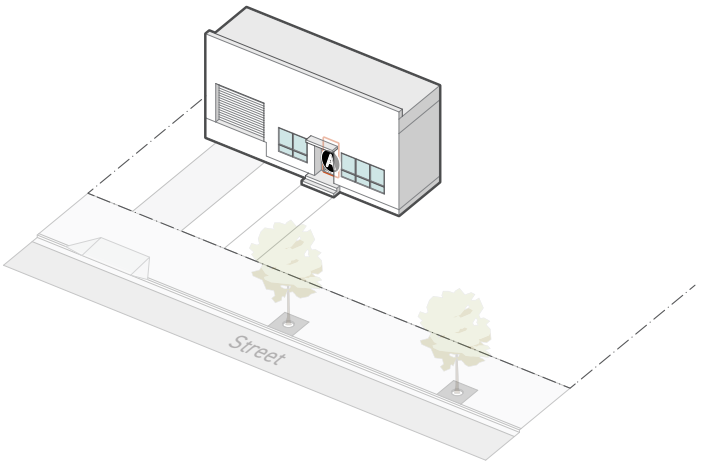
SEC. 3B.7.1. WAREHOUSE 1 (WH1)

A. Lot



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

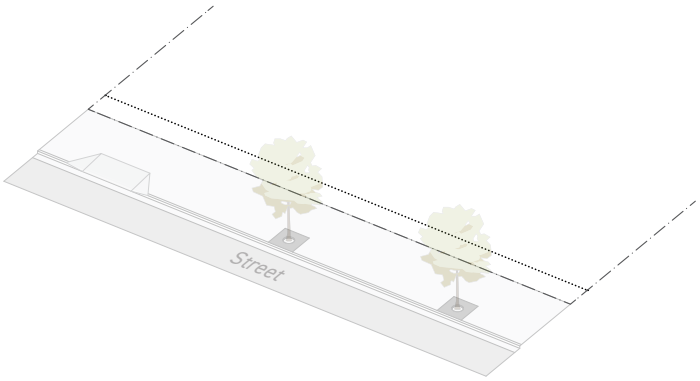
B. Facade



	Primary	Side
TRANSPARENCY	*Div. 3C.4.*	
Ground story (min)	n/a	n/a
Upper stories (min)	n/a	n/a
Active wall spacing (max)	n/a	n/a
ENTRANCES	*Div. 3C.5.*	
Ⓐ Street-facing entrance	Required	n/a
Entrance spacing (max)	n/a	n/a
Entry feature	n/a	n/a
GROUND STORY	*Div. 3C.6.*	
Ground story height (min)		
Residential	n/a	n/a
Nonresidential	n/a	n/a
Ground floor elevation (min/max)	n/a	n/a

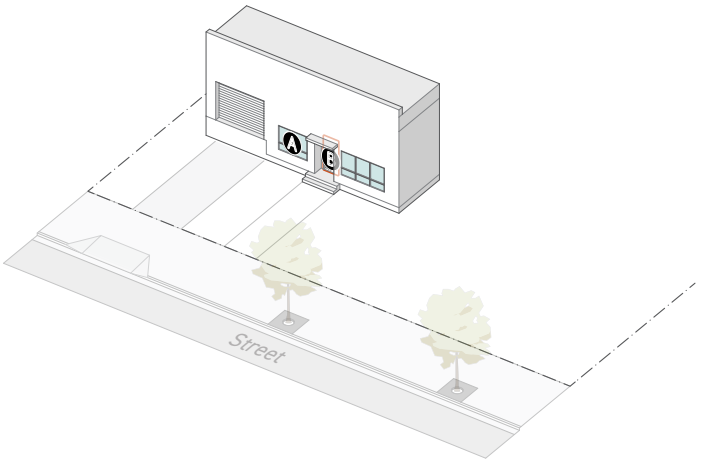
SEC. 3B.7.2. FLEX 1 (FX1)

A. Lot



	Primary	Side	Special
BUILD-TO	*Div. 3C.1.*		
Build-to depth (min/ max)	n/a	n/a	n/a
Build-to width (min)	n/a	n/a	n/a
Pedestrian amenity allowance (max)	n/a	n/a	n/a
Active depth (min)	n/a	n/a	n/a
PARKING	*Div. 3C.2.*		
Ⓐ Parking setback (min)	5'	5'	5'
Parking between building and street	Allowed	Allowed	Allowed
LANDSCAPING	*Div. 3C.3.*		
Frontage planting area (min)	30%	30%	30%
Frontage yard fence & wall type allowed:	A5	A5	A5
Frontage yard fence & wall type required:	B1	B1	B1

B. Facade



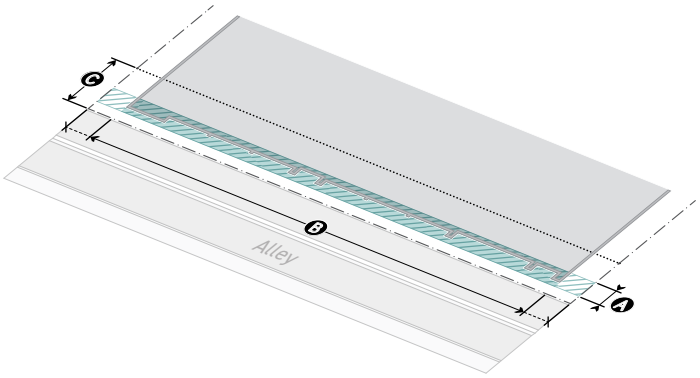
	Primary	Side	Special
TRANSPARENCY	*Div. 3C.4.*		
Ⓐ Ground story (min)	15%	n/a	15%
Upper stories (min)	n/a	n/a	n/a
Active wall spacing (max)	n/a	n/a	n/a
ENTRANCES	*Div. 3C.5.*		
Ⓑ Street-facing entrance	Required	n/a	n/a
Entrance spacing (max)	n/a	n/a	n/a
Entry feature	n/a	n/a	n/a
GROUND STORY	*Div. 3C.6.*		
Ground story height (min)	12'	12'	12'
Ground floor elevation (min/ max)	n/a	n/a	n/a

DIV. 3B.8. DUAL FRONTAGES

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

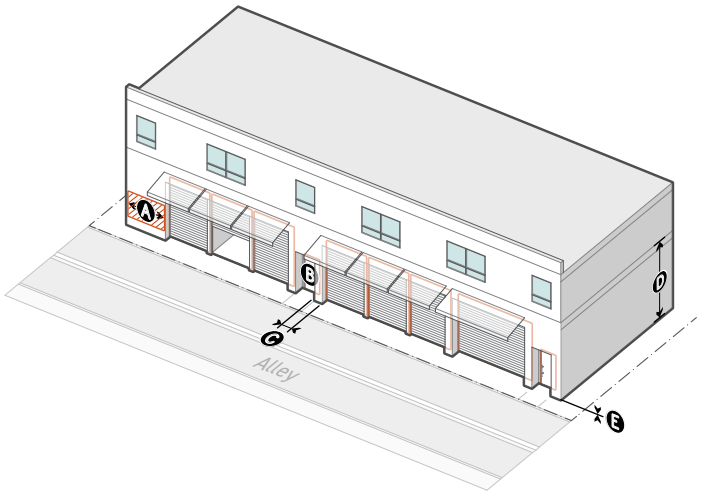
SEC. 3B.8.1. ALLEY MARKET (AL1)

A. Lot



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

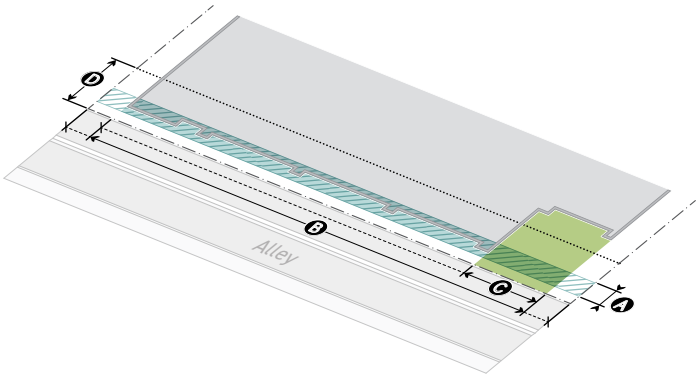
B. Facade



	Special	Primary	Side
TRANSPARENCY		*Div. 3C.4.*	
Ground story (min)	n/a	60%	40%
Upper stories (min)	n/a	20%	20%
Ⓐ Active wall spacing (max)	25'	15'	30'
ENTRANCES		*Div. 3C.5.*	
Ⓑ Street-facing entrance	Required	Required	Required
Ⓒ Entrance spacing (max)	25'	25'	50'
Entry feature	Required	Required	Required
Options	• Shopfront bay • Market stall		
GROUND STORY		*Div. 3C.6.*	
Ⓓ Ground story height			
Residential (min)	16'	16'	n/a
Nonresidential (min)	16'	16'	16'
Ⓔ Ground floor elevation (min/max)	-1/1'	-2/2'	-2/2'

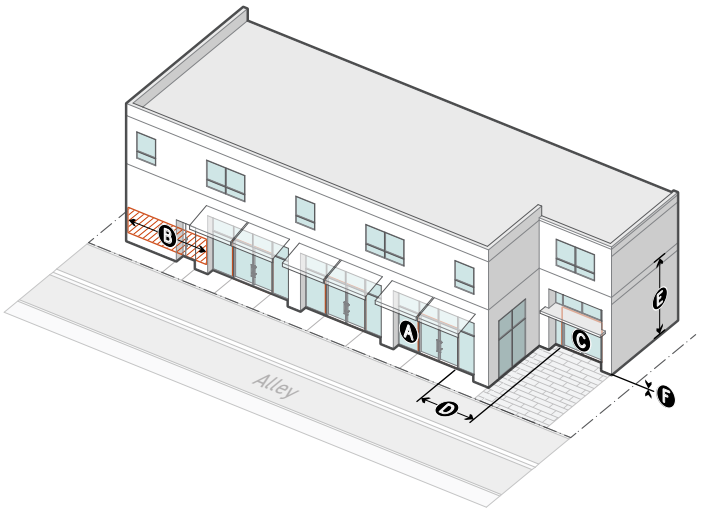
SEC. 3B.8.2. ALLEY SHOPFRONT (AL2)

A. Lot



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

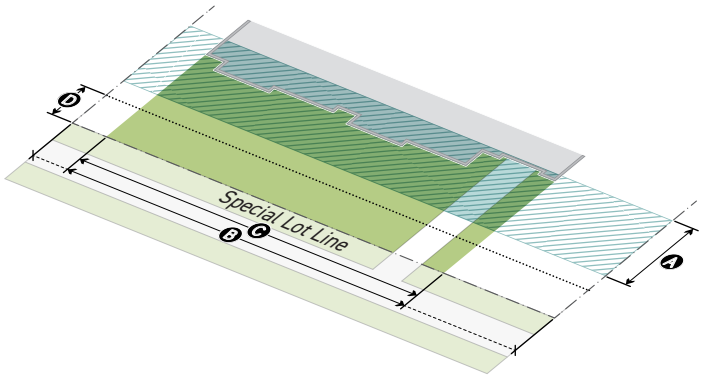
B. Facade



	Special	Primary	Side
TRANSPARENCY		*Div. 3C.4.*	
Ⓐ Ground story (min)	60%	60%	40%
Upper stories (min)	n/a	30%	30%
Ⓑ Active wall spacing (max)	25'	15'	25'
ENTRANCES		*Div. 3C.5.*	
Ⓒ Street-facing entrance	Required	Required	Required
Ⓓ Entrance spacing (max)	25'	50'	75'
Entry feature	Required	n/a	n/a
Options	• Storefront bay		
GROUND STORY		*Div. 3C.6.*	
Ⓔ Ground story height			
Residential (min)	16'	16'	16'
Nonresidential (min)	16'	16'	16'
Ⓕ Ground floor elevation (min/max)	-1/1'	-2/2'	-2/2'

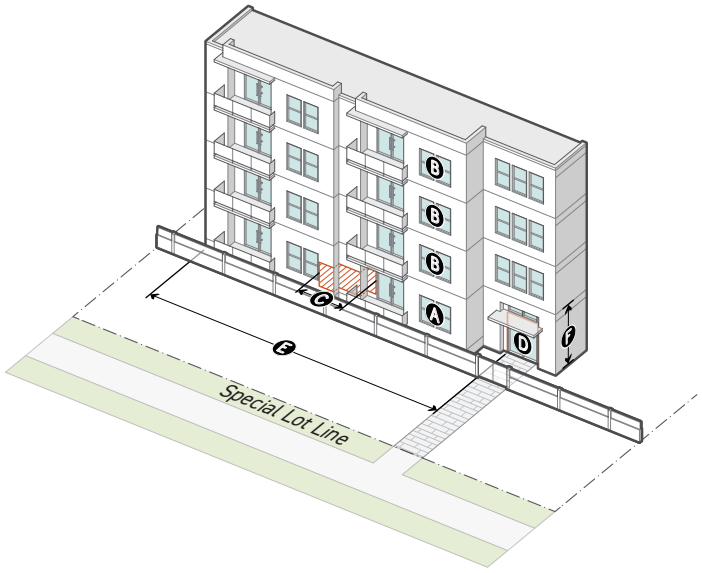
SEC. 3B.8.3. GREENWAY 1 (GW1) BH

A. Lot



	Special	Primary	Side
BUILD-TO	*Div. 3C.1.*		
Applicable stories (min)	1	1	1
Ⓐ Build-to depth (max)	25'	25'	25'
Ⓑ Build-to width (min)	70%	70%	40%
Ⓒ Pedestrian amenity allowance (max)	100%	20%	5%
PARKING	*Div. 3C.2.*		
Ⓓ Setback (min)	10'	5'	5'
LANDSCAPING	*Div. 3C.3.*		
Frontage planting area (min)	75%	30%	30%
Frontage yard fence & wall type allowed:	A3	A3	A4

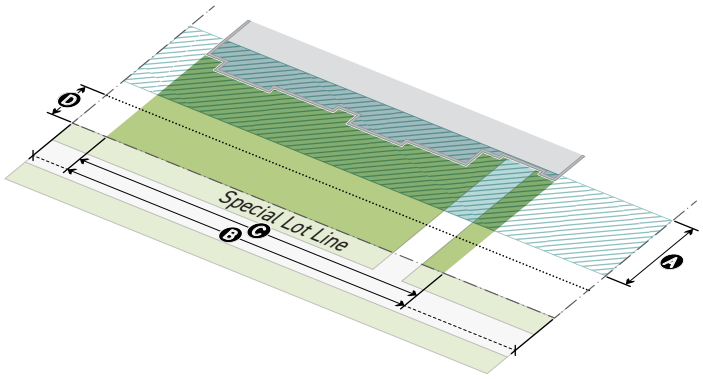
B. Facade



	Special	Primary	Side
TRANSPARENCY	*Div. 3C.4.*		
Transparent area			
Ⓐ Ground story (min)	20%	40%	20%
Ⓑ Upper stories (min)	20%	20%	20%
Ⓒ Active wall spacing (max)	30'	20'	30'
ENTRANCES	*Div. 3C.5.*		
Ⓓ Street-facing entrance	Required	Required	Required
Ⓔ Entrance spacing (max)	75'	75'	100'
Entry feature	n/a	n/a	n/a
GROUND STORY	*Div. 3C.6.*		
Ⓕ Ground story height	14'	14'	14'
Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'

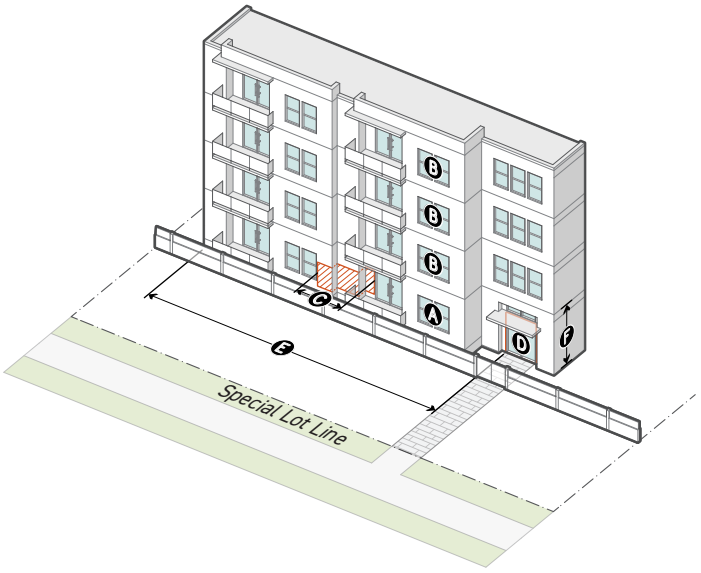
SEC. 3B.8.4. GREENWAY 2 (GW2)

A. Lot



	Primary	Side	Special
BUILD-TO		*Div. 3C.1.*	
Ⓐ **Build-to depth** (max)	5'	5'	25'
Ⓑ **Build-to width** (min)	80%	40%	70%
Ⓒ **Pedestrian amenity allowance** (max)	100%	100%	100%
Ⓓ **Active depth** (min)	15'	n/a	15'
PARKING		*Div. 3C.2.*	
Ⓔ **Parking setback (min)**	35'	5'	60'
Parking between building and street	Not allowed	Not allowed	Not allowed
LANDSCAPING		*Div. 3C.3.*	
Frontage planting area (min)	n/a	n/a	75%
Frontage yard fence & wall type allowed:	A2	A2	A3

B. Facade



	Primary	Side	Special
TRANSPARENCY		*Div. 3C.4.*	
Ⓐ **Ground story** (min)	60%	30%	30%
Ⓑ **Upper stories** (min)	20%	20%	20%
Ⓒ **Active wall spacing** (max)	15'	25'	25'
ENTRANCES		*Div. 3C.5.*	
Ⓓ **Street-facing entrance**	Required	Required	Required
Ⓔ **Entrance spacing** (max)	75'	100'	75'
Entry feature	n/a	n/a	n/a
GROUND STORY		*Div. 3C.6.*	
Ⓕ **Ground story height**	14'	14'	14'
Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'

DIV. 3B.9. CHARACTER FRONTAGES

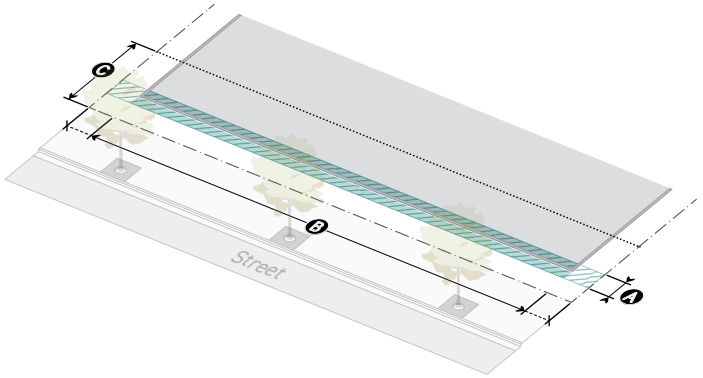
Character Frontages provide standards for facade articulation, entry features, window design, siding materials, and roof form, in order to reinforce the prevailing architectural characteristics of the city's historically and culturally significant neighborhoods and districts.

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

A. Intent

The Historic Core Character Frontage ensures new development contributes to and reinforces the established architectural character of an urban historic core established in the late 19th and early 20th centuries, while supporting creative design and contemporary construction practices. Key architectural characteristics of the Historic Core include grand entrances adorned with pillars and archways, highly decorative facades that clearly articulate the base, middle, and top layers of a building, deeply recessed windows, and roofs with prominent cornices. Buildings in the Historic Core adhere to a well-defined street wall with high ground story activation.

B. Lot

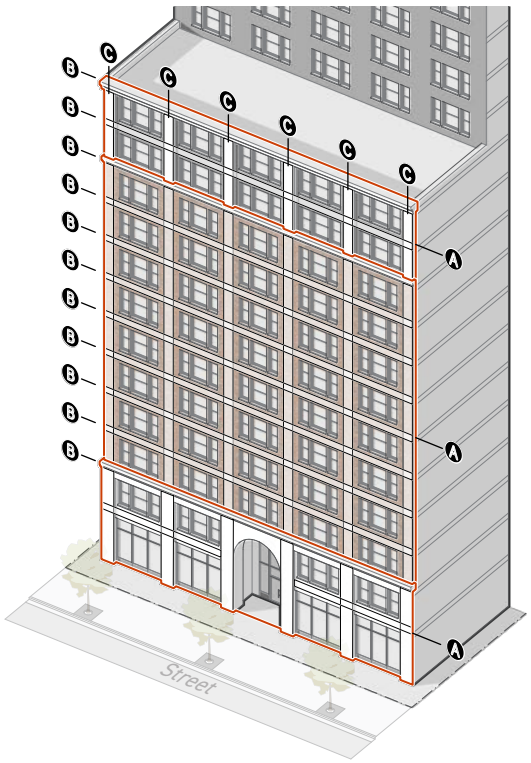


	Primary	Side
BUILD-TO	*Div. 3D.1.*	
Applicable stories (min)	12	12
A **Build-to depth** (max)	5'	10'
B **Build-to width** (min)	90%	70%
Pedestrian amenity allowance (max)	15%	10%
PARKING	*Div. 3D.2.*	
C **Parking setback** (min)	20'	5'
LANDSCAPING	*Div. 3D.3.*	
Frontage planting area (min)	0%	0%
Frontage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

C. Stories

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

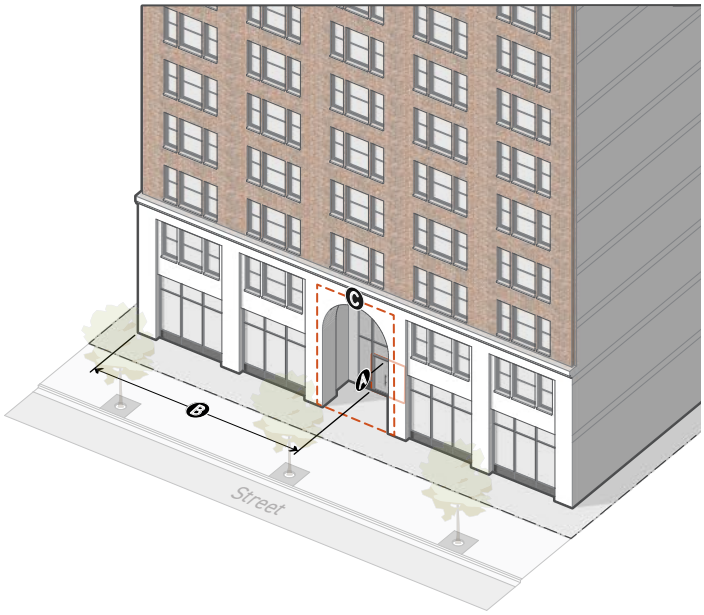
D. Facade



	Primary	Side
ARTICULATION	*Div. 3D.6.*	
Ⓐ Base, middle & top*	Required	Required
Ⓑ Horizontal bands*	Required	Required
Ⓒ Vertical bands*	Required	Required
Spacing (min/max)	15'/30'	15'/30'
FEATURES	*Div. 3D.7.*	
Restricted Features*	• Projecting balcony	

* Applicable for first 12 stories

E. Doors



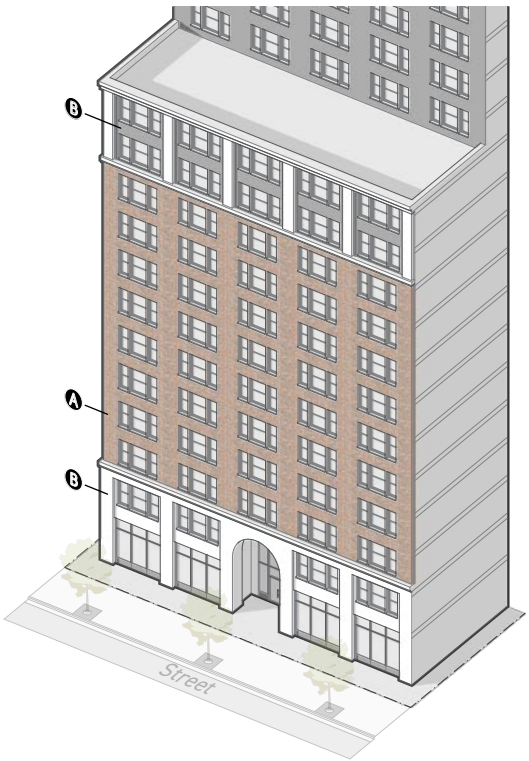
	Primary	Side
ENTRANCES	*Div. 3D.8.*	
Ⓐ **Street-facing entrance**	Required	Required
Ⓑ Entrance spacing (max)	50'	50'
Entry feature	Required	Required
Options	• Recessed entry • At-grade entry • Storefront bay	
Ⓒ **Focal entry feature**	1	0

F. Windows

	Primary	Side
TRANSPARENCY	*Div. 3D.9.*	
Ⓐ **Ground story** (min/max)	50%/80%	50%/80%
Active wall spacing (max)	15'	15'
Window recession (min)	12"	12"
Bulkhead	Required	Required
Horizontal sliding windows	Prohibited	Prohibited
Vinyl windows	Prohibited	Prohibited
Ⓑ **Upper stories** (min/max) *	30%/80%	30%/80%
Window recession (min)	6"	6"
Sill	Required	Required
Horizontal sliding windows	Prohibited	Prohibited

* Applicable for first 12 stories

G. Cladding



EXTERIOR MATERIALS	*Div. 3D.10.*
Ⓐ **Principal materials** (min) *	70%
Options	• Brick • Solid stone • Concrete • Metal • Glazed tile
Ⓑ **Accessory materials** (max) *	30%
Options	• Brick • Solid stone • Concrete • Metal • Wood • Glazed tile
Number of accessory materials (max)	2

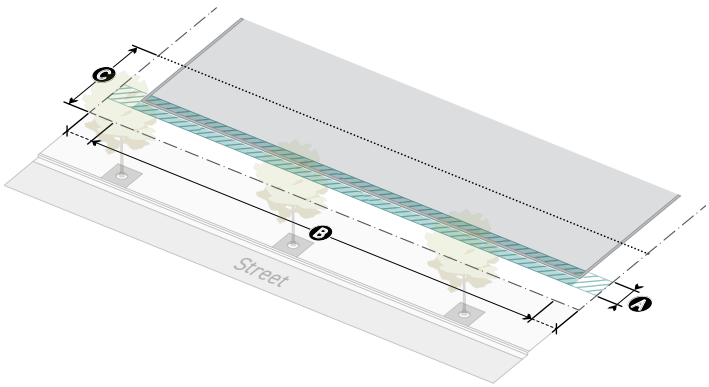
* Applicable for first 12 stories

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

A. Intent

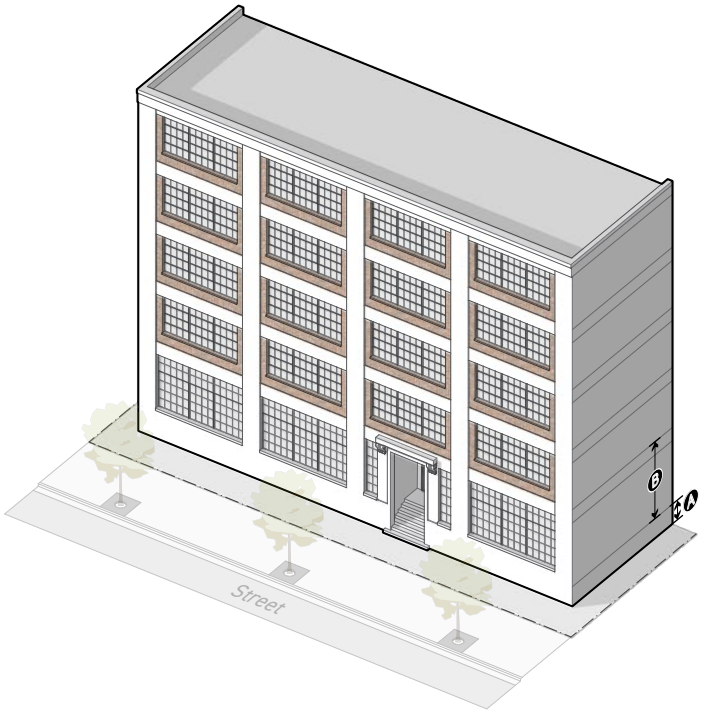
The Daylight Factory Character Frontage ensures new development reinforces the prevailing architectural characteristics of industrial districts established in the early 20th century, while supporting creative design and contemporary construction practices. Warehouse and factory buildings in these industrial districts are characterized by large, symmetrical windows that extend nearly a full story in height, high ceilings on each story, and brick and masonry facade materials. Facades are articulated to establish uniformity through horizontal repetition.

B. Lot



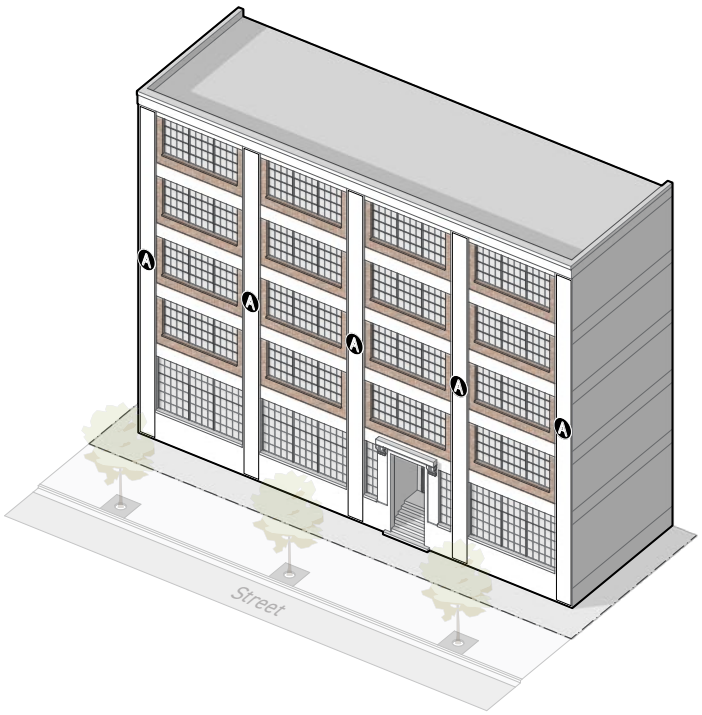
	Primary	Side
BUILD-TO	*Div. 3D.1.*	
Applicable stories (min)	3	3
Ⓐ **Build-to depth** (max)	5'	10'
Ⓑ **Build-to width** (min)	90%	70%
Pedestrian amenity allowance (max)	30%	30%
PARKING	*Div. 3D.2.*	
Ⓒ **Parking setback** (min)	20'	5'
LANDSCAPING	*Div. 3D.3.*	
Frontage planting area (min)	30%	30%
Frontage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

C. Stories



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

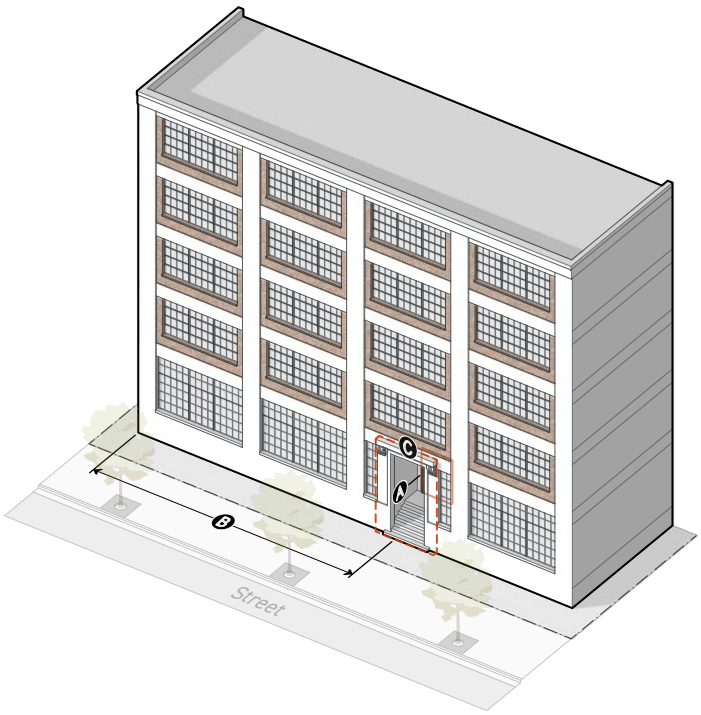
D. Facade



	Primary	Side
ARTICULATION	*Div. 3D.6.*	
Ⓐ Vertical bands*	Required	Required
Spacing (min/max)	20'/30'	20'/30'
FEATURES	*Div. 3D.7.*	
Restricted features *	n/a	n/a

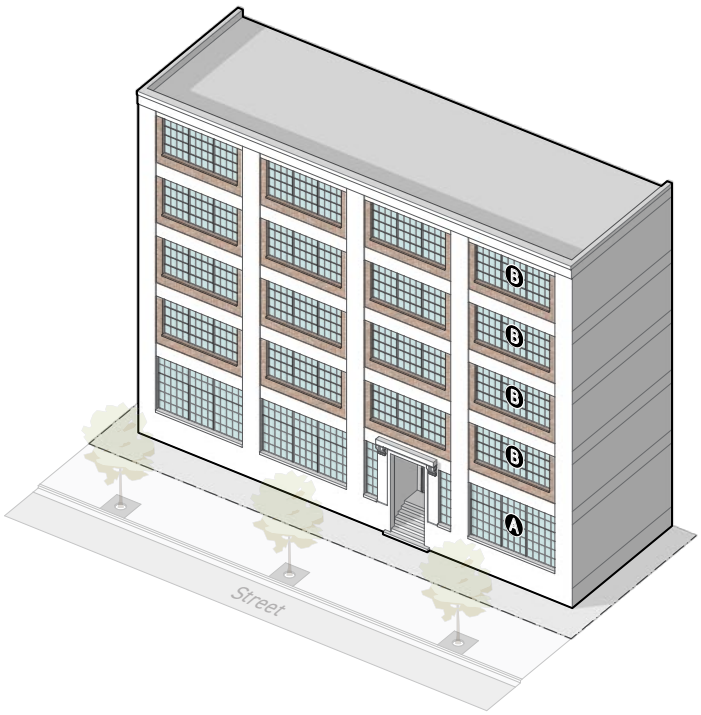
* Applicable for first 3 stories

E. Doors



	Primary	Side
ENTRANCES	*Div. 3D.8.*	
Ⓐ **Street-facing entrance**	Required	Required
Ⓑ Entrance spacing (max)	100'	100'
Entry feature	Required	Required
Options	• Recessed entry • At-grade entry • Storefront bay	
Ⓒ **Focal entry feature**	1	1

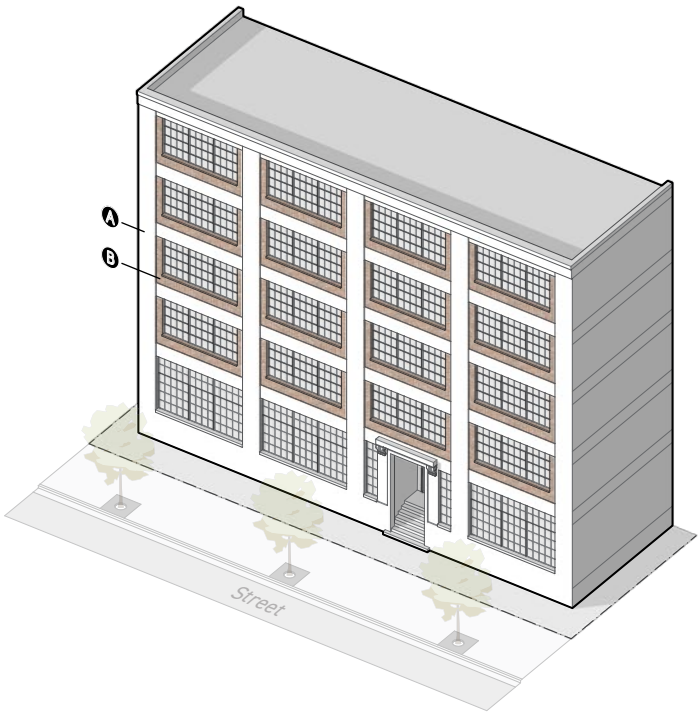
F. Windows



	Primary	Side
TRANSPARENCY	*Div. 3D.9.*	
Ⓐ **Ground story** (min/max)	50%/80%	50%/80%
Active wall spacing (max)	15'	25'
Window recession (min)	9"	9"
Horizontal sliding windows	Prohibited	Prohibited
Ⓑ **Upper stories** (min/max) *	40%/70%	30%/70%
Window recession (min)	6"	6"
Sill	Required	Required
Horizontal sliding windows	Prohibited	Prohibited

* Applicable for first 3 stories

G. Cladding



EXTERIOR MATERIALS	*Div. 3D.10.*
A **Principal materials** (min) *	70%
Options	• Brick • Solid stone • Concrete • Metal • Wood
B **Accessory materials** (max) *	30%
Options	• Brick • Solid stone • Concrete • Metal • Wood
Number of accessory materials (max)	3

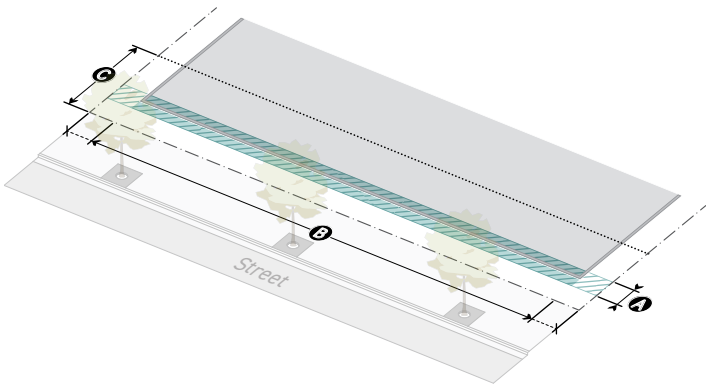
* Applicable for first 3 stories

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

A. Intent

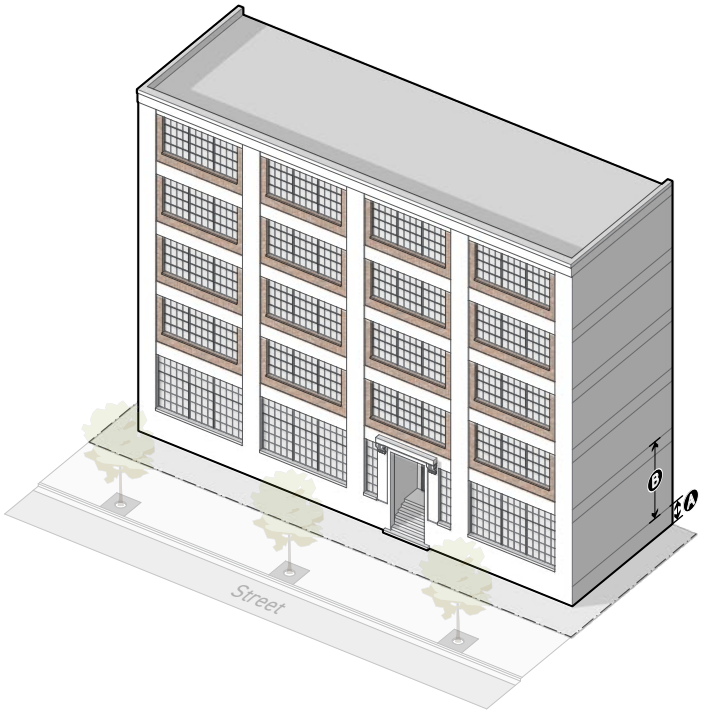
The Daylight Factory / River Character Frontage provides standards intended to support the activation of the Los Angeles River as a public amenity while reinforcing the prevailing architectural characteristics of industrial districts established in the early 20th century along the River, and supporting creative design and contemporary construction practices. Warehouse and factory buildings in these riverside industrial districts are characterized by large, symmetrical windows that extend nearly a full story in height, high ceilings on each story, and brick and masonry facade materials. Facades are articulated to establish uniformity through horizontal repetition.

B. Lot



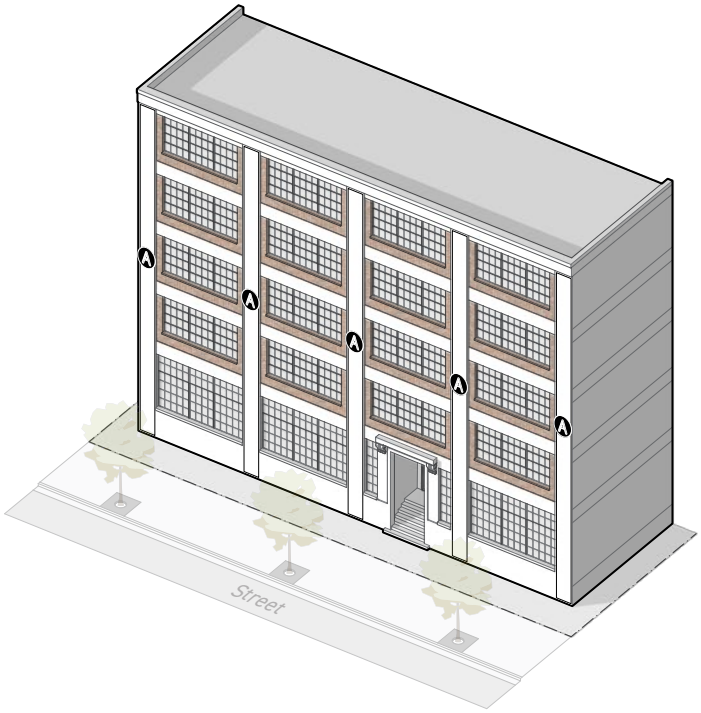
	Primary	Side	River
BUILD-TO		*Div. 3D.1.*	
Applicable stories (min)	3	3	3
Ⓐ **Build-to depth** (max)	5'	10'	20'
Ⓑ **Build-to width** (min)	90%	70%	70%
Pedestrian amenity allowance (max)	30%	30%	40%
PARKING		*Div. 3D.2.*	
Ⓒ **Parking setback** (min)	20'	5'	20'
LANDSCAPING		*Div. 3D.3.*	
Frontage planting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

C. Stories



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

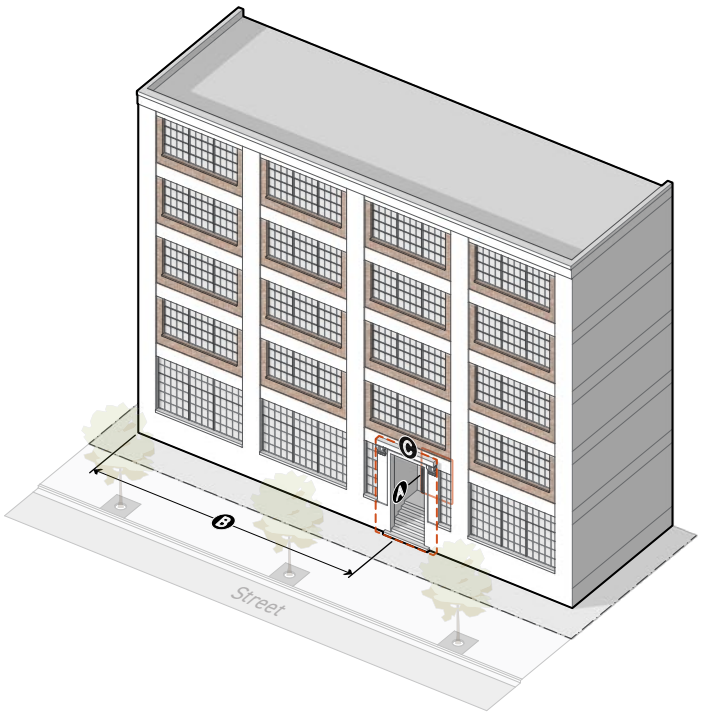
D. Facade



	Primary	Side	River
ARTICULATION	*Div. 3D.6.*		
Ⓐ Vertical bands *	Required	Required	Required
Spacing (min/max)	20'/30'	20'/30'	20'/30'
FEATURES	*Div. 3D.7.*		
Restricted features *	n/a	n/a	n/a

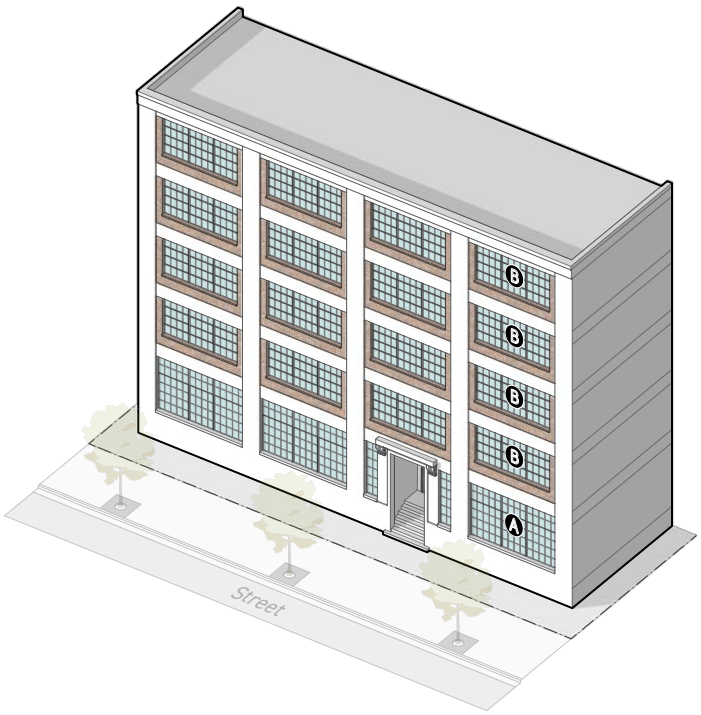
* Applicable for first 3 stories

E. Doors



		Primary	Side	River
ENTRANCES			*Div. 3D.8.*	
Ⓐ	**Street-facing entrance**	Required	Required	Required
Ⓑ	Entrance spacing (max)	100'	100'	100'
	Entry feature	Required	Required	n/a
	Options	• Recessed entry • At-grade entry • Storefront bay		
Ⓒ	**Focal entry feature**	1	1	n/a

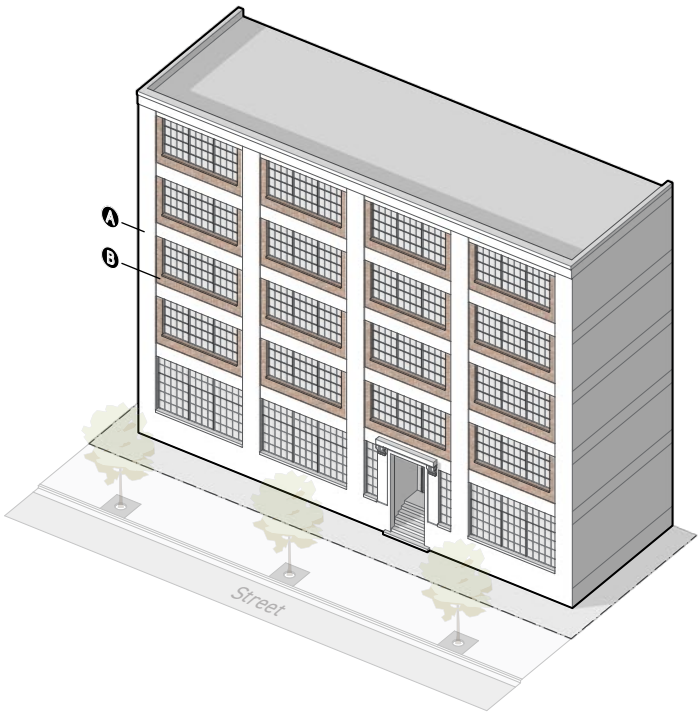
F. Windows



		Primary	Side	River
TRANSPARENCY			*Div. 3D.9.*	
Ⓐ	**Ground story** (min/max)	50%/80%	50%/80%	30%/80%
	Active wall spacing (max)	15'	25'	25'
	Window recession (min)	9"	9"	9"
	Horizontal sliding windows	Prohibited	Prohibited	Prohibited
Ⓑ	**Upper stories** (min/max) *	40%/70%	30%/70%	30%/70%
	Window recession (min)	6"	6"	6"
	Sill	Required	Required	Required
	Horizontal sliding windows	Prohibited	Prohibited	Prohibited

* Applicable for first 3 stories

G. Cladding



EXTERIOR MATERIALS	*Div. 3D.10.*
Ⓐ **Principal materials** (min) *	70%
Options	• Brick • Solid stone • Concrete • Metal • Wood
Ⓑ **Accessory materials** (max) *	30%
Options	• Brick • Solid stone • Concrete • Metal • Wood
Number of accessory materials (max)	3

* Applicable for first 3 stories

SEC. 3B.9.4. CHARACTER COMMERCIAL 1 (CC1)

[Introduced with the Boyle Heights Plan]

SEC. 3B.9.5. CHARACTER RESIDENTIAL 1 (CR1)

[Introduced with the Boyle Heights Plan]

PART 3C. GENERAL FRONTAGE RULES

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DIV. 3C.1. BUILD-TO

SEC. 3C.1.1. APPLICABLE STORIES

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

A. Intent

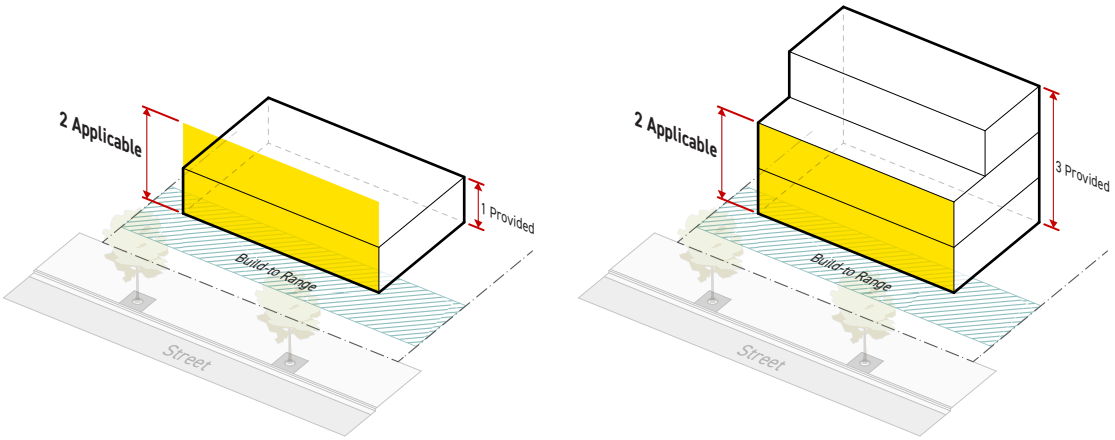
To ensure that multi-story buildings locate both the ground story and a contextually appropriate number of upper stories along the street.

B. Applicability

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

C. Standards

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



D. Measurement

For measuring height in stories, see *Div. 14.1. (General Rules)*.

E. Relief

1. A reduction in number of applicable stories of 1 story may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

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

SEC. 3C.1.2. BUILD-TO DEPTH

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

A. Intent

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

B. Applicability

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

C. Standards

1. The build-to zone shall be no deeper than the maximum build-to depth specified by the applied *Frontage District (Part 3B)*.

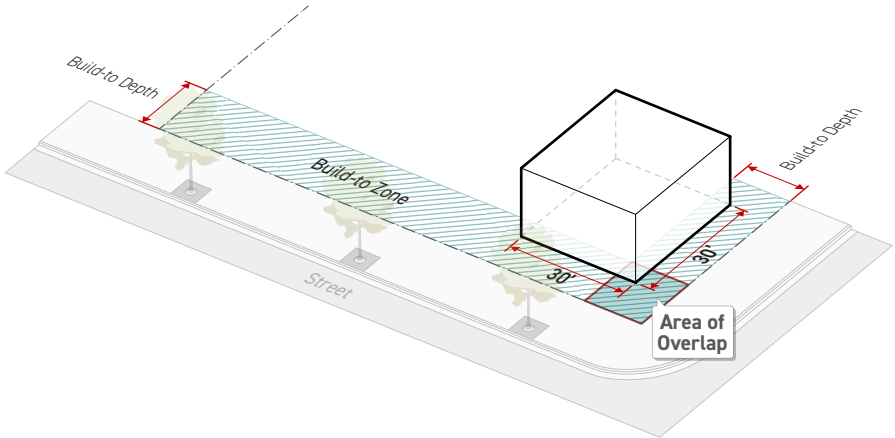
2. Buildings shall occupy the build-to zone for at least the minimum required build-to width.

3. Once the minimum build-to width standard has been satisfied, buildings and structures may occupy the area behind the build-to zone.

4. On a corner lot where intersecting frontage lot lines have build-to requirements, a building shall occupy the portion of the lot area where the build-to zones of the two intersecting frontage lot lines overlap, as described below:

a. The building shall occupy the build-to zones for both frontage lot lines for a minimum of 30 feet from the corner. Distance is measured away from the corner, starting at the edge of the building occupying the area of overlap, parallel to the frontage lot line. This building width counts toward the required build-to width for both frontage lot lines.

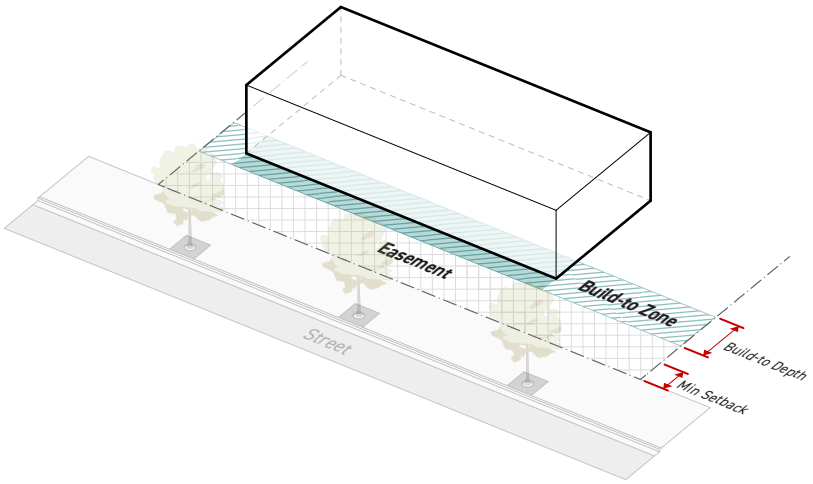
b. This standard does not apply when a pedestrian amenity space occupies some portion of the area of overlap and is being used as a pedestrian amenity allowance. See *Sec. 3C.2.4. (Pedestrian Amenity Allowance)*.



D. Measurement

1. The build-to depth is measured perpendicular to the frontage lot line starting from the minimum building setback and continuing inward away from the frontage lot line.

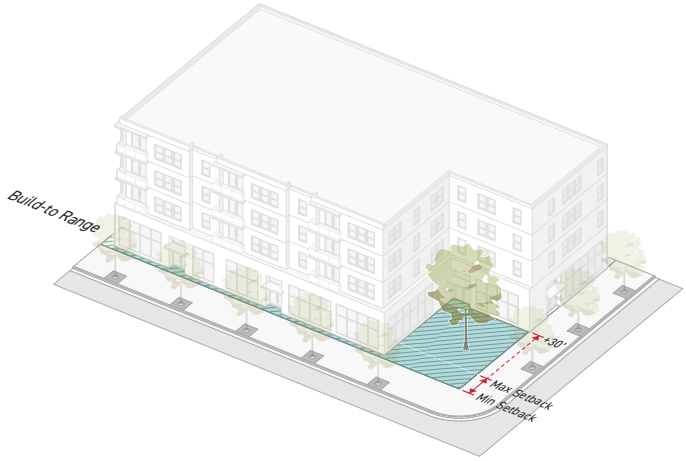
2. Where a lot includes an easement that abuts the frontage lot line and the easement is deeper than the minimum building setback, the applicant may choose to measure the required build-to depth from the interior edge of the easement rather than the lot line.



E. Exceptions

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

2. To preserve existing trees that meet minimum size requirements for a small species tree, the Department may increase the build-to depth beyond the maximum allowed by the applied Frontage District to the minimum depth necessary to protect the tree, but by no more than 30 feet pursuant to *Section 13B.3.1. (Administrative Review)*.



F. Relief

1. An increase in build-to depth of 20% may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

2. A deviation from maximum build-to depth may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.1.3. BUILD-TO WIDTH

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

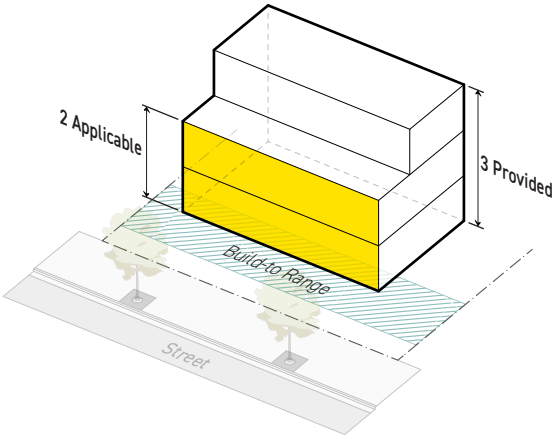
A. Intent

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

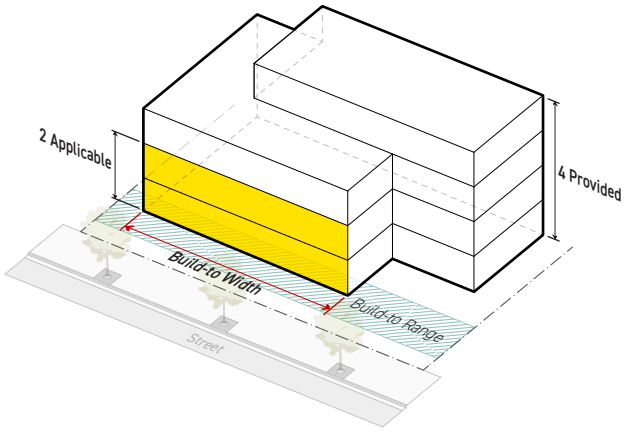
B. Applicability

Build-to width standards apply to the following:

1. Where a minimum height is specified in the applied *Form District (Part 2B)*, build-to width applies to all above-grade stories up to the minimum height in stories standard in accordance with *Sec. 2C.4.3. (Height in Stories)*.



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



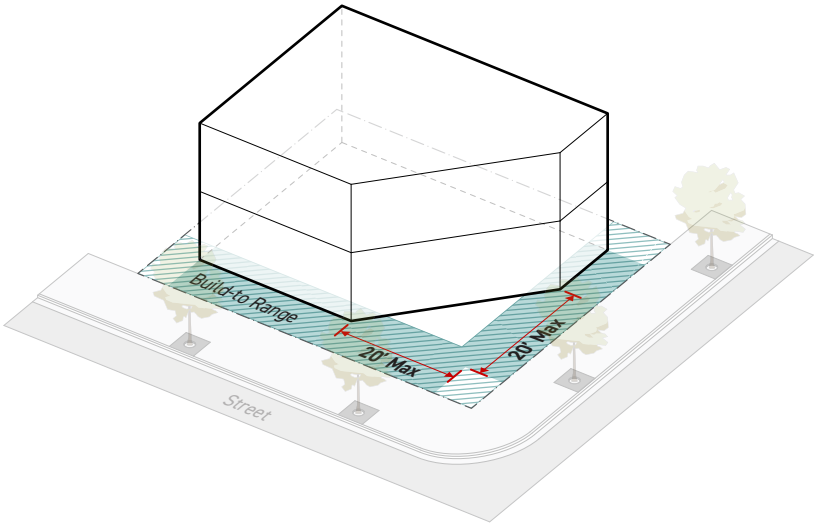
3. Where both an applicable stories standard and a minimum height are specified, build-to width applies to whichever standard requires the greatest number of stories located in the build-to zone.

4. Where no applicable stories standard is specified in the applied *Frontage District (Part 3B)* and no minimum height standard is specified in the applied *Form District (Part 2B)*, build-to width applies only to the ground story.

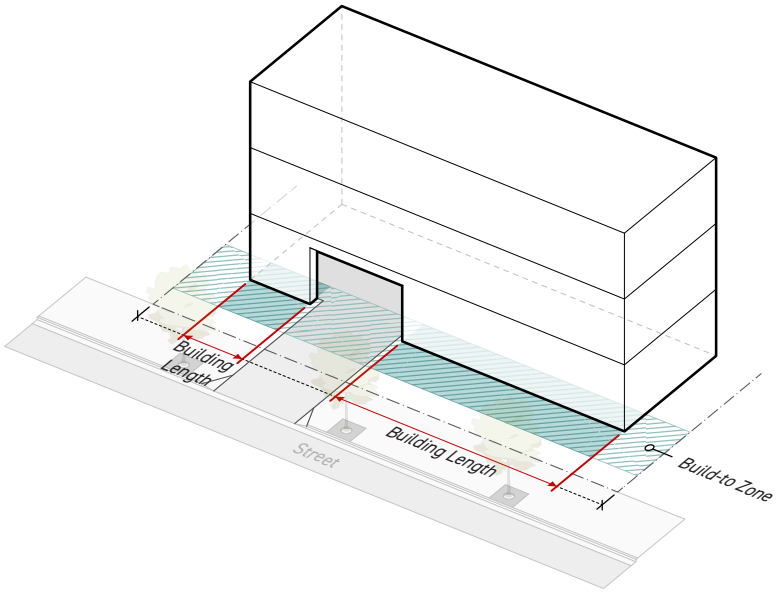
C. Standards

1. Building(s) shall occupy the build-to zone for a cumulative width no less than that specified by the applied *Frontage District (Part 3B)*.

2. On a corner lot, a chamfered corner no more than 20 feet in width along both street lot lines qualifies as building width in the build-to zone for all applicable stories even where it extends outside of the build-to zone. Chamfered corner width is measured parallel to the frontage lot line.

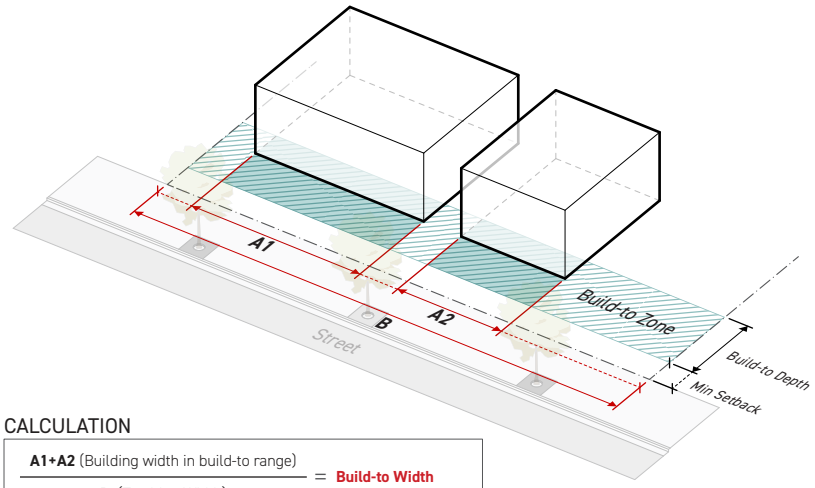


3. Portions of building width providing motor vehicle access to a motor vehicle use area through the ground story of a building do not qualify as building width in the build-to zone.



D. Measurement

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



CALCULATION

$$\frac{\textbf{A1+A2}\ \text{(Building width in build-to range)}}{\textbf{B}\ \text{(Total Lot Width)}} = \textbf{Build-to Width}$$

1. Building width is measured parallel to the frontage lot line. For measuring building width on a complex lot, see *Sec. 14.1.14. (Parallel or Perpendicular to Irregular Lot Line)*.

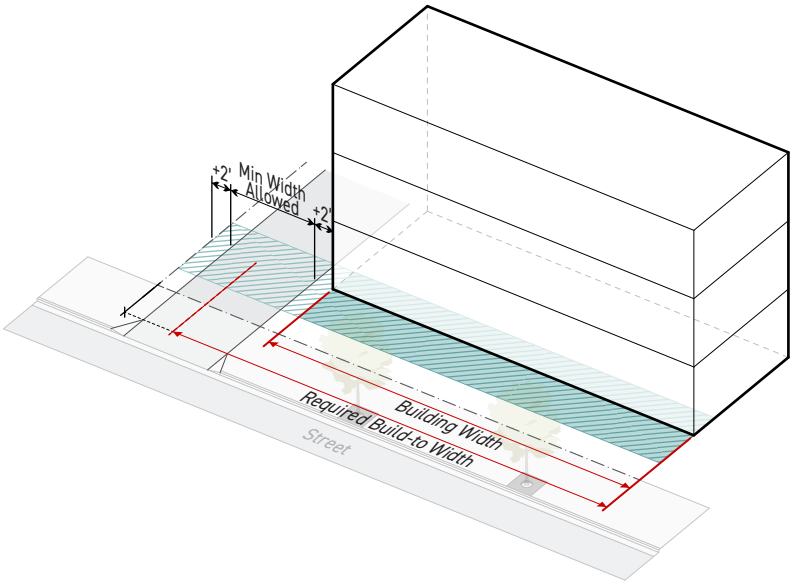
2. Lot width is measured along the frontage lot line. For measuring width of a complex lot, see *Sec. 14.1.14. (Parallel or Perpendicular to Irregular Lot Line)*.

E. Exceptions

1. Outdoor amenity spaces meeting the design standards for *pedestrian amenity space (Sec. 2C.3.3.C.2)* count toward required minimum build-to width in accordance with *Sec. 3C.1.4. (Pedestrian Amenity Allowance)*.

2. A building break that includes an open space meeting the design standards for pedestrian amenity space in *Sec. 2C.3.3.C.2 (Pedestrian Amenity Space)* counts toward the minimum build-to width required by the applied *Frontage District (Part 3B)* according to *Sec. 3C.1.4. (Pedestrian Amenity Allowance)*.

3. Where vehicle access is permitted to be taken through the frontage lot line based on the vehicle access package in *Sec. 4C.2.1. (Automobile Access Packages)* specified by the applied *Development Standards District (Part 4B)* and providing access prevents a building from achieving the required build-to width, a reduced build-to width may be allowed, provided the portion of the lot in the build-to zone used for vehicle access is no wider than the minimum required drive aisle width plus an additional 4 feet of width for clearance. See *Div. 4C.2. (Automobile Access)*.



F. Relief

1. Up to a 10% reduction to the total required width of building occupying the build-to zone may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A reduced minimum build-to width may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.1.4. ACTIVE DEPTH

The horizontal depth of a building that must contain active uses.

A. Intent

To help minimize the impact of dead space on the public realm and to promote a comfortable, safe, engaging and attractive built environment with active uses along the public realm.

B. Applicability

1. The active depth requirement applies to all portions of a building used to meet the build-to width requirements. See Sec. XX (XX).

2. The active depth requirement applies to the ground story only.

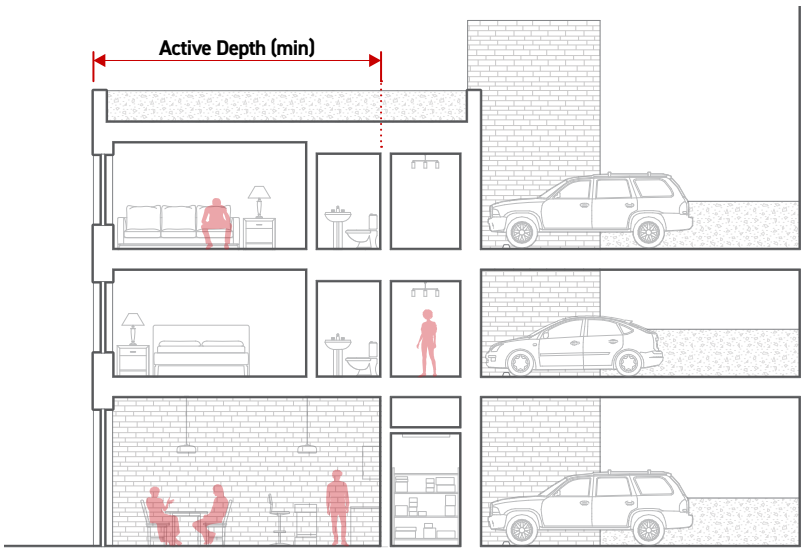
C. Standards

1. Applicable portions of a building must provide the minimum active depth required by the Form District (see Part 2B).

2. No more than 20% of the floor area of the required active depth can be used for inactive uses, such as storage, hallways, stairwells, elevators and equipment rooms. Parking spaces are not allowed in any applicable portion of the required minimum active depth.

D. Measurement

Active depth is measured from the front building facade inward to the interior of the building.



SEC. 3C.1.5. PEDESTRIAN AMENITY ALLOWANCE

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

A. Intent

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

B. Applicability

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

1. Portions of buildings or structures required to meet the build-to width standard in *Sec. 3C.1.3. (Build-To Width)*, including all build-to applicable stories;
2. *Pedestrian amenity space facing facades (Sec. 14.1.6.C.)*; and
3. Portions of the lot between the building and the frontage lot line for the width of the pedestrian amenity space provided.

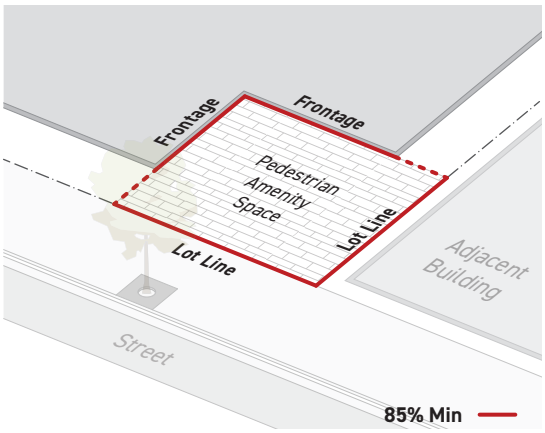
C. Standards

Where allowed, pedestrian amenity spaces may be provided as a substitute for a portion of the required build-to width for the maximum percentage of the lot width allowed by the applied Frontage District (Part 3B), provided they meet the following standards:

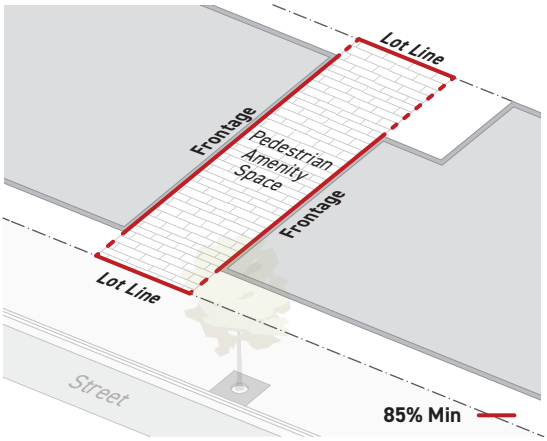
1. Meets the standards of *Sec. 2C.3.3.C. (Pedestrian Amenity Space)*.
2. Pedestrian amenity spaces may be wider than the maximum allowed pedestrian amenity allowance, however, any part of the pedestrian amenity space width that exceeds the allowed pedestrian amenity allowance does not count toward the required building width in the build-to zone.
3. Pedestrian amenity spaces provided as a substitute for a portion of the required build-to width may not exceed 20 feet in depth.

4. A minimum of 85% of the pedestrian amenity space perimeter shall abut either a lot line or a facade meeting the standards of the applied *Frontage District (Part 3B)* specified for the abutting frontage lot line. Where the pedestrian amenity space abuts multiple frontage lot lines, the standards specified for the frontage lot line that abuts the pedestrian amenity space for the greatest length applies.

Plaza:

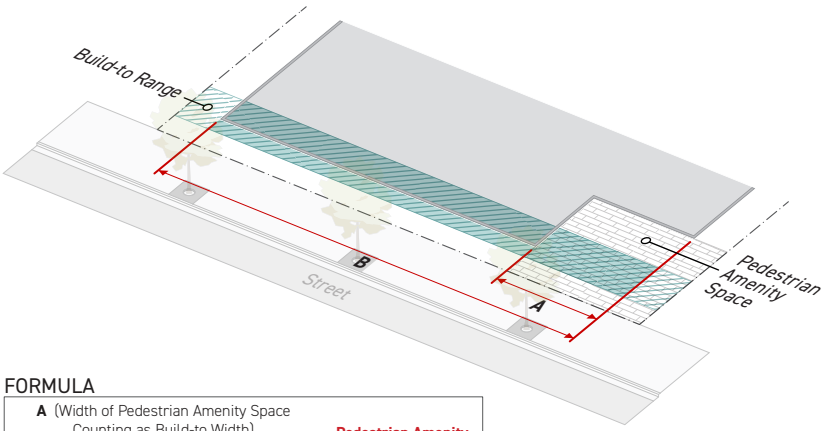


Paseo:



D. Measurement

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



FORMULA

$$\frac{\text{A (Width of Pedestrian Amenity Space Counting as Build-to Width)}}{\text{B (Required Build-to Width)}} = \text{Pedestrian Amenity Allowance (\%)}$$

1. Pedestrian amenity space width is measured parallel to the frontage lot line. For measuring width of a complex pedestrian amenity space, see *Sec. 14.1.14. (Parallel or Perpendicular to Irregular Lot Line)*.

2. Pedestrian amenity space depth is measured perpendicular to the frontage lot line.

3. For measuring the required build-to width, see *Sec. 3C.1.3. (Build-To Width)*.

E. Relief

1. Up to a 10% increase to the allowed total width of pedestrian amenity space provided as a substitute for a portion of a building occupying the build-to zone may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A deviation from any pedestrian amenity allowance dimensional standard of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. A reduced minimum build-to width may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3C.2. PARKING

SEC. 3C.2.1. PARKING SETBACK

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

A. Intent

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

B. Applicability

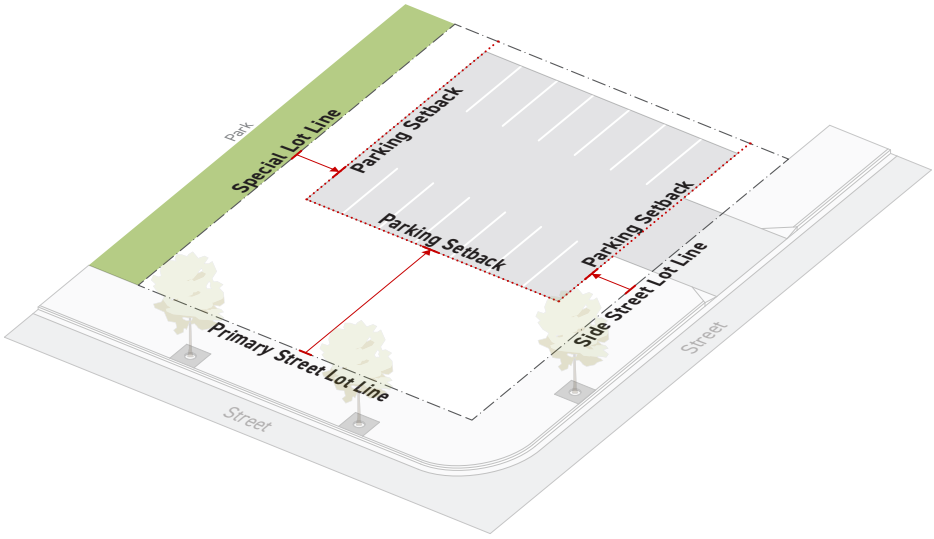
Parking setback requirements apply to the ground story portions of structures and portions of lots designed or designated for motor vehicle uses; including but not limited to parking structures, parking stalls, driveways, loading, vehicular circulation areas, and drive-thru facilities.

C. Standards

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

D. Measurement

[update image - measured from setbacks nows - more house-scale thing - preventing over dominate garages]



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

1. A primary street parking setback is measured from the minimum primary street setback and continues inward away from the frontage lot line.

2. A side street parking setback is measured from the minimum side street setback and continues inward away from the frontage lot line.

3. A special parking setback is measured from the minimum setback associated with a special lot line and continuing inward away from the special lot line.

E. Exceptions

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

1. Where the automobile access package (*Sec. 4C.2.1)* specified by the applied *Development Standards District (Part 4B)* allows automobile access to be taken through the frontage lot line associated with a parking setback, a driveway may be permitted in the parking setback.

2. The driveway is no wider than the minimum required width. See *Div. 4C.2. (Automobile Access)*.

F. Relief

1. A reduction in required parking setback of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A reduction in required parking setback may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

[Add section for "no parking between the building and street"]

DIV. 3C.3. LANDSCAPING

SEC. 3C.3.1. FRONTAGE PLANTING AREA

The area in a frontage yard designated and designed for plants.

A. Intent

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

B. Applicability

1. Frontage planting area standards apply to frontage yards see *Sec. 14.1.16. (Yards)*.
2. Where there is less than 3 feet between the building and the frontage lot line, planting area standards are not applicable.

C. Standards

1. Each Frontage yard shall provide a cumulative area of no less than the planting area required by the applied *Frontage District (Part 3B)*.
2. All required planting areas shall meet *Sec. 4C.6.4.C.2. (Planting Area)*.
3. All provided plants shall meet *Sec. 4C.6.5. (Plant Design & Installation)*.

D. Measurement

1. Frontage planting area is measured as a percentage calculated as the cumulative planting area located in a frontage yard divided by the total frontage yard area.
2. For frontage yard designation, see *Sec. 14.1.16. (Yards)*.

E. Relief

1. Frontage planting area standards may be met through alternative compliance in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. Up to a 20% reduction to the total required planting area may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.
3. A reduction in required planting area may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

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

Fences, walls, and hedges allowed in a frontage yard.

A. Intent

To balance the needs for human-scale activation and visual interest along the public realm, and to provide security and privacy for private ground story uses in a manner appropriate to context.

B. Applicability

All fences, walls or hedges located in a frontage yard. For retaining walls see *Sec. 4C.9.2. (Retaining Walls)*.

C. Standards

1. General

a. Allowed *frontage yard fence and wall types (Sec. 3C.3.C.2.)* are hierarchical. Where a frontage yard fence and wall type with a higher number designator is allowed by the applied *Frontage District (Part 3B)*, all frontage yard fence and wall types having a lower number designator are also allowed. For example, if a Type A2 is allowed a Type A1 is also allowed.

b. No frontage yard fence and wall type with a greater number designator than the allowed frontage yard fence and wall type may be located in the frontage yard. For example, if an A3 is allowed, an A4 is not allowed.

c. Where a required *frontage screen (Sec. 4C.8.1.)* includes a wall or fence, the required fence or wall may only be located in the frontage yard if the wall or fence complies with the allowed frontage yard fence and wall standards specified by the applied *Frontage District (Part 3B)*.

d. All fences and walls including their sub-grade elements, such as footings or foundation, shall be located on-site.

e. All fences and walls provided shall include the necessary gates or openings to comply with the applicable pedestrian access package standards in *Sec. 4C.1.1. (Pedestrian Access Packages)*.

f. Pools, ponds, and other bodies of water requiring protecting barriers according to *Sec. 91.6109 (Swimming Pools and Other Bodies of Water - Protective Devices Required) of Chapter 9 (Building Regulations) of the LAMC*, are only allowed in a frontage yard where the required protective barrier can be designed to conform with the Frontage fence & wall standards specified by the applied *Frontage District (Part 3B)*.

g. All fences and walls provided shall comply with *Sec. 4C.7.3. (Fence/Wall Design and Installation)*.

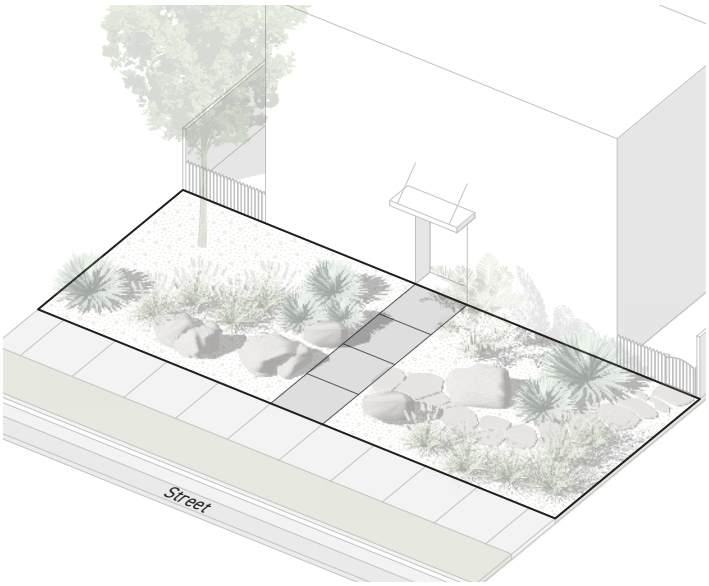
h. All hedges provided shall comply with *Sec. 4C.6.4 (Plant Design & Installation)*.

2. Frontage Yard Fence & Wall Types

A package of standards, specified by the applied Frontage District (Part 3B), that applies to fences, walls, and hedges located in a frontage yard.

a. Type A1

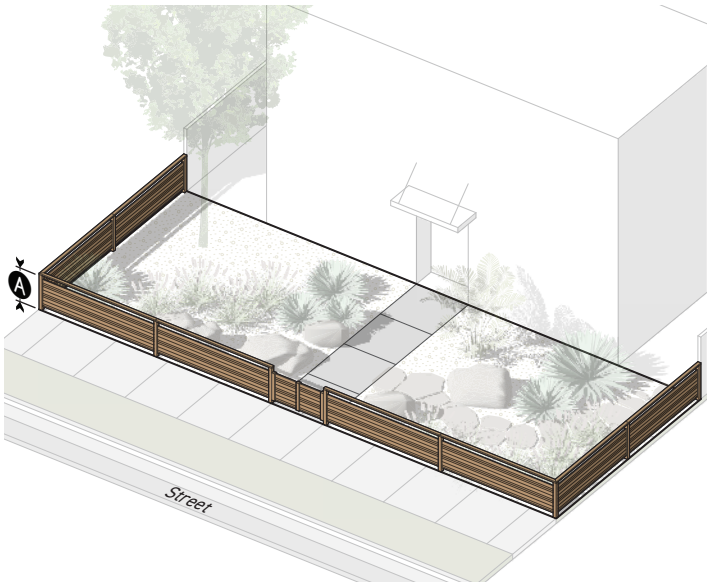
Intended for frontage yards where buildings should engage directly with the public realm to provide visual interest and activation, especially where ground story uses are commercial or non-fenced frontage yards are predominant.



DIMENSIONAL STANDARDS	*Sec. 3.C.3.2.D.*
Hedge height (max)	Not Allowed
Fence/wall height (max)	Not Allowed

b. Type A2

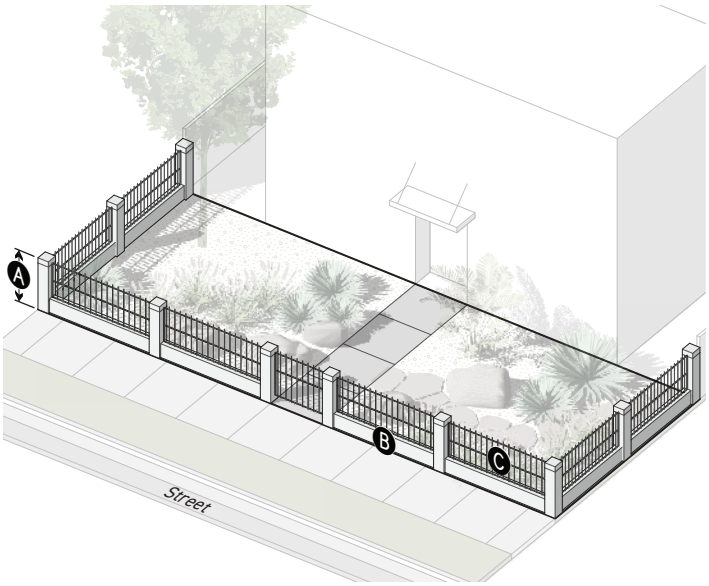
Intended for frontage yards where the need for visual interest and activation along the public realm shall be balanced with the need for separation between private ground story uses and the public realm.



DIMENSIONAL STANDARDS	*Sec. 3.C.3.2.D.*
Hedge height (max)	3.5'
Fence/wall height (max)	3.5'

c. Type A3

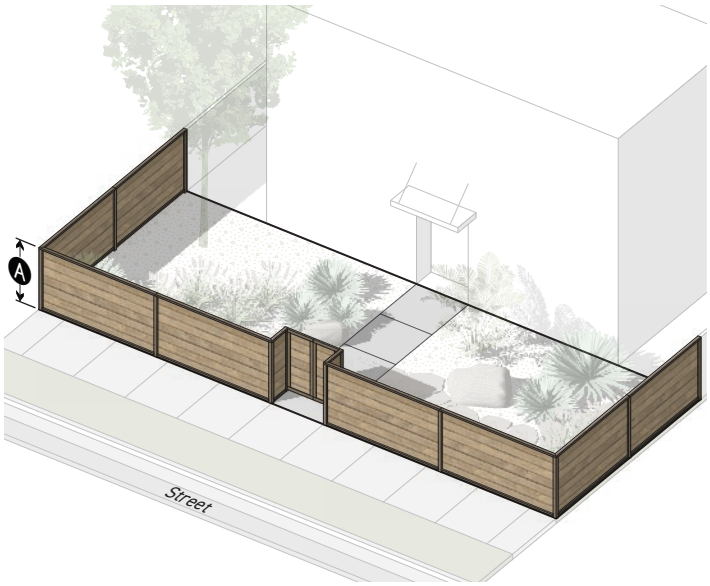
Intended for frontage yards where the need for visual interest and activation along the public realm shall be balanced with the need for security between private ground story uses and the public realm.



DIMENSIONAL STANDARDS		*Sec. 3.C.3.2.D.*
	Hedge height (max)	3.5'
	Fence/wall	
A	Height (max)	6'
B	Opacity below 3.5' in height (max)	100%
C	Opacity 3.5' and above in height (max)	50%

d. Type A4

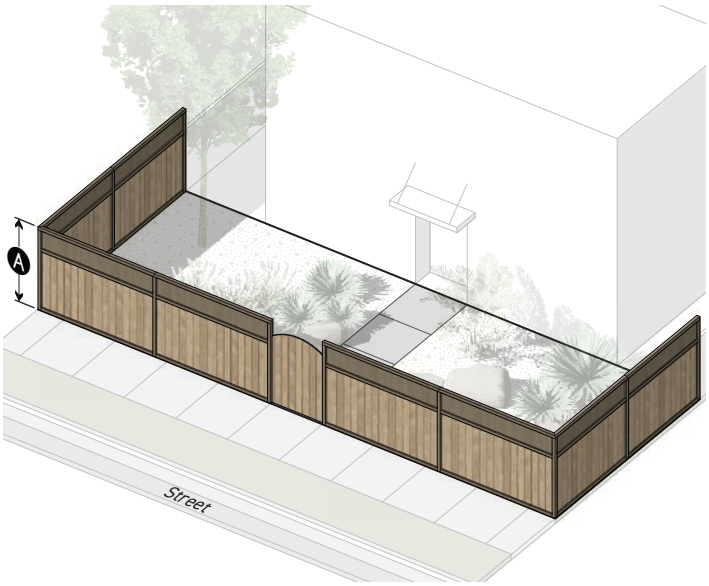
Intended for frontage yards in areas with high pedestrian and automobile traffic, where visual interest and activation along the public realm is less critical than the need to mitigate impacts from the public realm on private ground story uses.



DIMENSIONAL STANDARDS		*Sec. 3.C.3.2.D.*
	Hedge height (max)	6'
A	**Fence/wall height** (max)	6'

e. Type A5

Intended for frontage yards in areas with high pedestrian and automobile traffic, where visual interest and activation along the public realm is less critical than the need to mitigate intrusions from the public realm on private ground story uses.



DIMENSIONAL STANDARDS	*Sec. 3.C.3.2.D.*
Hedge height (max)	8'
Fence/wall height (max)	8'

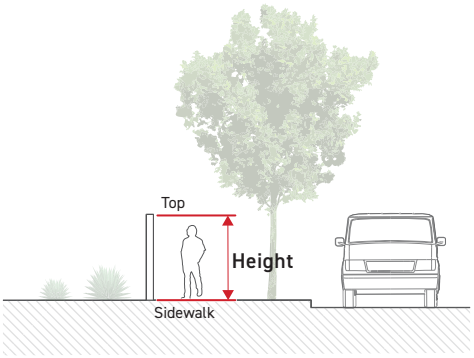
D. Measurement

1. Frontage yard

For frontage yard designation see *Sec. 14.1.16. (Yards)*.

2. Fence & Wall Height

a. Where a public sidewalk is located within 5 feet of a wall or fence, height is measured vertically from the topmost point of the wall or fence to the adjacent public sidewalk.



b. Where no sidewalk exists within 5 feet of a wall or fence, height is measured vertically from the topmost point of the wall or fence to the finished grade at the base of the wall or fence on the side that faces outward from the lot.

c. For the measurement of retaining walls see *Sec. 4C.9.2. (Retaining Walls)*.

3. Hedge Height

Hedge height is measured according to *Sec. 4C.6.5.D.11 (Height at Maturity)*.

4. Opacity

For measurement of opacity, see *Sec. 14.1.13. (Opacity %)*.

E. Exceptions

Fences and walls located in a frontage yard may integrate outdoor lighting, entry arbors, and other accessory encroaching elements that exceed the maximum fence/wall height specified by the applicable frontage yard fence and wall type, provided the following:

1. The cumulative length of fence or wall that includes encroaching elements is no more than 10% of the total fence length located in the frontage yard.
2. No individual encroaching element may be wider than 6 feet, measured along the length of the fence or wall.
3. One encroaching element for each 40 feet of fence length may exceed the maximum fence and wall height by up to 40 inches. All other encroaching elements shall only exceed the maximum fence and wall height up to 18 inches.

F. Relief

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

SEC. 3C.3.3. FRONTAGE SCREEN

A landscaped buffer required along the frontage of a lot.

A. Intent

To provide a visual buffer between the public realm and any land uses on a lot that need screening.

B. Applicability

Frontage screening standards apply to frontage yards specified by the Frontage District (Part 3B).

C. Standards

1. General

a. Where required by the Frontage District (Part 3B), the specified Frontage Screen Type must be provided along all frontage yards.

b. Planting required to meet a frontage screening standard that conflicts spatially with any existing vegetation is not required.

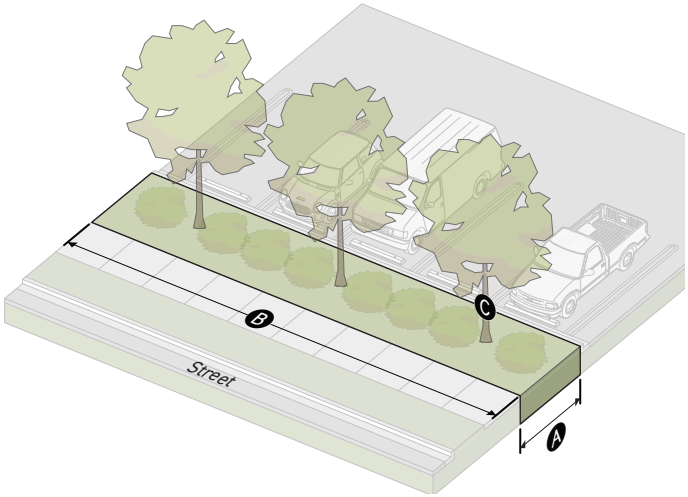
c. All plants provided must meet the standards of Div. 4C.6, Plants.

2. Frontage Screen Types

A package of standards, specified by the applied Frontage District (Part 3B).

a. Type B1

Intended for frontage yards where visual screening between the public realm and industrial frontages is needed.



DIMENSIONAL STANDARDS	*Sec. 3.C.3.3.D.*
Depth (min)	6'
Large trees (min per 50')	3

DIV. 3C.4. TRANSPARENCY

SEC. 3C.4.1. TRANSPARENT AREA

The amount of transparent area on a building facade.

A. Intent

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

B. Applicability

1. Transparency standards apply to *Frontage applicable facades (Sec. 3A.2.2.C.2.)* and *Frontage applicable building depth (Sec. 3A.2.2.C.4.)*.

2. Transparency standards do not apply to portions of building facades enclosing a parking structure except where parking structures are required to be wrapped by the applied *Development Standards District (Part 4B)*.

C. Standards

1. Each applicable facade shall provide no less than the minimum transparency specified by the applied *Frontage District (Part 3B)*.

2. Window and door openings meeting the following requirements count toward transparent area:

a. No walls, shelving, facade screens, or other interior or exterior visual obstructions may be located within 5 feet of any ground story transparent area. Exterior visual obstructions shall not be located within 5 feet of any upper story transparent area. Distance from transparent area is measured perpendicular to the exterior face of the transparent area. Visual obstructions may be located five feet or greater from facade area counting toward transparent area, with the exception of those visual obstructions allowed in *Sec 3C.4.1.C.2.b*.

b. The following visual obstructions may be located less than 5 feet from facade area counting toward transparent area:

i. Windows obscured by interior security gates and window displays may count toward transparent area, provided no more than 25% of the transparent area of any individual window is visually obstructed for any individual window counting toward transparent area. For measuring visual obstruction, see *Sec 14.1.13. (Opacity)*.

ii. Windows obscured by fixed exterior facade screens may count toward transparent area, provided no more than 25% of the total transparent area is visually obstructed for any individual window opening counting toward transparent area. Percentage of visual obstruction is measured as *opacity (Sec 14.1.13.)*.

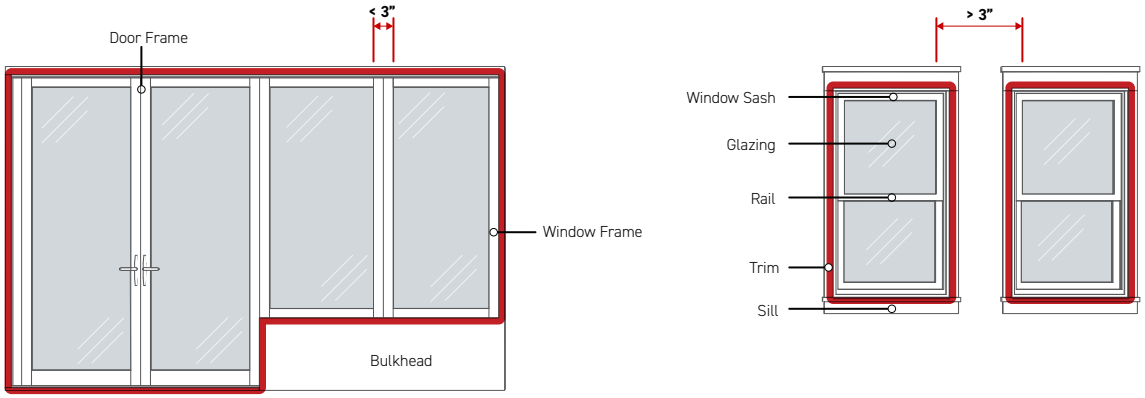
iii. Transparent area covered by window signs may count toward transparent area provided the window signs are permitted by Development Standard District.

iv. Areas of transparency may be made temporarily opaque by operable window treatments, such as curtains or blinds, located within the conditioned space.

c. To be considered transparent, window and door glazing shall meet the following requirements:

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

d. Muntins, mullions, window sashes, window frames, and door frames, no more than 3 inches wide may be considered transparent area when contained within a window opening or door opening occupied by a window or glazed door assembly where all included glazing meets the transparent area requirements above.



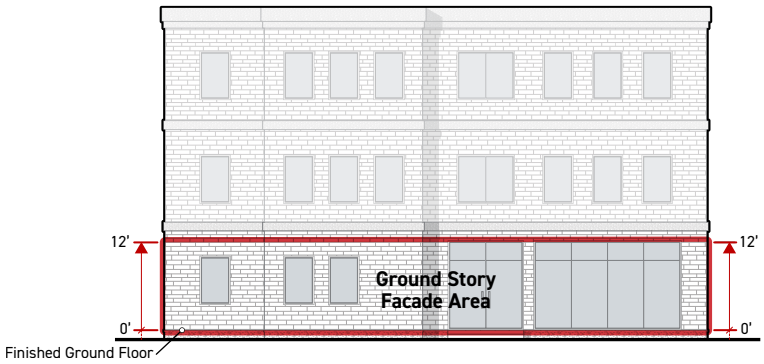
D. Measurement

1. Ground Story

a. Ground story transparency is measured as a percentage, calculated as the sum of all ground story facade area meeting the standards for transparent area divided by the total ground story facade area.

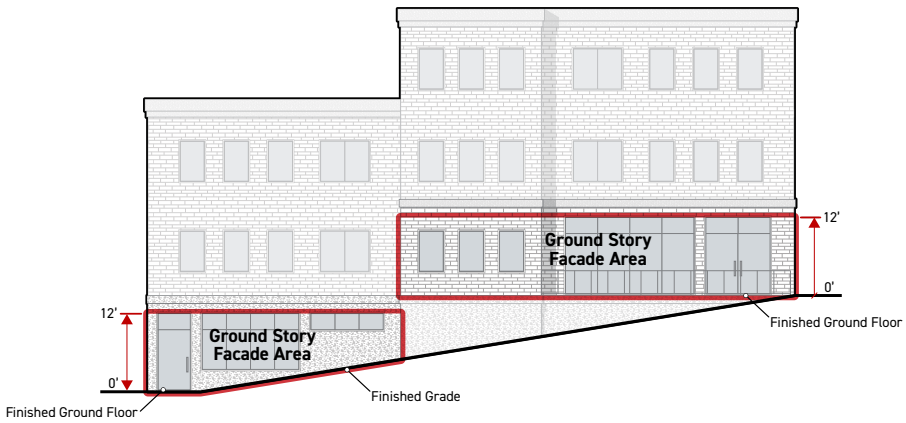
b. For the purpose of calculating ground story transparency, ground story facade area is measured in the following ways:

i. Ground story facade area is measured as the above-grade facade area between 0 and 12 feet above the top of the finished floor of the ground story.



ii. If the ground story height is less than 12 feet, the ground story facade area is measured as the total above-grade portion of a facade between the top of the finished floor of the ground story and the top of the finished floor above. When there is no story above, ground story height is measured to the top of the uppermost surface of the ceiling structure above.

iii. No portion of a ground story located below finished grade is included in ground story facade area.

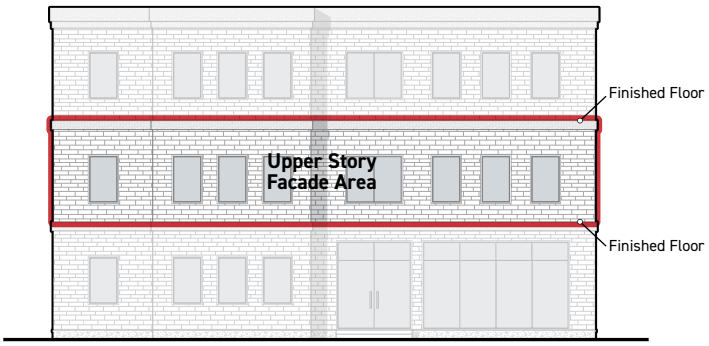


2. Upper Stories

a. Each upper story facade shall meet the required transparency standard independently. All facade area associated with an upper story having the same story designation (for example: 4th story) is considered part of the same upper story facade.

b. Upper story transparency is measured as a percentage, calculated as the sum of all facade area meeting the standards for transparency divided by the total applicable facade area for each story.

c. For the purpose of calculating upper story transparency, upper story facade area is measured as the portion of a facade area between the top of the finished floor for that story to the top of the finished floor above, regardless of story height. When there is no story above, it is measured to the top of the uppermost surface of the ceiling structure above.



E. Relief

1. Up to a 10% reduction to the total required transparent area may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A deviation from required transparency standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.4.2. ACTIVE WALL SPACING

The distance between widths of ground story facade and foundation wall with window or door openings.

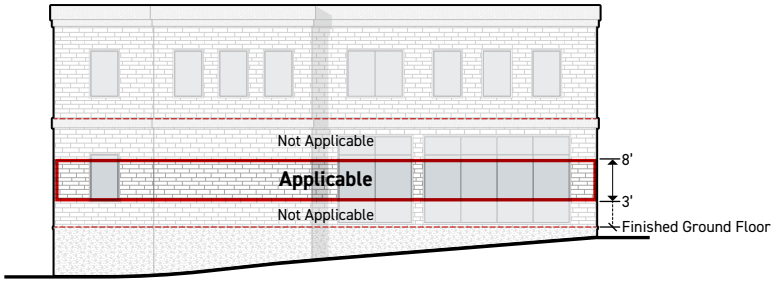
A. Intent

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

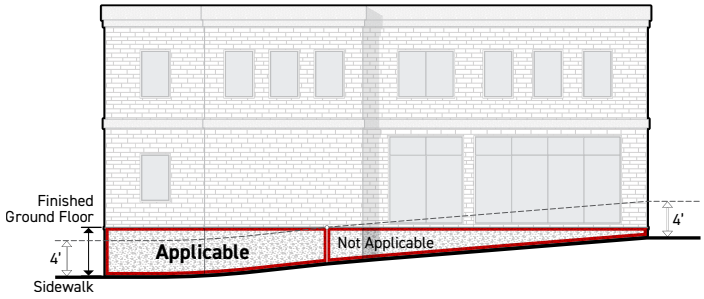
B. Applicability

Active wall spacing standards apply to the following facades:

1. All portions of ground story *frontage applicable facades (Sec. 3A.2.2.C.2.)* located between 3 feet and 8 feet from the ground floor elevation measured vertically.



2. All portions of foundation walls on *frontage applicable facades (Sec. 3A.2.2.C.2.)* that are exposed 4 feet in height or greater above sidewalk grade are applicable. If foundation walls are set back more than 10 feet from a sidewalk, exposed height is measured from the lowest elevation of finished grade within 5 feet, measured from and perpendicular to the foundation wall.



3. Active wall spacing standards do not apply to upper story facades.

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

C. Standards

1. Active Wall Spacing on Ground Story Facade

Window and door openings meeting *Sec. 3C.4.1. (Transparent Area)* on ground story facades shall be separated by a distance no greater than the maximum active wall spacing. For exceptions to this standard, see *Sec. 3C.4.2.E. (Active Wall Spacing Exceptions)*.

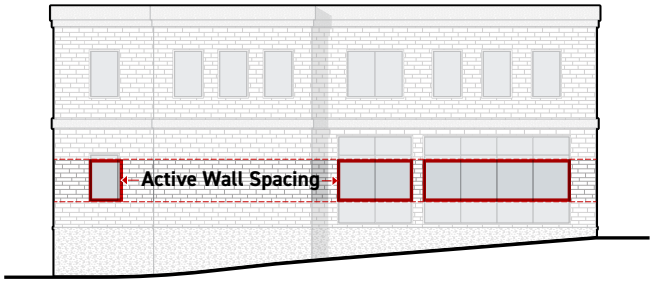
2. Active Wall Spacing on Foundation Wall

Applicable portions of foundation walls shall be no wider than the maximum active wall spacing. For exceptions to this standard, see *Sec. 3C.4.2.E. (Active Wall Spacing Exceptions)*.

D. Measurement

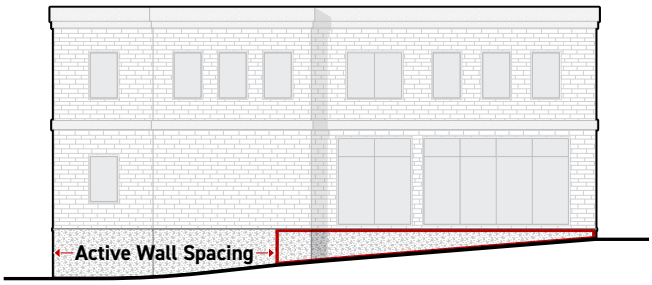
1. Active Wall Spacing on Ground Story Facade

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



2. Active Wall Spacing on Foundation Wall

Active wall spacing is measured horizontally for any individual width of applicable foundation wall that does not include transparent area.



E. Exceptions

1. General

a. Ground story facades that exceed the maximum allowed active wall spacing may apply one or more ground story inactive wall treatment options to the applicable facade area between door or window openings and increase the active wall spacing by 50%. See *Sec.3C.4.2.E.2. (Ground Story Inactive Wall Treatment Options)*.

b. Facades designed with foundation walls that exceed the maximum allowed active wall spacing may apply one or more inactive foundation wall treatments to the facade area between active foundation walls and double the allowed active wall spacing. See *Sec.3C.4.2.E.3. (Foundation Inactive Wall Treatment Options)*.

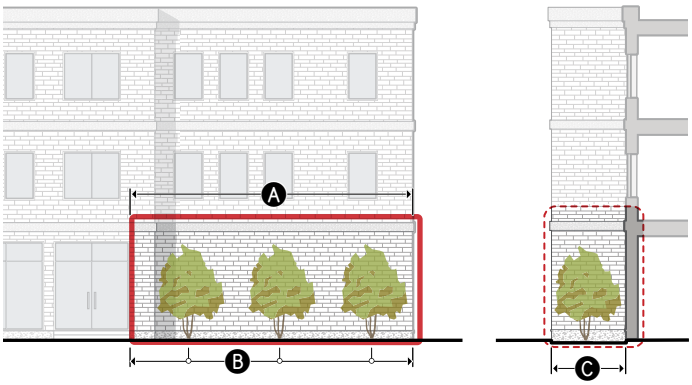
c. All required plants shall meet the requirements in the following tables and also comply with *Div. 4C.6. (Plants)*.

2. Ground Story Inactive Wall Treatment Options

Permanent design improvements located between segments of ground story active wall and the public realm, designed to improve visual interest and the pedestrian experience.

a. Small Trees

Small trees planted between a ground story facade with no window or door openings and the public realm.

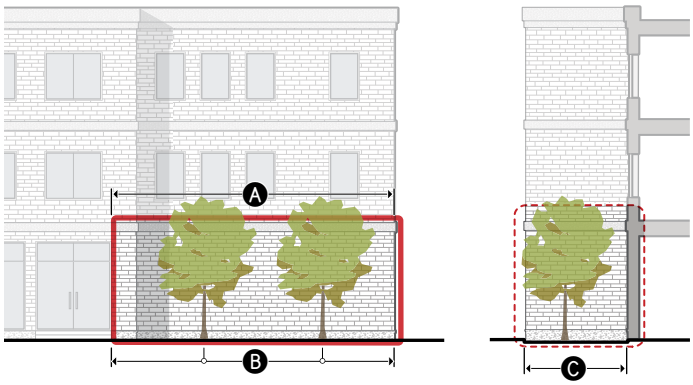


DIMENSIONAL STANDARDS		Sec. 3.C.4.2.E.4.
A	**Treatment width** (min portion of inactive wall)	100%
	Tree type	Small species
B	**Planting frequency** (min avg.)	5 per 100'
C	**Planting area depth** (min)	7'

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

b. Large Trees

Large trees planted between a ground story facade with no window or door openings and the public realm.



DIMENSIONAL STANDARDS		Sec. 3.C.4.2.E.4.
A	**Treatment width** (min portion of inactive wall)	100%
	Tree type	Large species
B	**Planting frequency** (min avg.)	3 per 100'
C	**Planting area depth** (min)	15'

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

c. Living Wall

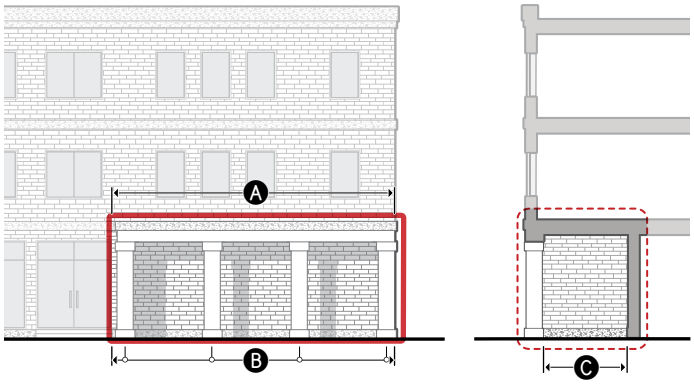
A permanently fixed assembly located between a ground story facade with no window or door openings and the public realm that supports plants, their growing medium, and irrigation.

DIMENSIONAL STANDARDS	Sec. 3.C.4.2.E.4.
Ⓐ **Treatment area** (min % of ground story facade with inactive walls)	75%
Planting area depth (min)	n/a

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

d. Colonnade

A sequence of columns located between a ground story facade with no window or door openings and the public realm, providing an exterior occupiable space along the inactive wall.



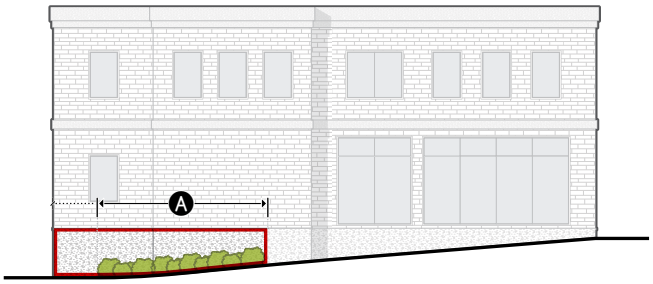
DIMENSIONAL STANDARDS	Sec. 3.C.4.2.E.4.
Ⓐ **Treatment width** (min portion of inactive wall)	100%
Ⓑ **Column frequency** (min avg.)	1 per 20'
Ⓒ **Clear depth** (min)	6'
Enclosure (max)	60%

3. Foundation Inactive Wall Treatment Options

Permanent design improvements located between exposed foundation walls and the public realm, designed to improve visual interest and the pedestrian experience.

a. Foundation Planting

Screening plants located between a foundation wall with no window or door openings and the public realm.

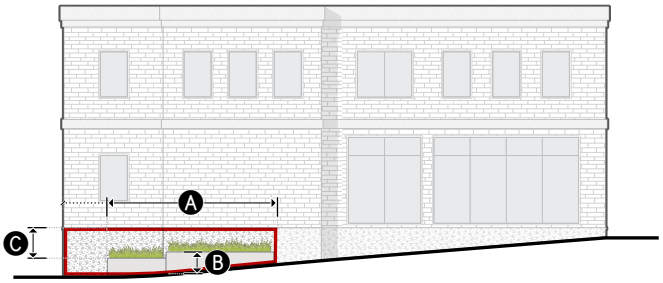


DIMENSIONAL STANDARDS		Sec. 3.C.4.2.E.4.
A	**Treatment width** (min portion of inactive wall)	75%
	Plant type	Screening Plant
	Planting frequency (min avg.)	3 per 10'
	Planting area depth (min)	3'

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

b. Planter

Permanent structure containing plants and their growing medium located between a foundation wall with no window or door openings and the public realm.

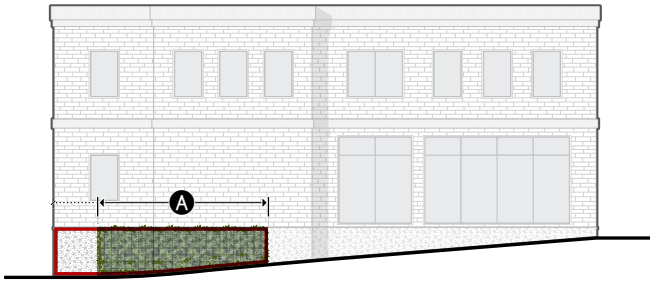


DIMENSIONAL STANDARDS		Sec. 3.C.4.2.E.4.
A	**Treatment width** (min)	75%
	Plant coverage (min)	75%
	Planting area depth (min)	2.5'
B	**Height above sidewalk** (max)	4'
C	**Foundation wall reveal** (max)	2'

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

c. Green wall

A structure permanently attached to a foundation wall with no window or door openings that supports climbing plants.

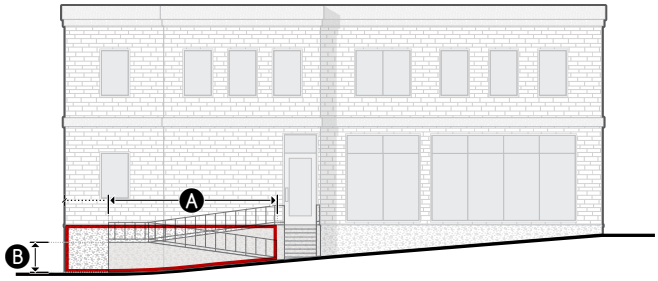


DIMENSIONAL STANDARDS	*Sec. 3.C.4.2.E.4.*
A **Treatment area** (min)	75%
Planting area depth (min)	1.5'

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

d. Pedestrian Access

Stairs or ramps providing pedestrian access to a street-facing entrance located between a foundation wall with no window or door openings and the public realm.

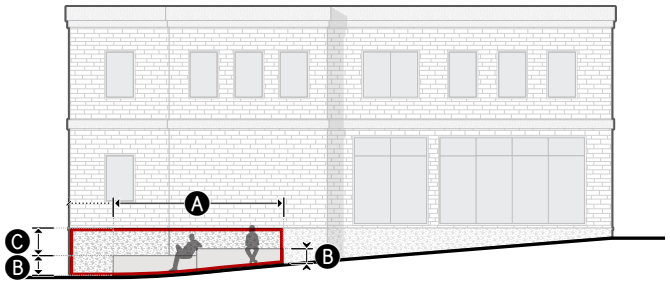


DIMENSIONAL STANDARDS	*Sec. 3.C.4.2.E.4.*
A **Treatment width** (min)	75%
B **Height above sidewalk** (max)	4'
Additional access standards	*See Div. 4C.1.*

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

e. Seating

A permanent structure designed and intended for public seating located between a foundation wall with no window or door openings and the public realm.



DIMENSIONAL STANDARDS	*Sec. 3.C.4.2.E.4.*
Ⓐ **Treatment width** (min)	75%
Ⓑ **Height above sidewalk** (min/max)	1.5'/3'
Ⓒ **Foundation wall reveal** (max)	3'
Seat depth (min)	2'

4. Inactive Wall Treatment Measurement

a. Treatment Width

Minimum treatment width is measured as a percentage, calculated as the cumulative width of the provided inactive wall treatments divided by the total width of the provided active wall spacing.

b. Treatment Area

Minimum treatment area is measured as a percentage, calculated as the cumulative area of the provided inactive wall treatments divided by the total applicable facade area within the provided active wall spacing.

c. Tree type

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

d. Plant type

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

e. Plant Coverage

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

f. Planting Frequency

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

g. Column Frequency

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

h. Planting Area Depth

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

i. Clear Depth

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

j. Height Above Sidewalk

i. Height above sidewalk is measured vertically from adjacent sidewalk grade to the topmost point of the inactive wall treatment.

ii. For foundation walls located more than 10 feet from a sidewalk, maximum height above sidewalk is measured from the lowest elevation of finished grade within 5 feet, measured from and perpendicular to the foundation wall, to the topmost point of the inactive wall treatment.

k. Foundation Wall Reveal

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

l. Seat Depth

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

m. Enclosure

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

F. Relief

1. Deviation from inactive wall treatment standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. An increase in allowed active wall spacing of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. An increase in allowed active wall spacing and inactive wall treatment standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3C.5. ENTRANCES

SEC. 3C.5.1. STREET-FACING ENTRANCE

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

A. Intent

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

B. Applicability

Street-facing entrance standards apply to all portions of buildings and structures where frontage standards apply. See *Sec. 3A.2.2.C. (Applicable Components of Lots, Buildings, and Structures)*.

C. Standards

1. General

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

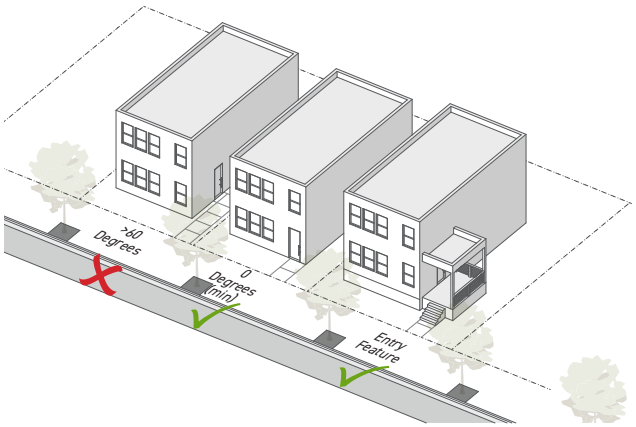
a. Located on the ground story facade.

b. Provide both ingress and egress pedestrian access to the ground story of the building.

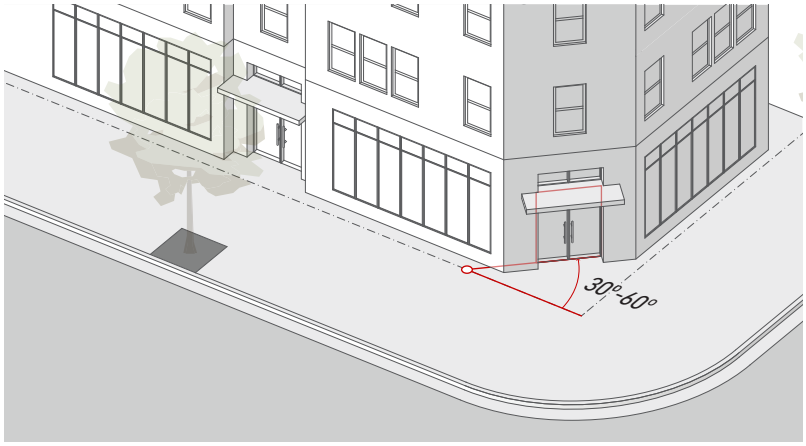
c. Remain operable at all times. Access may be controlled and limited to residents or tenants.

d. Shall not provide access directly to motor vehicle use areas, utility areas or fire stairs.

e. The exterior door surface shall be angled between 0 to 60 degrees, measured parallel to the frontage lot line or the door shall have direct access from an entry feature allowed by the applied *Frontage District (Part 3B)* having a pedestrian access point which faces the frontage lot line.



f. On a corner lot or a lot with a *Dual Frontage District (Div. 3B.8.)* applied, having intersecting frontage lot lines, an entrance facing both intersecting frontage lot lines and angled between 30 to 60 degrees, measured parallel to each of those frontage lot lines, may be used to meet the requirement for a street-facing entrance along both frontages.



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

2. Entrance Spacing

The distance between street-facing entrances meeting the standards of Sec. 3C.5.1.C.1. (Street-Facing Entrance General Standards).

a. Measurement

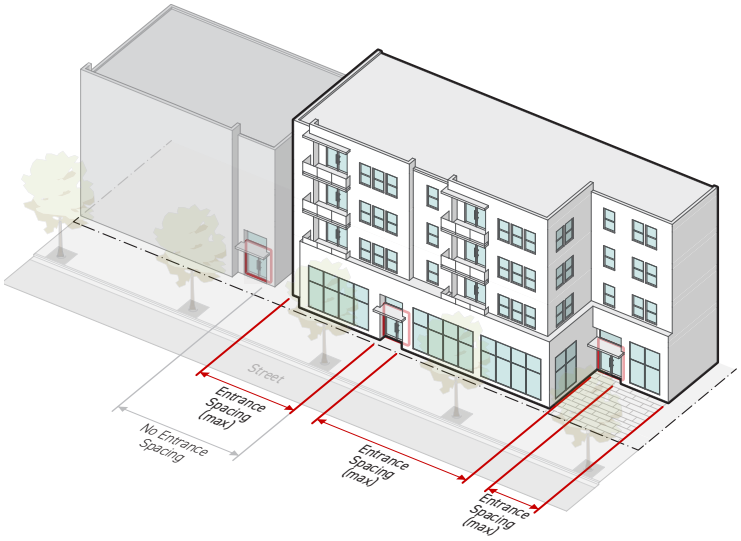
Maximum entrance spacing is the greatest horizontal distance from edge of door to edge of door, and edge of door to edge of building, measured parallel to the frontage lot line.

b. Standards

i. Street-facing entrances shall not be separated by a distance greater than the maximum allowed entrance spacing.

ii. The maximum entrance spacing requirements shall be met for each building individually, but are not applicable to adjacent or abutting buildings.

iii. When the applied Frontage District specifies that a street-facing entrance is 'not required' but does specify a maximum entrance spacing, a street-facing entrance shall only be required if the building width along the indicated frontage lot line is greater than the specified entrance spacing. Street facing entrances shall then be required in accordance with the maximum entrance spacing requirement specified.



D. Measurement

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

E. Relief

1. Deviation from street facing entrance standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. An increase in entrance spacing of 20% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from street-facing entrance and entrance spacing standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3C.5.2. ENTRY FEATURE

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

A. Intent

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

B. Applicability

Entry feature standards apply to all required street-facing entrances where entry features are required by the applied *Frontage District (Part 3B)*.

C. Standards

1. General

a. Each required street-facing entrance shall include an entry feature meeting the standards for one of the allowed entry features options specified by the applied *Frontage District (Part 3B)*.

b. Required entry features shall abut and provide direct access to a street-facing entrance.

c. Required entry features shall provide direct access from the public realm associated with the frontage lot line.

d. For street setback encroachment regulations, see *Sec. 2C.2.2.E. (Exceptions)*.

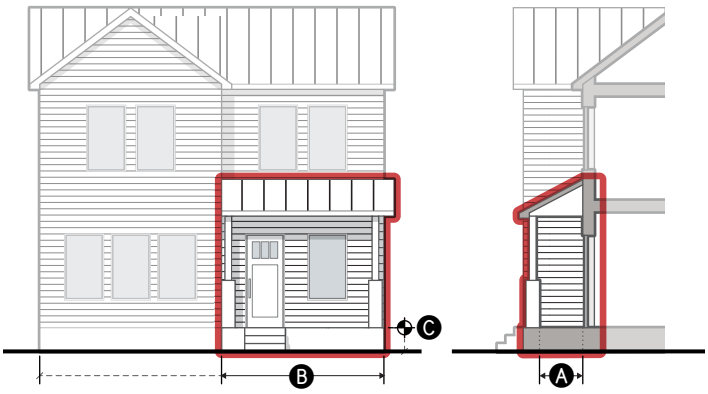
e. For encroachments into the public right-of-way, see *Sec. 91.32 (Encroachments into the Public Right-of-Way) of Chapter 9 (Building Regulations) of the LAMC*.

2. Entry Feature Options

Packages of design standards applied to each entrance along the public realm.

a. Porch

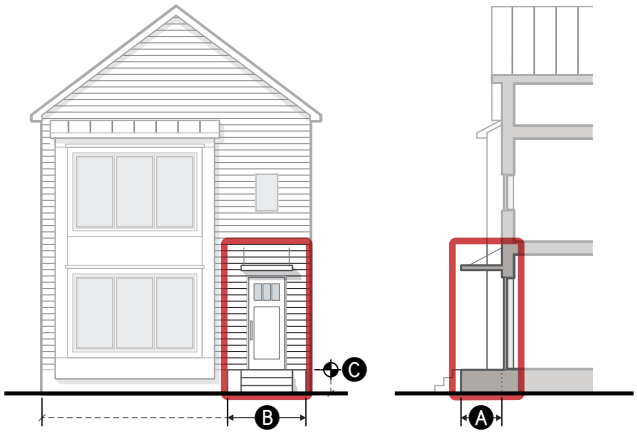
A wide, raised platform, projecting in front of a street-facing entrance, that is entirely covered but not enclosed.



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

b. Raised Entry

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



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

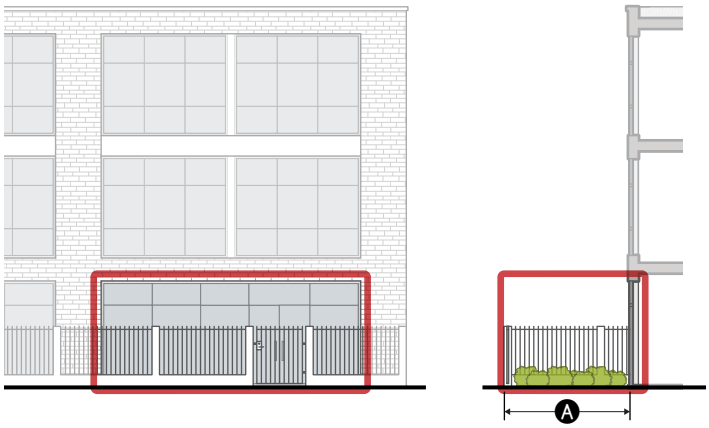
c. Forecourt

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

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

d. River Yard

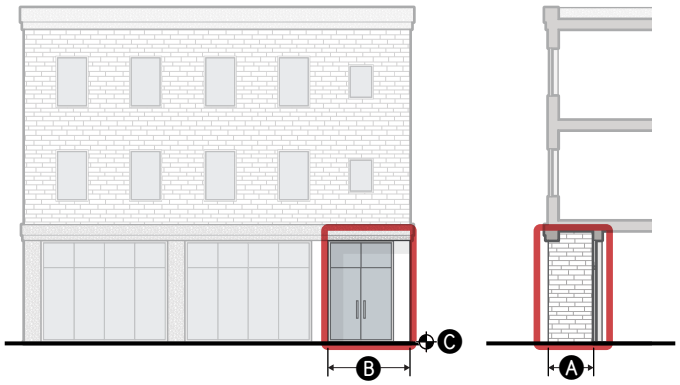
A yard located between a building and a river trail with direct pedestrian access from inside the building to the river trail.



DIMENSIONAL STANDARDS	*Sec. 3.C.5.2.D.*
Ⓐ **Depth** (min)	15'
Width (min)	15'
Fence or wall height (max)	6'

e. Recessed Entry

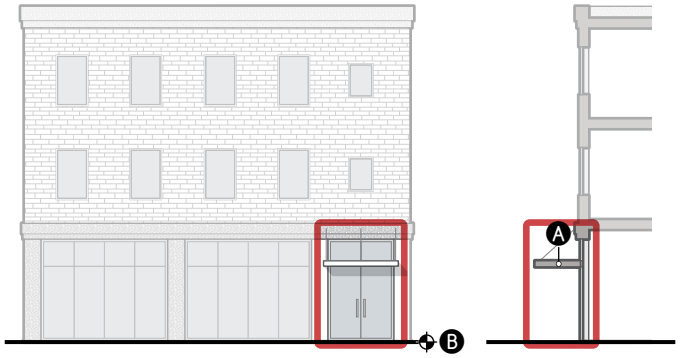
A space set behind the building face plane providing sheltered access to a street-facing entrance.



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

f. Covered Entry

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

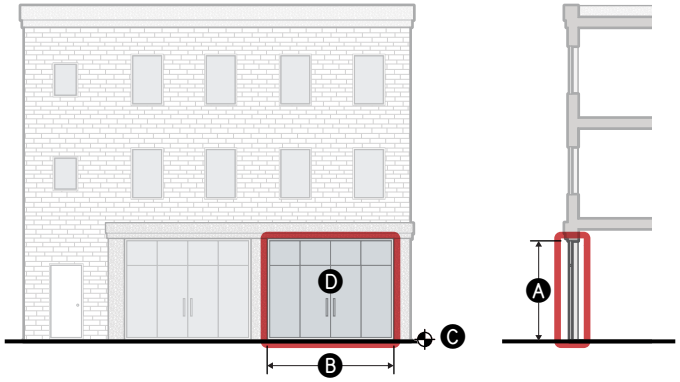


DIMENSIONAL STANDARDS	*Sec. 3.C.5.2.D.*
A **Covered entrance**	Required
B **Finished floor elevation** (min/max)	-2'/2'
Enclosure (max)	50%

For encroachments into the public right-of-way, see *Sec. 91.32 (Encroachments into the Public Right-of-Way) of Chapter 9 (Building Regulations) of the LAMC.*

g. Storefront Bay

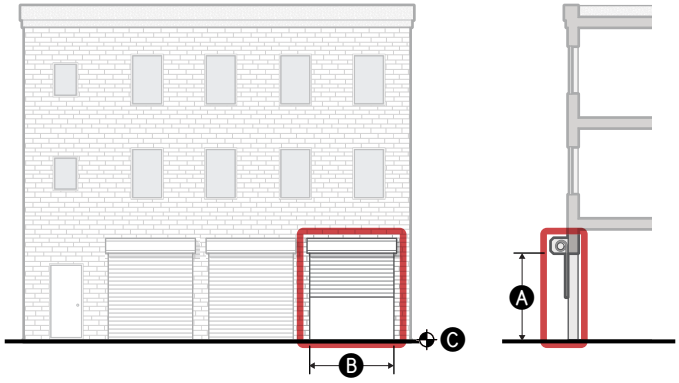
A facade area with a high level of contiguous transparency accentuating an at-grade street-facing entrance.



DIMENSIONAL STANDARDS	*Sec. 3.C.5.2.D.*
A **Height** (min)	9'
B **Width** (min)	8'
C **Finished floor elevation** (min/max)	-2'/2'
D **Transparency** (min)	90%
Fence or wall height (max)	0'

h. Market Stall

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

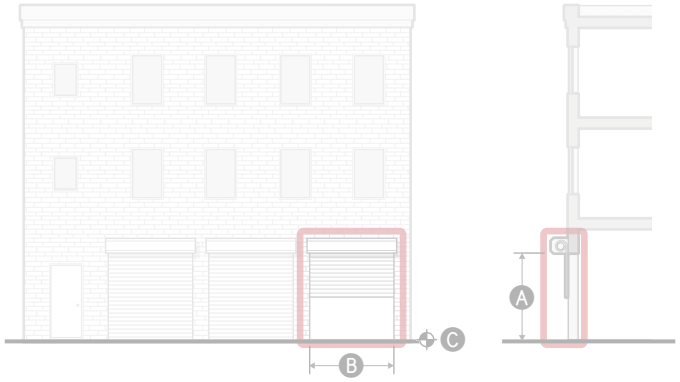


DIMENSIONAL STANDARDS	*Sec. 3.C.5.2.D.*
A **Height** (min)	7'
B **Width** (min)	6'
C **Finished floor elevation** (min/max)	-2'/5'
Fence or wall height (max)	0'

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

i. Projecting Entry

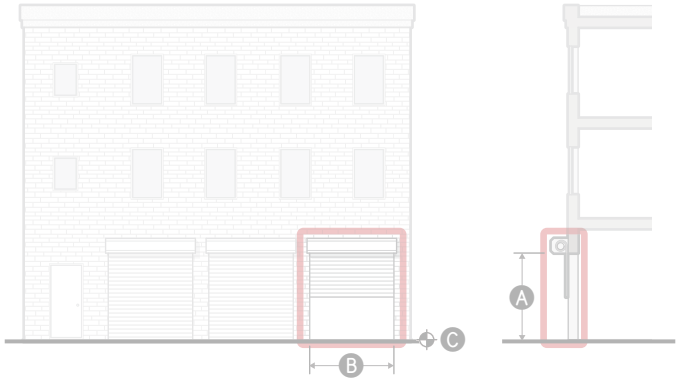
to be inserted



DIMENSIONAL STANDARDS	*Sec. 3.C.5.2.D.*
A Depth (min/max)	4'/8'
B Height (min)	7.5'
C Width (min)	7'
Covered area (min)	100%
D Finished floor elevation (min/max)	0'/5'
Enclosure (max)	75%

j. Courtyard

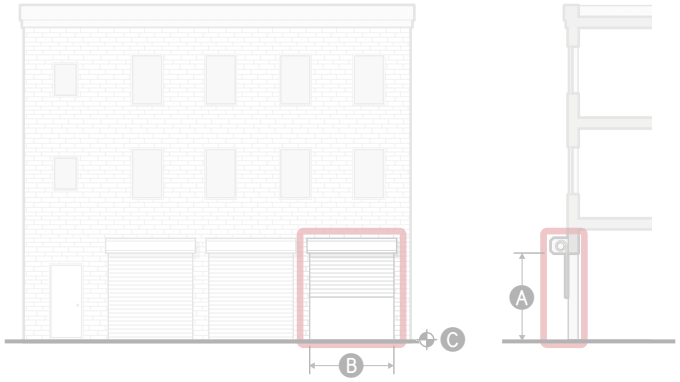
to be inserted



DIMENSIONAL STANDARDS	*Sec. 3.C.5.2.D.*
A Depth (min)	20'
B Width (min)	12'
Covered entrance	Required
C Finished floor elevation (min/max)	-2'/2'
Fence or wall height (min/max)	2.5'/4'
Enclosure (max)	75%

k. Breezeway/Paseo

to be inserted



DIMENSIONAL STANDARDS	*Sec. 3.C.5.2.D.*
Ⓐ Height (min)	8'
Ⓑ Width (min)	8'
Covered area (min)	100%
Ⓒ Finished floor elevation (min/max)	0'/5'
Enclosure (max)	90%

D. Measurement

1. General

a. Entry feature is measured as provided or not provided for each required street-facing entrance based on whether the design of a street-facing entrance meets the standards of an allowed entry feature specified by the applied *Frontage District (Part 3B)*.

b. For the purpose of complying with entry feature standards, outdoor spaces like landings and yards required by an entry feature count as occupiable space.

2. Depth

Minimum depth is measured as the horizontal dimension where the occupiable portion of the entry feature is at its narrowest, measured perpendicular to the applicable frontage lot line.

3. Width

a. When specified in feet, width is measured as the width the facade area meeting the applicable entry feature standards or the clear width of the occupiable exterior area immediately abutting the associated street-facing entrance, whichever is narrowest, as measured parallel to the applicable street lot line.

b. When specified as a percentage, width is measured as the total width of the entry feature divided by the total width of the building that the entry provides access to, measured parallel to the applicable street lot line. For measuring building width, see *Sec. 2C.6.1.D. (Building Width Measurement)*.

c. Where a minimum width and height are specified, the entry feature standards shall be met for a rectangular portion of a facade having a width no less than the minimum width and a height no less than the minimum height.

d. Where a minimum width and depth are specified, the entry feature standards shall be met for a rectangular area of occupiable space having a width no less than the minimum width and a depth no less than the minimum depth.

4. Height

a. Height is measured vertically from the finished floor elevation or the finished grade to the top of the facade area meeting the applicable entry feature standards or the clear height of the occupiable exterior area immediately abutting the associated street-facing entrance, whichever is shortest.

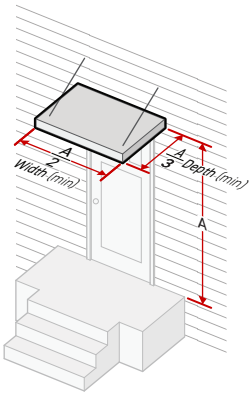
b. Where a minimum width and height are specified, the entry feature standards shall be met for a rectangular portion of a facade having a width no less than the minimum width and a height no less than the minimum height.

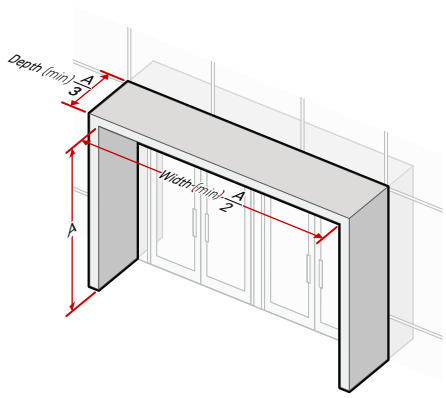
5. Covered Entrance

a. When required as a part of an entry feature; a canopy, roof or other sheltering structure shall cover the occupiable exterior area immediately abutting the associated street-facing entrance.

b. The minimum depth of the covered area shall be the clear height of the covered area divided by 3.

c. The minimum width of the covered area shall be the clear height of the covered area divided by 2.





A = Clear Height

6. Covered Area

Covered area is measured as the occupiable area of an entry feature that is covered by a canopy, roof or other sheltering structure, divided by the total occupiable entry feature area. For the measurement of covered area, see *Sec. 14.1.2. (Covered Area (%))*.

7. Finished Floor Elevation

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

8. Transparency

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

9. Enclosure

For the measurement of enclosure, see *Sec. 14.1.4. (Enclosure)*.

10. Fence or Wall Height

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

E. Relief

1. A deviation from entry feature dimensional standard of 15% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from any entry feature standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3C.6. GROUND STORY

SEC. 3C.6.1. GROUND STORY HEIGHT

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

A. Intent

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

B. Applicability

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

C. Standards

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

D. Measurement

1. Ground story height is measured vertically from the top of the finished ground story to the top of the finished floor above.
2. Where no story exists above, ground story height is the shortest vertical distance from the top of the ground floor elevation to the top of the ceiling or roof structure above.
3. For determining the ground story, see *Sec. 14.10.A. (Ground Story)*.

E. Relief

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

SEC. 3C.6.2. GROUND FLOOR ELEVATION

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

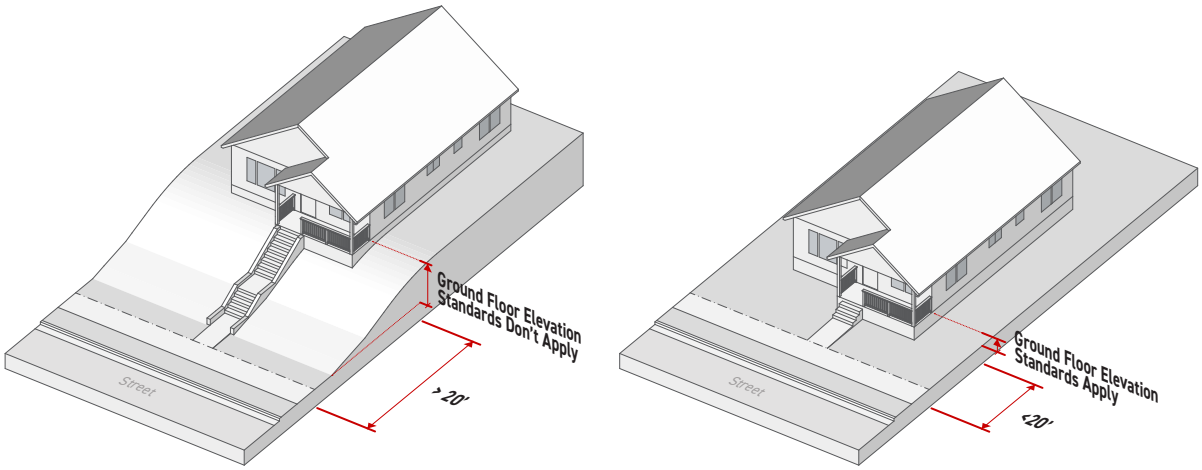
A. Intent

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

B. Applicability

1. For structures located less than 20 feet from the frontage lot line, all portions of the ground story located within the first 15 feet of a *frontage applicable facade (Sec. 3A.2.2.C.2.)*, measured inward and perpendicular to the frontage lot line, shall comply with ground floor elevation standards.

2. Ground floor elevation standards do not apply to structures located 20 feet or greater from the frontage lot line.



C. Standards

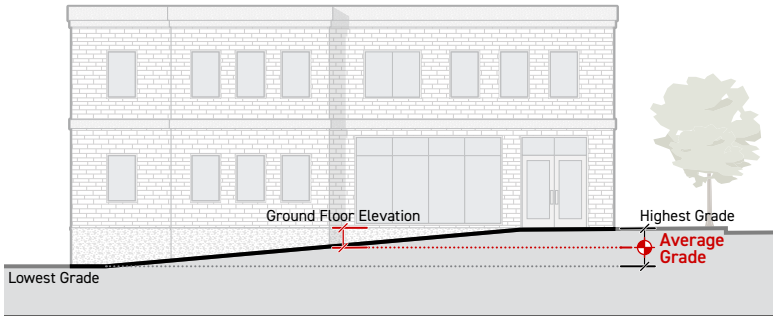
1. All occupiable space located in applicable portions of the ground story shall have a ground floor elevation no higher than the maximum ground floor elevation specified by the applied *Frontage District (Part 3B)*.

2. All occupiable space located in applicable portions of the ground story shall have a ground floor elevation no lower than the minimum ground floor elevation specified by the applied *Frontage District (Part 3B)*.

D. Measurement

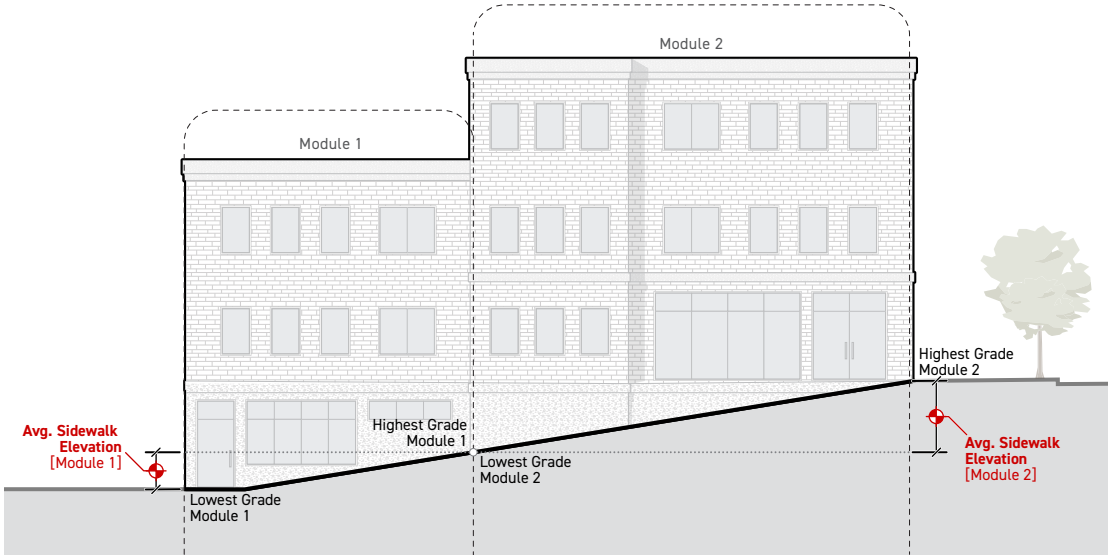
1. Where a building is located greater than 10 feet from a public sidewalk, ground story height is measured vertically from the average finished grade within 5 feet of the frontage lot line-facing building perimeter to the finished floor elevation of the ground story.

2. Where a building is located 10 feet or less from a public sidewalk, ground floor elevation is measured vertically from the average sidewalk grade to the finished floor elevation of the ground story. Average sidewalk grade is measured as the average of the highest and lowest sidewalk elevation for the portion of the sidewalk located in front of the building.



3. Ground floor elevation may be measured independently for different modules of the building width. The ground floor elevation for each module shall be measured from either average sidewalk grade for the portion of the sidewalk in front of the module or from average finished grade within 5 feet of the frontage lot line-facing building perimeter based on the distance of the building module from a public sidewalk according to *Sec. 3C.6.2.D.1.* and *Sec. 3C.6.2.D.2.* above.

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



E. Relief

1. A deviation in minimum or maximum ground floor elevation of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from ground floor elevation standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

PART 3D. CHARACTER FRONTAGE RULES

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DIV. 3D.1. BUILD-TO

See Div. 3C.1. (Build-To).

DIV. 3D.2. PARKING

See Div. 3C.2. (Parking).

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See Div. 3C.3. (Landscaping).

DIV. 3D.4. FINISHED FLOOR ELEVATION OF THE GROUND STORY

*See Sec. 3C.6.2. (*Ground Floor Elevation*).*

DIV. 3D.5. STORY HEIGHT

SEC. 3D.5.1. GROUND STORY HEIGHT

See Sec. 3C.6.1.

SEC. 3D.5.2. UPPER STORY HEIGHT

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

A. Intent

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

B. Applicability

1. Upper story height standards apply to each story located above the ground story and all build-to applicable stories specified by the applied *Frontage District (Part 3B)*.

2. Only portions of upper stories located within the first 15 feet of a frontage applicable facade, measured inward and perpendicular to the facade, shall meet upper story height standards.

C. Standards

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

D. Measurement

1. Upper story height is measured vertically from the top of the finished floor to the top of the finished floor above.

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

E. Relief

1. A reduction in required upper story height of 1 foot or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from upper story height standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3D.6. ARTICULATION

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

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

A. Intent

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

B. Applicability

1. When required by the applied *Character Frontage District (Div. 3B.9.)*, base, middle, and top articulation standards apply to frontage applicable facades located on all build-to applicable stories specified by the applied *Frontage District (Part 3B)*. See *Sec. 3A.2.2.C.2. (Frontage Applicable Facades)*.

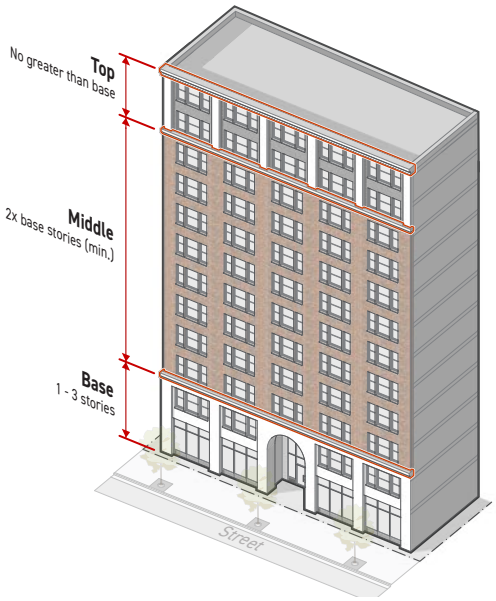
2. Where the applied *Character Frontage District (Div. 3B.9)* requires base, middle, and top articulation, and a proposed building is less than 5 stories, the building shall meet the standards of *Sec. 3D.6.2. (Base-Top Articulation)*.

C. Standards

1. General

One articulating element option shall be provided for each building layer in accordance with the building layer standards below.

2. Building Layers



a. Base

i. The base building layer shall include no less than 1 and no more than 3 contiguous stories starting with the ground story and continuing upward.

ii. At least one of the following articulating elements shall be applied along the top of the base layer, creating a transition between the base and middle layers:

a) *Sec. 3D.6.5.C.1. (Material Change)*;

b) *Sec. 3D.6.5.C.2. (Belt Course)*; or

c) *Sec. 3D.6.5.C.3. (Shopfront Cornice)*.

iii. The articulating element shall extend for the full width of the building and be located no higher than the top of the uppermost story included in the layer.

b. Middle

i. The middle building layer shall include no less than twice as many contiguous stories than the base building layer, starting at the top of the base layer and continuing upward.

ii. At least one of the following articulating elements shall be applied along the top of the middle layer, creating a transition between the middle and top layers:

a) *Sec. 3D.6.5.C.1. (Material Change)*;or

b) *Sec. 3D.6.5.C.2. (Belt Course)*.

iii. The articulating element shall extend for the full width of the building and be located no higher than the top of the uppermost story included in the layer.

c. Top

i. The top building layer shall include at least 1 story and shall not include more stories than the base building layer.

ii. All stories located in the top building layer shall be contiguous and include, at minimum, all stories between the top of the middle layer and the top of the highest of the build-to applicable stories specified by the applied *Frontage District (Part 3B)*.

iii. A roofline cornice articulating element shall be applied to the top building layer when the top building layer is the topmost story of the building or the topmost story before a street step-back. See *Sec. 3D.6.5.C.4 (Roofline Cornice)*.

iv. The roofline cornice shall extend for the full width of the building and be located along the top of the topmost story included in the building layer.

v. When the top building layer does not include the topmost story of the building or the topmost story before a street step-back, at least one of the following articulating elements shall be applied along the top of the top layer, creating a transition between the top building layer and any story above:

a) *Sec. 3D.6.5.C.1. (Material Change)*; or

b) *Sec. 3D.6.5.C.2. (Belt Course).*

vi. The articulating element shall extend for the full width of the building and be located along the top of the topmost story included in the building layer.

D. Measurement

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

E. Exceptions

Where the applied *Form District (Part 2B)* requires a street step-back depth of 10 feet or greater, the top building layer may terminate at the topmost story below the street step-back. No articulating element is required above the top building layer.

F. Relief

1. Base, middle & top standards may be met through alternative compliance in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from number of stories in building layers of 1 story may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any base, middle, and top standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.6.2. BASE-TOP

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

A. Intent

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

B. Applicability

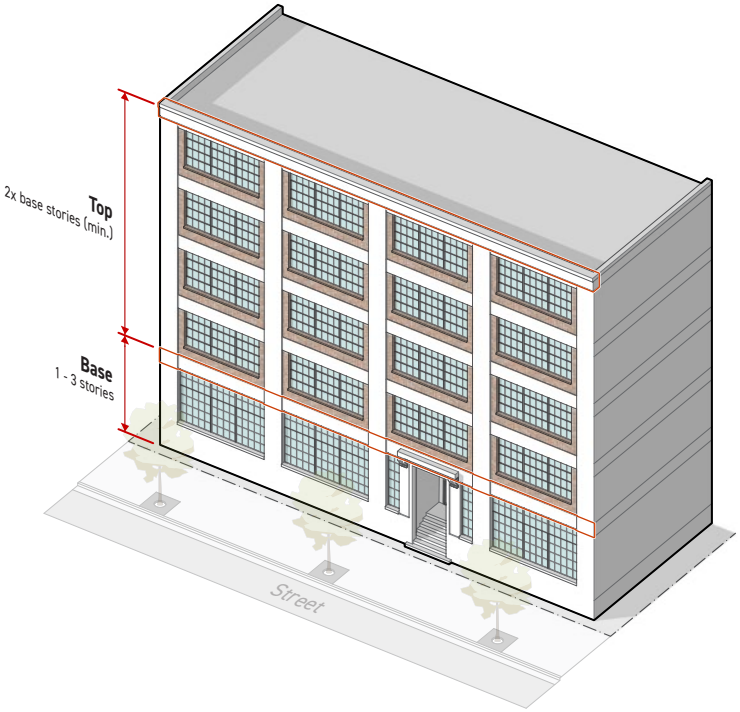
Base-top standards apply to all frontage applicable facades located on all build-to applicable stories specified by the applied *Frontage District (Part 3B)*. See *Sec. 3A.2.2.C.2. (Frontage Applicable Facades)*.

C. Standards

1. General

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

2. Building Layers



a. Base

i. The base building layer shall include between 1 and 3 contiguous stories starting with the ground story and continuing upward.

ii. At least one of the following articulating elements shall be applied along the top of the base layer, creating a transition between the base and top layers:

a) *Sec. 3D.6.5.C.1. (Material Change)*;

b) *Sec. 3D.6.5.C.2. (Belt Course)*; or

c) *Sec. 3D.6.5.C.3. (Shopfront Cornice)*.

iii. The articulating element shall extend for the full width of the facade and be located no higher than the top of the uppermost story included in the layer.

b. Top

i. The top building layer shall include at least twice as many stories as the base building layer and include all remaining above-grade stories not included in the base building layer.

ii. A roofline cornice articulating element shall be applied to the top building layer when the top building layer is the topmost story of the building or the topmost story before a street step-back. See *Sec. 3D.6.5.C.4 (Roofline Cornice)*.

iii. The roofline cornice shall extend for the full width of the facade and be located along the top of the topmost story included in the building layer.

iv. When the top building layer does not include the topmost story of the building or the topmost story before a street step-back, at least one of the following articulating elements shall be applied along the top of the top layer, creating a transition between the top building layer and any story above:

a) *Sec. 3D.6.5.C.1. (Material Change)*; or

b) *Sec. 3D.6.5.C.2. (Belt Course).*

v. The articulating element shall extend for the full width of the building and be located along the top of the topmost story included in the building layer.

D. Measurement

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

E. Exceptions

Where the applied *Form District (Part 2B)* requires a street stepback depth of 10 feet or greater, the top building layer may terminate at the topmost story below the street stepback. No articulating element is required above the top building layer.

F. Relief

1. Base-top standards may be met through alternative compliance in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. A deviation from number of stories in building layers of 1 story may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.
3. Deviation from any base-top standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.6.3. HORIZONTAL BANDS

A continuous band of material running horizontally across a facade.

A. Intent

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

B. Applicability

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

C. Standards

Horizontal bands shall meet the following standards:

1. Shall be no less than 8 inches in height,
2. Shall extend for the full width of the facade, interrupted only by required *articulating elements (Sec. 3D.6.5.)* or architectural features. Architectural features that interrupt either required vertical bands or required horizontal bands shall cover cumulatively no more than 30% of the total facade area. A maximum of 5 architectural features that interrupt required vertical or horizontal bands are allowed on the facade area of any individual building width.

D. Measurement

1. Horizontal band height is measured vertically from the lowest point to the highest point of a horizontal band meeting the standards above.
2. The facade area covered by an architectural feature that interrupts horizontal or vertical bands is measured as the area of the smallest rectangle that fully circumscribes the architectural feature.

E. Relief

1. Horizontal band standards may be met through alternative compliance in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. A deviation from horizontal band dimensional standards of 15% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.
3. Deviation from any horizontal band standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.6.4. VERTICAL BANDS

A continuous band of material running vertically up a facade.

A. Intent

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

B. Applicability

Vertical band standards apply to all frontage applicable facades located on all build-to applicable stories specified by the applied *Frontage District (Part 3B)*. See *Sec. 3A.2.2.C.2. (Frontage Applicable Facades)*.

C. Standards

Vertical bands shall meet the following standards:

1. Shall be no less than 8 inches in width, and
2. Shall extend uninterrupted for the full height of all build-to applicable stories, only interrupted by horizontal bands, required *articulating elements (Sec. 3D.6.5.)* or architectural features. Architectural features that interrupt either required vertical bands or required horizontal bands shall cover cumulatively no more than 30% of the total facade area. A maximum of 5 architectural features that interrupt required vertical or horizontal bands are allowed on the facade of any individual building width.

D. Spacing

1. Vertical bands shall be applied across the full width of a facade separated by no more than the maximum spacing and no less than the minimum spacing specified by the applied *Frontage District (Part 3B)*.
2. Vertical bands shall also be located at each corner of a building facade.

E. Measurement

1. Vertical band width is measured parallel to the applicable facade and horizontally from one end of a vertical band meeting the standards above to the opposite end.
2. Vertical band spacing is measured horizontally and perpendicular to the applicable building facade from edge of vertical band to edge of vertical band.
3. The facade area covered by an architectural feature that interrupts horizontal or vertical bands is measured as the area of the smallest rectangle that fully circumscribes the architectural feature.

F. Relief

1. Vertical band standards may be met through alternative compliance in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from vertical band dimensional standards of 15% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any vertical band standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.6.5. ARTICULATING ELEMENTS

Permanent architectural details used to embellish a facade design in order to accentuate an articulation technique or facade composition.

A. Intent

To provide visual interest to the public realm and break a building facade up with visually separate building layers in a way that contributes to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

Articulating element standards apply to any architectural element used to meet an articulation standard required by the applied *Character Frontage District (Div. 3B.9)*.

C. Articulating Element Options

1. Material Change

a. Standards

i. The principal exterior material applied to the building layer shall be different from the principal siding treatment applied to the abutting building layers.

ii. The principal exterior material shall be limited to those allowed by the applied *Frontage District (Part 3B)*.

iii. One of the following architectural details must be provided between building layers applying the material change articulating element:

a) A belt course located at the transition from one principal exterior material to the next. See *Sec. 3D.6.5.C.2 (Belt Course)*; or

b) The building layer applying a material change articulating element shall be recessed or project from the abutting building layers at least 3 inches.

b. Measurement

i. For the purpose of measuring material change, principal exterior materials are considered different if they are entirely different materials, products having the same base material where the unit size or finish surface texture is visibly contrasting.

ii. Recessed building layers are measured horizontally from and perpendicular to the immediately surrounding facade to the outermost point of the recessed building layer facade.

iii. Projecting building layers are measured horizontally and perpendicular from the immediately surrounding facade to the innermost point of the projecting building layer facade.

2. Belt Course

A horizontal course projecting beyond the face of the surrounding building facade often shaped to mark a division in the facade wall.

a. Standards

A belt course shall meet the following standards:

i. Extend uninterrupted for the full width of the building layer.

ii. Have a consistent profile across the width of the building,

iii. Project a minimum of 2 inches from the immediately surrounding facade for some portion of the top 2 inches and the bottom 2 inches of the belt course profile,

iv. Have a height of no less than 12 inches if located on the first story. An additional 2 inches in height are required for each story that the belt course is located about the first story. The greatest required minimum height is 48 inches.

b. Measurement

i. Belt course height is measured vertically from the lowest point to the highest point of the belt course profile meeting the standards above.

ii. Projection is measured perpendicularly from the immediately surrounding facade to the outermost point of a belt course meeting the standards above.

3. Shopfront Cornice

A continuous molded projection located above a series of display windows on the ground story facade.

a. Standards

A shopfront cornice shall meet the following standards:

i. Extend uninterrupted for the width of the building layer.

ii. Project a minimum of 4 inches from the immediately surrounding facade for some portion of the top 4 inches and the bottom 4 inches of the cornice profile.

iii. Have a height of no less than 12 inches.

b. Measurement

i. Shopfront cornice height is measured vertically from the lowest point to the highest point of the cornice profile meeting the standards above.

ii. Projection is measured perpendicularly from the immediately surrounding facade horizontally to the outermost point of a shopfront cornice meeting the standards above.

4. Roofline Cornice

A continuous molded projection that crowns a wall, often as part of a parapet.

a. Standards

A roofline cornice shall meet the following standards:

i. Extend uninterrupted for the full width of the building layer.

ii. Project a minimum of 4-inches from the immediately surrounding facade for some portion of the top 4 inches of the cornice profile if located on the first, second or third stories. An additional 2 inches of projection are required for each story the roofline cornice is located above the third story. The greatest required minimum projection is 36 inches.

iii. Have a height of no less than 12 inches if located on the first, second or third story. An additional 2 inches in height are required for each story the roofline cornice is located above the third story. The greatest required minimum height is 48 inches.

b. Measurement

i. Roofline cornice height is measured vertically from the lowest point to the highest point of the cornice profile meeting the standards above.

ii. Projection is measured perpendicularly from the immediately surrounding facade horizontally to the outermost point of a roofline cornice meeting the standards above.

D. Measurement

Articulating elements are measured as provided or not provided based on whether the applicable building layer facade applies an articulating element meeting the standards above.

E. Relief

1. Articulating elements standards may be met through alternative compliance in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from articulating elements dimensional standards of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment).*

3. Deviation from any articulating elements standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3D.7. FEATURES

SEC. 3D.7.1. RESTRICTED FEATURES

A. Intent

To ensure facades are built in a way that contributes to the established architectural character of surrounding neighborhoods or districts by limiting the use of architectural features that are inappropriate to the historic or desired context.

B. Applicability

Restricted features standards apply to frontage applicable facades located on all build-to applicable stories specified by the applied *Frontage District (Part3B)*. See *Sec. 3A.2.2.C.2. (Frontage Applicable Facades)*. Above the build-to applicable stories, restricted features listed in an applicable Character Frontage are allowed.

C. Standards

1. Where the applied *Frontage District (Part 3B)* lists a feature as "prohibited", no applicable facade located on a build-to applicable story specified by the applied *Frontage District (Part 3B)* may include any variety of listed feature.

2. Where the applied *Frontage District (Part 3B)* lists a feature as "allowed" or does not list a feature at all, there are no restricted features standards limiting the use of the listed feature.

D. Projecting Balcony

An unenclosed occupiable platform, located at an elevation above the ground story, that is fixed to or integrated with an exterior building facade and projects beyond the floor area of the story immediately below. Balconies include protective barriers such as railings or parapets and may be covered or uncovered.

1. Standards

Where the applied *Frontage District (Part 3B)* lists balcony as "prohibited":

a. No feature meeting the definition for balcony above may be included on an applicable facade.

b. Roof terraces that meet the definition of balcony may be allowed provided they are uncovered and do not project beyond the story immediately below.

2. Measurement

Balconies are identified as present or absent based on whether an applicable facade includes a balcony as described above.

E. Relief

1. Deviation from restricted features standards may be met through alternative compliance in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. Deviation from any restricted features standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3D.8. ENTRANCES

SEC. 3D.8.1. STREET-FACING ENTRANCE

See *Sec. 3C.5.1. (Street-Facing Entrance)*.

SEC. 3D.8.2. ENTRY FEATURE

See *Sec. 3C.5.2. (Entry Feature)*.

SEC. 3D.8.3. FOCAL ENTRY FEATURE

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

A. Intent

To establish a hierarchy of entrances on a building facade where a focal entry feature is the visually dominant entrance supported by secondary entrances designed with entry features.

B. Applicability

Where required by the applied *Frontage District (Part 3B)*, Focal Entry standards apply to ground story, frontage lot line-facing facades.

C. Standards

1. General

a. No fewer focal entrances than the minimum specified by the applied *Frontage District (Part 3B)* shall be provided for each building width.

b. Each required focal entry feature shall meet the standards for one of the focal entry feature options. See *Sec. 3D.8.1.C.2. (Focal Entry Feature Options)*.

c. Required focal entry features shall abut and provide direct access to a street-facing entrance.

d. Required focal entry features shall provide direct access to the public realm associated with the frontage lot line.

e. For street setback encroachment regulations, see *Sec. 2C.2.2.E. (Exceptions)*.

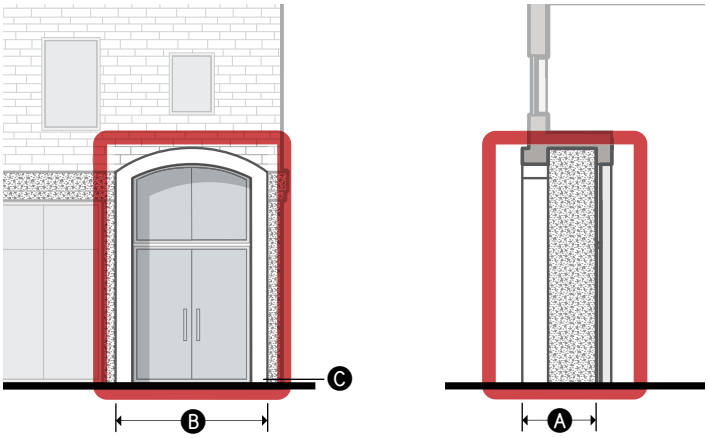
f. For encroachments into the public right-of-way, see *Sec. 91.32 (Encroachments into the Public Right-of-Way) of Chapter 9 (Building Regulations) of the LAMC*.

2. Focal Entry Feature Options

Packages of design standards applied to the primary entrance along the public realm.

a. Archway

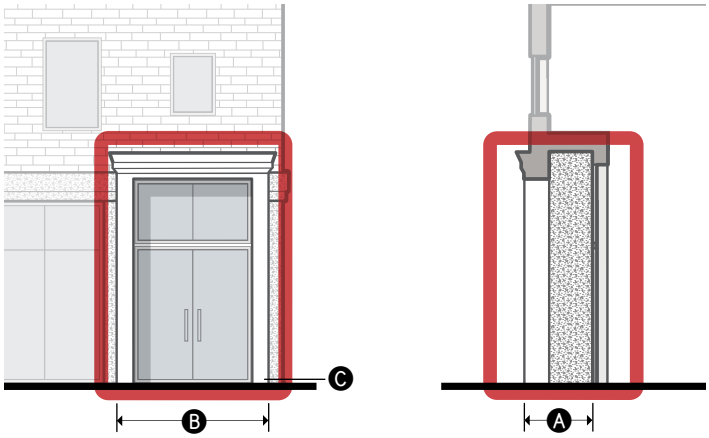
A curved symmetrical architectural detail spanning an opening to an exterior space, set behind the primary facade plane, providing sheltered access to a street-facing entrance.



DIMENSIONAL STANDARDS	Sec. 3C.5.2.D.
Ⓐ **Depth** (min)	3'
Ⓑ **Width** (min)	8'
Height (min)	9'
Covered entrance	Required
Covered area (min)	100%
Ⓒ **Finished floor elevation** (min/max)	-2'/5'
Transparency (min)	80%
Enclosure (max)	75%

b. Architrave

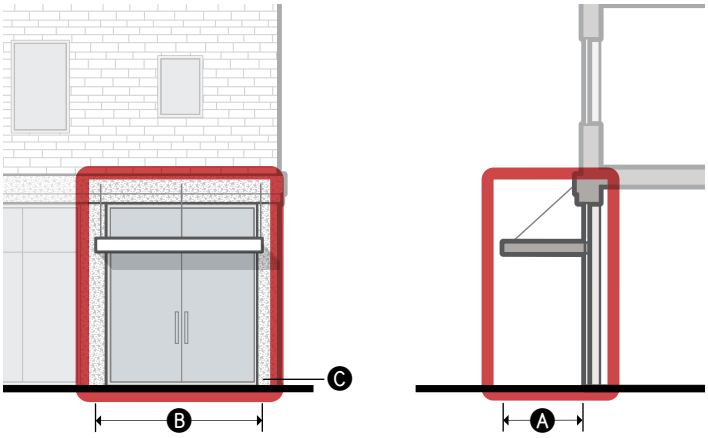
A decorative horizontal band above and connected to vertical bands framing an opening to an exterior space, set behind the primary facade plane, providing sheltered access to a street-facing entrance.



DIMENSIONAL STANDARDS	Sec. 3C.5.2.D.
Ⓐ **Depth** (min)	3'
Ⓑ **Width** (min)	8'
Height (min)	9'
Covered entrance	Required
Covered area (min)	100%
Ⓒ **Finished floor elevation** (min/max)	-2'/5'
Transparency (min)	80%
Enclosure (max)	75%

c. Canopy

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



DIMENSIONAL STANDARDS	*Sec. 3C.5.2.D.*
Depth (min)	4'
Width (min)	8'
Height (min)	9'
Covered entrance	Required
Covered area (min)	n/a
Ⓒ **Finished floor elevation** (min/max)	-2'/2'
Transparency (min)	n/a
Enclosure (max)	50%

For encroachments into the public right-of-way, see *Sec. 91.32 (Encroachments into the Public Right-of-Way) of Chapter 9 (Building Regulations) of the LAMC*.

D. Measurement

See *Sec. 3C.5.2.D. (Entry Feature Measurement)*.

E. Relief

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

DIV. 3D.9. TRANSPARENCY

SEC. 3D.9.1. GROUND STORY

A. Intent

To ensure projects are designed with ground story windows that contribute to the established architectural character of surrounding neighborhoods or district.

B. Applicability

1. Ground story transparency standards apply to frontage applicable facades located on the ground story and all windows located on the ground story facade. See *Sec. 3A.2.2.C.2. (Frontage Applicable Facades)*.

2. Parking structure facades are not applicable, except where required to be wrapped by the applied *Development Standards District (Part 4B)*.

C. Standards

1. General

a. Standards

i. Applicable ground story facades shall provide no less than the minimum transparency specified in the applied Character Frontage District (*Div. 3B.9.*).

ii. Applicable ground story facades shall provide no more than the maximum transparency specified in the applied Character Frontage District (*Div. 3B.9.*).

iii. All transparent area shall meet the standards of *Sec. 3C.4.1.C. (Transparent Area Standards)*.

b. Measurement

See *Sec. 3C.4.1.D. (Measurement)*.

2. Active Wall Spacing

See *Sec. 3C.4.2. (Active Wall Spacing)*.

3. Window Recession

The depth that a window is set back from the surrounding facade.

a. Standards

All windows provided on applicable facades shall be recessed no less than the minimum depth specified in the applied *Frontage District (Part 3B)*.

b. Measurement

Window recession depth is measured inward from the immediately surrounding facade surface, exclusive of trim or accessory projecting architectural details, to the outermost element of the window assembly.

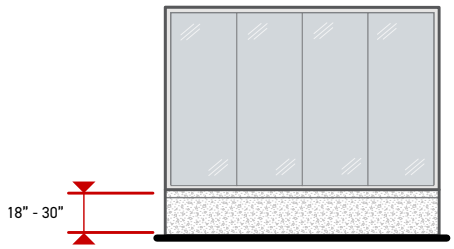
4. Bulkhead

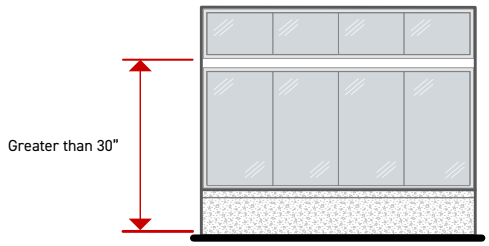
A wall located beneath a display window on the ground story facade that serves to elevate a window above the exterior finished grade and the interior finished floor surface.

a. Standards

i. When listed as "required" in the applied *Frontage District (Part 3B)*, all ground story window openings located on applicable facades shall be elevated above the finished floor of the ground story by no less than 18 inches and no more than 30 inches.

ii. Ground story window openings located entirely above another ground story window may be located greater than 30 inches from the ground story finished floor provided that no portion of the opening extends beyond the width of the lower window opening.





b. Measurement

Bulkheads are measured as provided or not provided based on the compliance of all applicable windows with the standards above.

5. Symmetrical Lite Pattern

Window panes that are arranged or designed so that the left-side of the window composition is a mirror image of the right-side of the window composition.

a. Standards

When listed as "required in the applied *Frontage District (Part 3B)*, all windows provided on applicable facades shall meet the following standards:

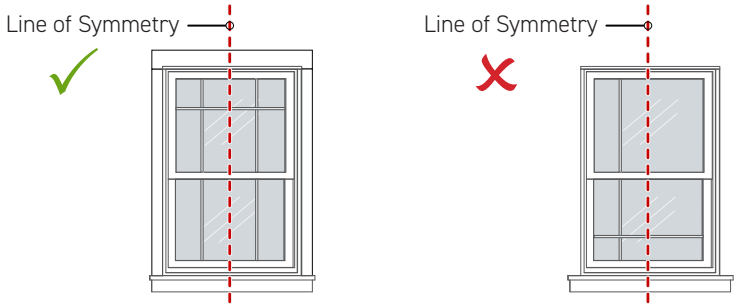
i. Divided-lite and simulated divided-lite windows shall have a composition of muntins or grills that display reflective symmetry.

ii. Operable windows shall have sashes that are generally reflectively symmetrical.

iii. Window assemblies sharing a window opening shall be composed in a way that reflective symmetry is displayed over entirety of the window opening.

b. **Measurement**

For the purpose of meeting symmetrical lite pattern standards, if a vertical line can be drawn through the window opening, and the pattern and shape on both sides of the line appear approximately identical, the window or windows are considered in compliance with the symmetrical lite pattern standard.



6. **Horizontal Sliding Windows**

a. **Standards**

When listed as "prohibited" in the applied *Frontage District (Part 3B)*, windows provided on applicable facades shall not include sashes that operate left to right or right to left.

b. **Measurement**

Horizontal sliding windows are measured as either present or absent.

7. **Vinyl Windows**

a. **Standards**

i. When listed as "prohibited" in the applied *Frontage District (Part 3B)*, window assemblies provided on applicable facades shall not contain frames, sashes, rails, styles, muntins, mullions, or grills with a vinyl exterior finish.

ii. Other accessory window assembly components may be finished with vinyl products.

b. **Measurement**

Vinyl windows are measured as either present or absent.

D. Relief

1. Up to a 15% increase to the total allowed ground story transparent area may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A deviation from ground story transparency dimensional standard of 15% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any ground story transparency standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.9.2. UPPER STORIES

A. Intent

To ensure projects are designed with upper story windows that contribute to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

1. Upper story minimum transparency standards apply to frontage applicable facades located on upper stories. See *Sec. 3A.2.2.C.2. (Frontage Applicable Facades)*.

2. All other upper story transparency standards, including maximum transparency standards, apply to frontage applicable facades located on all build-to applicable stories specified by the applied *Frontage District (Part 3B)* excluding the ground story. See *Sec. 3A.2.2.C.2. (Frontage Applicable Facades)*.

3. Parking structure facades are not applicable except where required to be wrapped by the applied *Development Standards District (Part 4B)*.

C. Standards

1. General

a. Standards

i. Applicable upper story facades shall provide no less than the minimum transparency listed in the applied *Character Frontage District (Div. 3B.9.)*.

ii. Applicable upper story facades shall provide no more than the maximum transparency specified in the applied *Character Frontage District (Div. 3B.9.)*.

iii. All transparent area shall meet the standards of *Sec. 3C.4.1.C. (Transparent Area Standards)*.

b. Measurement

See *Sec. 3C.4.1.D.2. (Transparent Area, Measurement, Upper Story)*.

2. Window Recession

See *Sec. 3D.9.1.C.3. (Window Recession)*.

3. Symmetrical Lite Pattern

See *Sec. 3D.9.1.C.5. (Symmetrical Lite Pattern)*.

4. Sill

The bottommost horizontal exterior surface of a window opening including a ledge or other architectural detail that projects from the surrounding building facade.

a. Standards

i. When required by the applied *Frontage District (Part 3B)*, all windows provided on applicable facades shall include a sill, ledge or comparable architectural detail located at the bottommost exterior surface of a window opening.

ii. Required sills shall project a minimum of 1 inch beyond the immediately surrounding building facade.

iii. Required sills shall have a width of no less than the window opening.

b. Measurement

Sills are measured as provided or not provided based on the compliance of all applicable windows with the standards above.

5. Horizontal Sliding Windows

See *Sec. 3D.9.1.C.6. (Horizontal Sliding Windows)*.

6. Vinyl Windows

See *Sec. 3D.9.1.C.7. (Vinyl Windows)*.

D. Relief

1. Up to a 15% increase to the total allowed upper story transparent area may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A deviation from upper story transparency dimensional standard of 15% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustments)*.

3. Deviation from any upper story transparency standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3D.10. EXTERIOR MATERIALS

SEC. 3D.10.1. PRINCIPAL MATERIAL COVERAGE

Building products used as the exterior wall finish materials for the great majority of the exterior building facade.

A. Intent

To visually unify the facade with a dominant material and ensure that building facades are finished with materials that contribute to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

Facade area that meets all of the following criteria shall comply with primary material coverage standards:

1. Qualifies as a *frontage applicable facade (Sec. 3A.2.2.C.2.)*;

2. Located on a build-to applicable story as specified by the applied *Character Frontage District (Div. 3B.7)* or located above the last provided story where the number of stories provided for any building is less than the specified build-to applicable stories; and

3. Is not a window or door opening.

C. Standards

1. General

a. The total percentage of applicable facade area finished in a primary material shall be no less than the minimum primary material coverage specified by the applied *Character Frontage District (Div. 3B.7)*.

b. Only exterior material options specificed by the applied *Character Frontage District (Div. 3B.7)* may be used as a primary material.

c. Only one primary material may used to meet the primary material coverage standard.

2. Exterior Material Options

a. For exterior material options standards, see *Sec. 3D.10.3. (Exterior Material Options)*.

D. Measurement

1. Principal material coverage is calculated for each building width separately.

2. Principal material coverage is a percentage calculated by dividing the facade area covered in a principal material by the total applicable facade area.

3. The principal material is measured as compliant or non-compliant based on whether it meets the standards and definition of one of the allowed exterior material options specified by the applied *Frontage District (Part 3B)*.

E. Relief

1. Up to a 10% reduction to the total required facade area finished in an allowed primary exterior material may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from any principal material standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.10.2. ACCESSORY MATERIAL COVERAGE

Building products used as an exterior wall finish material to accent or support the principal material.

A. Intent

To visually unify the facade with a consistent material palette and ensure that building facades are finished with materials that contribute to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

1. Facade area that meets all of the following criteria shall comply with accessory material coverage standards:

   a. Qualifies as a *frontage applicable facade (Sec. 3A.2.2.C.2.)*;

   b. Located on a build-to applicable story as specified by the applied *Character Frontage District (Div. 3B.7)* or located above the last provided story where the number of stories provided for any building is less than the specified build-to applicable stories; and

   c. Is not a window or door opening.

2. All exterior materials cumulatively covering between 5% and 30% of the total applicable facade area are considered an accessory material and shall comply with all accessory material coverage, exterior material options, and number of accessory material standards.

C. Standards

1. General

a. The total percentage of applicable facade area finished in an accessory material shall be no more than the maximum accessory material coverage specified by the applied *Character Frontage District (Div. 3B.7)*.

b. Only exterior material options specified by the applied *Character Frontage District (Div. 3B.7)* may be used as an accessory material.

2. Exterior Material Options

For exterior material options standards, see *Sec. 3D.10.3. (Exterior Material Options)*.

3. Number of Accessory Materials

No more individual accessory materials than the maximum number of accessory materials specified by the applied *Character Frontage District (Div. 3B.7)* may be provided.

D. Measurement

1. Accessory material coverage is calculated for each building width separately.

2. Accessory material coverage is a percentage calculated by dividing the facade area covered in the accessory material product by the total applicable facade area.

3. The accessory material is measured as compliant or non-compliant based on whether it meets the standards and definition of one of the exterior material options specified by the applied *Character Frontage District (Div. 3B.7)*.

E. Relief

1. Up to a 10% increase to the total allowed facade area finished in a secondary exterior material may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from any accessory material standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.10.3. EXTERIOR MATERIAL OPTIONS

Building products allowed for use as primary or accessory exterior wall finish material.

A. Intent

To ensure that building facades are finished with materials that contribute to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

Exterior material options standards apply to all exterior materials provided to comply with *primary material coverage (Sec. 3D.10.1.)* or *accessory material coverage (Sec. 3D.10.2.)* standards as specified by the applied *Character Frontage District (Div. 3B.9)*.

C. Standards

1. General

Proposed principal and accessory materials shall meet all standards and definitions of one of the exterior material options specified by the applied *Character Frontage District (Div. 3B.7)* in order to comply with principal material coverage and accessory material coverage standards.

2. Exterior Material Options

Building products allowed for use as primary or accessory exterior wall finish material.

a. Brickwork

Courses of rectangular masonry units made of hardened clay, laid with mortar exposed between bricks. Examples include solid brick construction, brick veneer and thin brick veneer. Other products required for installation that are visually incidental to the brick are also included.

PLACEHOLDER

INTENT

To provide structures with a human scale, durability, and a connection to local history. The profile of brickwork creates a pattern of channels along the mortar beds and perpends providing shadow line effects and texture reflecting the scale of the individual brick units. The size of the brick units are of a commonly recognized scale related to its manual assembly which naturally helps observers relate to the overall scale of the structure and recognize the building as a result of tangible human activities rather than machined or synthetic installations. Brick assemblies provide lasting durability against weather and wear, reducing maintenance demands. Used as an exterior building material in some of Los Angeles most treasured historic buildings, brickwork connects observers to local history.

DIMENSIONAL STANDARDS

i. Individual brick units shall have a height of between 1.5 and 8 inches.

ii. Individual brick units shall have a width of between 3.5 and 16 inches.

b. Stonework

Stacked rocks quarried and worked into a specific size and shape for use as a building material. Solid stone includes mortar and other products required for installation that are visually incidental to the stone product. Examples include solid stone construction, stone veneer, and thin stone veneer. Solid stone excludes heavy aggregate concrete, terrazzo, engineered stone products, and comparable materials.

PLACEHOLDER

INTENT

To provide structures with a human scale, durability, and a connection to nature and local history. The profile of stonework provides dynamic shadow line effects relating to the scale of individual stones, helping observers to relate to the overall scale of the structure. The organic textures and deep natural colors of exposed stone faces provide observers with a connection to nature. Solid stone assemblies provide lasting durability against weather and wear, reducing maintenance demands. Used as an exterior building material in some of Los Angeles most treasured historic buildings, solid stone assemblies connect observers to local history.

DIMENSIONAL STANDARDS

n/a

c. Concrete

A cement based product either poured-in-place or pre-cast in a form or mold. Concrete includes engineered masonry products set in resin or cement such as terrazzo, terracotta, CMU, breeze block, and exposed columns and beams. Other products required for installation that are visually incidental to the concrete product are also included. Concrete excludes fiber cement products, brick, EFIS, and stucco.

PLACEHOLDER

INTENT

To provide structures with the lasting durability and a sense of weight and permanence through use of concrete.

DIMENSIONAL STANDARDS

n/a

d. Metal

Metal products designed and intended for architectural purposes. Examples include exposed structural steel, architectural metal panels, and decorative metal products. Other products required for installation that are visually incidental to the metal product are also included.

PLACEHOLDER

INTENT

To provide structures with the lasting durability and sense of permanence through use of metal.

DIMENSIONAL STANDARDS

n/a

e. Wood

Tree-based products milled into a particular shape and size for use as an exterior building material. Examples include wood panels, structural lumber like cross laminated timber and glulam beams, plank siding, and shingles. Wood excludes products with exposed faces composed substantially of wood chips, particles, and fibers. Examples include structural composite lumber like PSL, LSL, and OSL, and composite panel products like OSB, fiberboard, and particleboard. Wood also excludes faux-wood products such as vinyl, aluminum, and fiber cement siding. Other products required for installation that are visually incidental to the wood product are also included.

PLACEHOLDER

INTENT

To provide structures with a connection to nature and local history through use of wood. The organic patterns and warm natural colors of exposed wood provide observers with a connection to nature. Used as an exterior building material in some of Los Angeles most treasured historic buildings, wood products connect observers to local history.

DIMENSIONAL STANDARDS

n/a

f. Glazed Tile

Ceramic tile having porcelain or natural clay body, glazed for surfacing walls, typically attached to an exterior wall with mortar and finished by filling joints between tiles with a cement- or resin-based grout product. Examples include small or large format tile and structural facing tile. Other products required for installation that are visually subordinate to the tile product are also allowed. Glazed tile excludes terracotta and other non-ceramic tile products.

PLACEHOLDER

INTENT

To provide structures with a human scale, durability, and a connection to local history. The profile of glazed tile assemblies provides a regular pattern of channels along grout joints, creating shadow line effects and texture reflecting the scale of the individual tile units. Glazed tile assemblies provide lasting durability against weather and wear, reducing maintenance demands. Used as an exterior building material in some of Los Angeles most treasured historic buildings, glazed tile assemblies connect observers to local history with their familiar luster and sheen.

DIMENSIONAL STANDARDS

n/a

g. Horizontal Plank Siding

Courses of long, thin horizontal boards, often overlapping or interlocking horizontally but also including open joint systems. Horizontal plank siding includes clapboard, bevel, lap, weatherboard, shiplap, and rain screen siding and may be composed of a wide range of materials including wood, fiber cement products, and vinyl. Horizontal plank cladding excludes textured panel products with unit sizes exceeding 10 inches in height regardless of the pattern or texture.

PLACEHOLDER

INTENT

To provide a human scale to buildings. The profile of the siding assembly creates a pattern of horizontal channels providing deep shadow line effects and texture reflecting the scale of the individual board units. The scale of the board units are of a commonly recognized scale related to its manual assembly which naturally helps observers to understand and relate to the overall scale of the structure and recognize the building as a result of tangible human activities rather than machined or synthetic installations.

DIMENSIONAL STANDARDS

i. Individual board units shall have a height of between 2 and 10 inches.

ii. Overlapping or interlocking board units may have a height greater than 10 inches provided no board unit is exposed for a continuous height of more than 10 inches.

iii. Open joint systems shall not provide a gap greater than 3/4" between board units.

h. Vertical Plank Siding

Courses of long, thin vertical boards, often overlapping or interlocking vertically but also including open joint systems. Vertical plank siding includes, board and batten, tongue and groove, shiplap, and rain screen siding and may be composed of a wide range of materials including wood, fiber cement products, and vinyl. Vertical plank cladding excludes textured panel products with continuous reveal dimensions greater than 16 inches in width regardless of the pattern or texture.

PLACEHOLDER

INTENT

To provide a human scale to buildings. The profile of the siding assembly creates a pattern of vertical channels providing deep shadow line effects and texture reflecting the scale of the individual board units. The scale of the board units are of a commonly recognized scale related to its manual assembly which naturally helps observers to understand and relate to the overall scale of the structure and recognize the building as a result of tangible human activities rather than machined or synthetic installations.

DIMENSIONAL STANDARDS

i. Individual board units shall have a width of between 1 and 16 inches.

ii. Overlapping or interlocking board units may have a width greater than 16 inches provided no board unit is exposed for a continuous width of more than 16 inches.

iii. Open joint systems shall not provide a gap greater than 3/4" between board units.

i. Shingle Siding

Courses of short, thin building materials, overlapping horizontally. Shingle siding includes square, round, half-cove, and hexagon, shaped shingles and be composed of a wide range of materials including cedar, cementitious fiberboard, and vinyl. Shingle siding excludes asphalt roofing shingles and textured panel products with continuous reveal dimensions greater than 24 inches in width or 12 inches in height regardless of the pattern or texture.

PLACEHOLDER

INTENT

To provide a human scale to buildings. The profile of the shingle assembly creates a pattern of vertical and horizontal channels providing deep shadow line effects and texture reflecting the scale of the individual shingle units. The scale of the shingle units are of a commonly recognized scale related to its manual assembly which naturally helps observers to understand and relate to the overall scale of the structure and recognize the building as a result of tangible human activities rather than machined or synthetic installations.

DIMENSIONAL STANDARDS

i. Individual shingle units shall have a width of between 2 and 24 inches.

ii. Individual shingle units shall have a height of between 2 and 12 inches.

iii. Shingle units may have a width greater than 24 inches or a height greater than 12 inches provided no individual shingle is exposed for a continuous width of more than 24 inches or a continuous height of more than 12 inches.

j. Stucco

A building material composed primarily of Portland cement, finely ground limestone, sand and water, applied directly onto a building over a reinforcing base mesh. Stucco excludes textured panel products and synthetic stucco such as EIFS, elastomeric stucco, and acrylic stucco.

PLACEHOLDER

INTENT

To provide structures with durability and a connection local history. Stucco provides lasting durability against weather and wear, reducing maintenance demands. Used as an exterior building material in some of Los Angeles most treasured historic buildings, stucco connects observers to local history.

DIMENSIONAL STANDARDS

n/a

D. Measurement

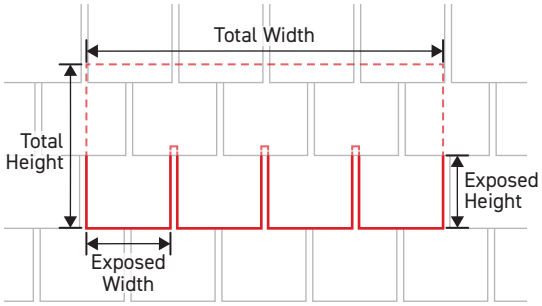
1. The height of individual board, brick, or shingle unit is measured as the greatest dimension from one end of the unit to the opposite end of the unit, measured vertically and based on the proposed installation pattern.

2. The width of individual board, brick, or shingle unit is measured as the greatest dimension from one end of the unit to the opposite end of the unit, measured horizontally and based on the proposed installation pattern.

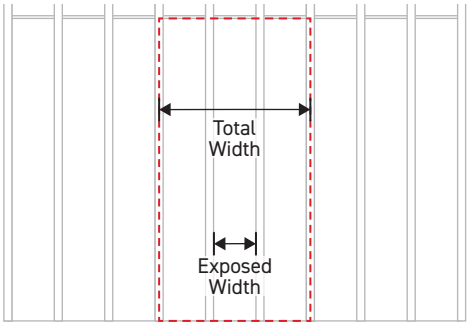
3. Exposed width is measured as the largest horizontal dimension of a board or shingle unit that is uninterrupted by either, another board or shingle covering the first unit, or a gap or break in the board or shingle unit, for the full height of the unit.

4. Exposed height is measured as the largest vertical dimension of a board or shingle unit that is uninterrupted by either, another board or shingle covering the first unit, or a gap or break in the board or shingle unit, for the full height of the unit.

SHINGLE SIDING (SQUARE)



VERTICAL PLANK (BOARD & BATTEN)



5. Gap between board units is measured as the distance between board units at the widest point.

E. Relief

1. Deviation from exterior material option standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. Up to a 10% modification to any exterior material option dimensional standard may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any exterior material option standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

DIV. 3D.11. ROOF DESIGN

SEC. 3D.11.1. ROOF FORM

The shape of the external upper covering of a building, including the frame for supporting the roofing.

A. Intent

To ensure that building forms contribute to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

a. Where specified by the applied *Frontage District (Part 3B)*, roof form standards apply to the roof of all frontage lot line facing buildings and structures on a lot.

b. A minimum of 70% of the total roof area of each applicable building or structure shall meet roof form standards, measured horizontally.

C. Standards

1. General

All building and structures shall have a roof form listed as a roof form option in the applied *Frontage District (Part 3B)*.

2. Roof Form Options

a. Flat

A roof with a maximum pitch of 2:12 (2 inch of vertical rise for every 12 inches of horizontal span) or less. Flat roof forms include roofs with parapets up to 6 feet in height.

D. Measurement

1. Roof pitch is measured by calculating a roof's vertical rise in inches divided by a foot of its horizontal span and is represented as a ratio.

2. Roof form is measured as compliant or non-compliant based on whether it meets the standards and definition of one of the roof form options allowed by the applied *Frontage District (Part 3B)*.

E. Relief

1. Up to a 10% reduction to the total required roof area having an allowed roof form may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. A deviation from roof form dimensional standard of 10% or less may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

3. Deviation from any roof form standard may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 3D.11.2. ROOF MATERIALS

A. Intent

To ensure that a building's roof finishing materials contribute to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

1. Where specified by the applied *Frontage District (Part 3B)*, roof materials standards apply to all portions of a roof used to comply with *Sec. 3D.11.1. (Roof Form)*.

2. A minimum of 70% of the total roof area of each applicable building or structure shall meet roof form standards, measured horizontally.

C. Standards

Only roof materials specified by the applied *Frontage District (Part 3B)* shall be used to finish an applicable roof.

D. Measurement

Roof materials are measured as compliant or non-compliant based on whether all applicable roofs meet the roof materials standards.

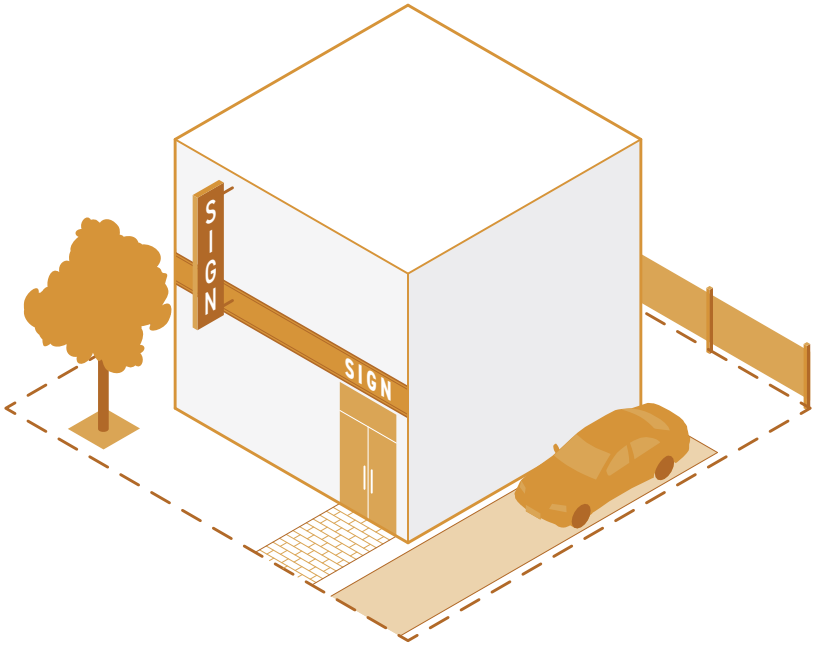
E. Exceptions

Roof material standards do not apply to accessory roof forms.

F. Relief

1. Up to a 10% reduction to the total required roof area finished in an allowed roof material may be requested in accordance with *Sec. 13B.5.2. (Adjustment)*.

2. Deviation from roof materials standards may be requested as a variance in accordance with *Sec. 13B.5.3. (Variance)*.



ARTICLE 4.
DEVELOPMENT STANDARDS

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

Part 4A. **Introduction**

Part 4B. **Development Standards Districts**

Part 4C. **Development Standards Rules**

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PART 4A. INTRODUCTION

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DIV. 4A.1. ORIENTATION

SEC. 4A.1.1. RELATIONSHIP TO ZONE STRING

A zone string is composed of the following districts:

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

SEC. 4A.1.2. HOW TO USE ARTICLE 4 (DEVELOPMENT STANDARDS)

A. Identify the Applied Development Standards District

The third component in a zone string identifies the Development Standards District applied to a property.

B. Development Standards District Regulations

Development Standards District regulations are located in *Part 4B. (Development Standards Districts)*. Each Development Standards District page identifies the requirements specific to that Development Standards District.

C. Interpreting Development Standards District Regulations

Each standard or standards package on a Development Standards District page in *Part 4B. (Development Standards Districts)* provides a reference to *Part 4C. (Development Standards Rules)* where the standard or standards package is explained in detail. Additionally, *Part 4C. (Development Standards Rules)* includes general standards that apply across all Development Standards Districts.

Development Standards District Example:

Zone String

[LM2-MU2-**5** [RG1-FA]

See Rules that Apply in all Districts

Find Your Development Standards District

Part 4B (Development Standards Districts)

DIV. 4B.5. **DISTRICT 5**

SEC. 4B.5.1. **INTENT**

Development Standards District 5 prioritizes the pedestrian experience. Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards facilitate pedestrian circulation by improving pedestrian access from the public realm to the interior of buildings through frequent, direct and convenient access to building entrances. Parking for automobiles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. Name of Standard **IDARDS** Specification for Standard

PEDESTRIAN ACCESS	*Div. 4C.1.*	
Pedestrian access package	Package 1	
AUTOMOBILE ACCESS	*Div. 4C.2.*	
Automobile access package	Package 1	
AUTOMOBILE PARKING	*Div. 4C.4.*	
Required parking stalls	Package A	
Exempt change of use, non residential tenant size (max)	n/a	
Parking structure design		
	Primary St.	Side St.
Parking Garage		
Ground Story	Wrapped	Wrapped
Upper Stories	Adaptable	Adaptable
Integrated Parking		
Ground Story	Wrapped	Wrapped
Upper Stories	Wrapped	Adaptable
SIGNS	*Div. 4C.11.*	
Sign package	2	
DEVELOPMENT REVIEW	*Div. 4C.14.*	
Development review threshold	Package 2	

Link to Rules

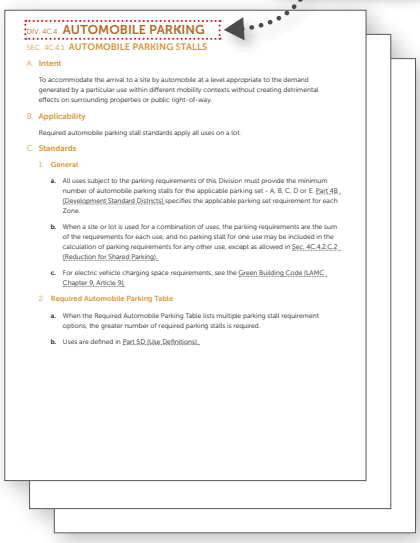
Standard Does Not Apply

Frontage Lot Line

See *Part 4C. (Development Standards Rules)* for additional development standards that apply.

Learn More About Your Rules

Part 4C (Development Standards Rules)


DIV. 4C.4. AUTOMOBILE PARKING
SEC. 4C.4.1. AUTOMOBILE PARKING STALLS

A. Intent

To accommodate the arrival to a site by automobile at a level appropriate to the demand generated by a particular use within different mobility contexts without creating detrimental effects on surrounding properties or public right-of-way.

B. Applicability

Required automobile parking stall standards apply all uses on a lot.

C. Standards

1. General

a. All uses subject to the parking requirements of this Division must provide the minimum number of automobile parking stalls for the applicable parking set - A, B, C, D or E. Part 4B, [Development Standard Districts] specifies the applicable parking set requirement for each Zone.

b. When a site or lot is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking stall for one use may be included in the calculation of parking requirements for any other use, except as allowed in Sec. 4C.4.2.C.2. [Reduction for Shared Parking].

c. For electric vehicle charging space requirements, see the Green Building Code (LAMC Chapter 9, Article 9).

2. Required Automobile Parking Table

a. When the Required Automobile Parking Table lists multiple parking stall requirement options, the greater number of required parking stalls is required.

b. Uses are defined in Part 5D (Use Definitions).

Except for standards specified by the Development Standards District, standards in Part 4C apply to all lots according to the corresponding applicability statement.

SEC. 4A.1.3. DEVELOPMENT STANDARDS DISTRICT NAMING CONVENTION

All Development Standards District names are identified as a number. All Development Standards Districts are numbered in the order they fall within this Article.

DIV. 4A.2. OPENING PROVISIONS

SEC. 4A.2.1. DEVELOPMENT STANDARDS INTENT

The intent of Article 4 (Development Standards) is to regulate site design, including location and characteristics of access, parking, landscape and other site features. Development Standards Districts consist of a combination of regulations that are appropriate to a variety of contexts ranging from auto-oriented to pedestrian-oriented.

SEC. 4A.2.2. DEVELOPMENT STANDARDS APPLICABILITY

A. General

All projects filed after the effective date of this Zoning Code (Chapter 1A) shall comply with the Development Standards Districts and Rules in this Article, as further specified below. For vested rights, see *Sec. 1.4.5. (Vested Rights)*, and for continuance of existing development, see *Sec. 1.4.6. (Continuance of Existing Development)*.

B. Project Activities

Categories of Development Standards rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

DEVELOPMENT STANDARDS RULES CATEGORIES		PROJECT ACTIVITIES								
		New Construction	Major Demolition	Lot Modification	Site Modification	Facade Modification	Use Modification	Temporary Use	Renovation	Maintenance & Repair
Div. 4C.1.	Pedestrian Access	●	●	●	●	●	○	○	○	○
Div. 4C.2.	Automobile Access	●	●	●	●	○	○	○	○	○
Div. 4C.3.	Bicycle Parking	●	●	○	●	○	●	○	○	○
Div. 4C.4.	Automobile Parking	●	●	○	●	○	●	○	○	○
Div. 4C.5.	TDM	●	○	○	●	○	●	○	○	○
Div. 4C.6.	Plants	●	○	●	●	○	○	○	○	○
Div. 4C.7.	Fences & Walls	●	●	●	●	○	●	○	○	○
Div. 4C.8.	Screening	●	●	●	●	○	●	○	○	○
Div. 4C.9.	Grading	●	●	●	●	○	○	○	○	○
Div. 4C.10.	Outdoor Lighting & Glare	●	●	○	●	●	○	○	○	○
Div. 4C.11.	Signs	●	●	●	●	●	●	○	○	○
Div. 4C.12.	Site Elements	●	●	○	●	●	●	○	○	○
Div. 4C.13.	Environmental Protection	●	●	○	●	○	○	○	○	○
Div. 4C.14.	Development Review	●	○	●	●	●	●	○	○	○

● = Rules generally apply to this project activity

○ = Rules are not applicable

1. Project activities are defined in *Sec. 14.1.15. (Project Activities)*.

2. Where a category of Development Standards rules is listed as generally applicable in the table above, the project activity shall meet all applicable Development Standards standards within the Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 4C. (Development Standards Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a category of Development Standards rules is listed as not applicable in the table above, no standards from that Development Standards Rule category apply to the project activity.

C. Nonconformity

Article 12. (Nonconformity) provides relief from the requirements of Article 4 (Development Standards) for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current district standards or use permissions. No project activity may decrease conformance with any Development Standard regulation unless otherwise specified by *Division 12.4. (Development Standards Exceptions)*. Consider the following examples:

1. Extending a fence in a side yard: Where the existing, legally established fence located in a side yard is taller than the maximum height allowed by the fences and walls type specified by the applicable Frontage District, all new portions of fence built in the front yard have to meet the maximum fence and wall height standard, but no existing fence alteration is required.

2. Converting parking stalls to outdoor dining: Where the proposed site alteration and change of use reduces the amount of parking below the number of parking stalls specified by the applicable Development Standards District, the conversion is not allowed.

D. Applicable Components of Lots and Structures

1. Development Standards Districts apply to all portions of a lot.

2. Development Standards Districts apply to all portions of buildings and structures on a lot.

3. Specific Development Standards District standards and rules may further limit which components of structures and lots are required to comply with the rules in *Part 4C. (Development Standards Rules)*.

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DIV. 4B.1. DISTRICT 1

[Reserved]

DIV. 4B.2. DISTRICT 2

[Reserved]

DIV. 4B.3. DISTRICT 3

SEC. 4B.3.1. INTENT

Development Standards District 3 prioritizes the pedestrian experience while enabling mobility for motor vehicles. Pedestrian access standards ensure easy access from the public-right-of-way to building entrances, facilitating pedestrian movement. Required automobile parking is moderate in order to ensure sites can accommodate some vehicular access within a walkable environment. Parking facilities must meet design standards to ensure pedestrian mobility, safety, and comfort are not hindered, and buildings provide active frontages along primary streets. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.3.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*	
Pedestrian access package	Package 2	
AUTOMOBILE ACCESS	*Div. 4C.2.*	
Automobile access package	Package 2	
AUTOMOBILE PARKING	*Div. 4C.4.*	
Automobile parking stalls	Package C	
Change of use parking exemption (max)	n/a	
Parking structure design		
	Primary St.	Side St.
Parking Garage		
Ground Story	Wrapped	Screened
Upper Stories	Screened	Screened
Integrated Parking		
Ground Story	Wrapped	Screened
Upper Stories	Screened	Screened
SIGNS	*Div. 4C.11.*	
On-site sign regulations	Package 2	
DEVELOPMENT REVIEW	*Div. 4C.14.*	
Development review threshold	Package 1	

See *Part 4C. (Development Standards Rules)* for additional development standards that apply.

DIV. 4B.4. DISTRICT 4

SEC. 4B.4.1. INTENT

Development Standards District 4 prioritizes the pedestrian experience. Pedestrian access standards facilitate pedestrian circulation by improving pedestrian access from the public realm to the interior of buildings through frequent, direct and convenient access to building entrances. Parking for automobiles is not mandated, encouraging uses to orient toward pedestrian traffic in a walkable and transit rich environment. Parking facilities must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered, and buildings provide active frontages along each segment of the public right-of- way. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.4.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*	
Pedestrian access package	Package 1	
AUTOMOBILE ACCESS	*Div. 4C.2.*	
Automobile access package	Package 1	
AUTOMOBILE PARKING	*Div. 4C.4.*	
Automobile parking stalls	Package A	
Change of use parking exemption (max)	n/a	
Parking structure design		
	Primary St.	Side St.
Parking Garage		
Ground Story	Wrapped	Wrapped
Upper Stories	Screened	Screened
Integrated Parking		
Ground Story	Wrapped	Wrapped
Upper Stories	Wrapped	Screened
SIGNS	*Div. 4C.11.*	
On-site sign regulations	Package 2	
DEVELOPMENT REVIEW	Div. 4C.14.	
Development review threshold	Package 1	

See *Part 4C. (Development Standards Rules)* for additional development standards that apply.

DIV. 4B.5. DISTRICT 5

SEC. 4B.5.1. INTENT

Development Standards District 5 prioritizes the pedestrian experience. Development Standards District 5 prioritizes the pedestrian experience. Pedestrian access standards facilitate pedestrian circulation by improving pedestrian access from the public realm to the interior of buildings through frequent, direct and convenient access to building entrances. Parking for automobiles is not mandated, contributing to a dynamic and walkable environment. When parking is provided, it must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered. On-site signs are sized and located to support a pedestrian-oriented public realm.

SEC. 4B.5.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*	
Pedestrian access package	Package 1	
AUTOMOBILE ACCESS	*Div. 4C.2.*	
Automobile access package	Package 1	
AUTOMOBILE PARKING	*Div. 4C.4.*	
Required parking stalls	Package A	
Change of use parking exemption (max)	n/a	
Parking structure design		
	Primary St.	Side St.
Parking Garage		
Ground Story	Wrapped	Wrapped
Upper Stories	Adaptable	Adaptable
Integrated Parking		
Ground Story	Wrapped	Wrapped
Upper Stories	Wrapped	Adaptable
SIGNS	*Div. 4C.11.*	
Sign package	2	
DEVELOPMENT REVIEW	*Div. 4C.14.*	
Development review threshold	Package 2	

See *Part 4C. (Development Standards Rules)* for additional development standards that apply.

DIV. 4B.6. DISTRICT 6

SEC. 4B.6.1. INTENT

Development Standards District 6 enables the flexibility needed for a diversity of industries with changing demands. Standards for automobile access are permissive and parking minimums are not mandated.

SEC. 4B.6.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*	
Pedestrian access package	Package 4	
AUTOMOBILE ACCESS	*Div. 4C.2.*	
Automobile access package	Package 3	
AUTOMOBILE PARKING	*Div. 4C.4.*	
Required parking stalls	Package A	
Change of use parking exemption (max)	n/a	
Parking structure design		
	Primary St.	Side St.
Parking Garage		
Ground Story	Concealed	Concealed
Upper Stories	Concealed	Concealed
Integrated Parking		
Ground Story	Concealed	Concealed
Upper Stories	Concealed	Concealed
SIGNS	*Div. 4C.11*	
Sign package	1	
DEVELOPMENT REVIEW	*Div. 4C.14.*	
Development review threshold	Package 1	

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.7. DISTRICT 7 (ACTIVE A)

SEC. 4B.7.1. INTENT

[Reserved]

SEC. 4B.7.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 1		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 1		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package A		
Change of use parking exemption (max)	n/a		
Parking structure design	Package B		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
Integrated Parking			
Ground Story	Wrapped	Wrapped	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
SIGNS	*Div. 4C.11*		
Sign package	2		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.8. DISTRICT 8 (ACTIVE B)

SEC. 4B.8.1. INTENT

[Reserved]

SEC. 4B.8.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 1		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 1		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package C		
Change of use parking exemption (max)	n/a		
Parking structure design	Package B		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
Integrated Parking			
Ground Story	Wrapped	Wrapped	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	Package 2		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.9. DISTRICT 9 (ACTIVE C)

SEC. 4B.9.1. INTENT

[Reserved]

SEC. 4B.9.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 1		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 1		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package E		
Change of use parking exemption (max)	n/a		
Parking structure design	Package B		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
Integrated Parking			
Ground Story	Wrapped	Wrapped	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	Pacakge 2		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.10. DISTRICT 10 (NEIGHBORHOOD A)

SEC. 4B.10.1. INTENT

[Reserved]

SEC. 4B.10.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 2		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 2		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package A		
Change of use parking exemption (max)	n/a		
Parking structure design	Package C		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Concealed	Concealed
Upper Stories	Screened	Screened	Screened
Integrated Parking			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
SIGNS	*Div. 4C.11*		
Sign package	2		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.11. DISTRICT 11 (NEIGHBORHOOD B)

SEC. 4B.11.1. INTENT

[Reserved]

SEC. 4B.11.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 2		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 2		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package C		
Change of use parking exemption (max)	n/a		
Parking structure design	Package C		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Concealed	Concealed
Upper Stories	Screened	Screened	Concealed
Integrated Parking			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	Package 2		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 1		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.12. DISTRICT 12 (NEIGHBORHOOD C)

SEC. 4B.12.1. INTENT

[Reserved]

SEC. 4B.12.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 2		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 2		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package E		
Change of use parking exemption (max)	n/a		
Parking structure design	Package C		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Concealed	Concealed
Upper Stories	Screened	Screened	Concealed
Integrated Parking			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	Package 2		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 1		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.13. DISTRICT 13 (GENERAL A)

SEC. 4B.13.1. INTENT

[Reserved]

SEC. 4B.13.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 2		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 3		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package A		
Change of use parking exemption (max)	n/a		
Parking structure design	Package C		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Concealed	Concealed
Upper Stories	Screened	Screened	Screened
Integrated Parking			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
SIGNS	*Div. 4C.11*		
Sign package	2		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.14. DISTRICT 14 (GENERAL B)

SEC. 4B.14.1. INTENT

[Reserved]

SEC. 4B.14.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 2		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 3		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package C		
Change of use parking exemption (max)	n/a		
Parking structure design	Package C		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Concealed	Concealed
Upper Stories	Screened	Screened	Screened
Integrated Parking			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	Package 1		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.15. DISTRICT 15 (GENERAL C)

SEC. 4B.15.1. INTENT

[Reserved]

SEC. 4B.15.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 2		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 3		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package E		
Change of use parking exemption (max)	n/a		
Parking structure design	Package C		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Concealed	Concealed
Upper Stories	Screened	Screened	Screened
Integrated Parking			
Ground Story	Wrapped	Fenestrated	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	Package 1		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.16. DISTRICT 16 (FLEX A)

SEC. 4B.16.1. INTENT

[Reserved]

SEC. 4B.16.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 3		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 4		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package A		
Change of use parking exemption (max)	n/a		
Parking structure design	Package D		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Screened	Concealed
Upper Stories	Screened	Screened	Screened
Integrated Parking			
Ground Story	Concealed	Screened	Concealed
Upper Stories	Screened	Screened	Screened
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	Package 1		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.17. DISTRICT 17 (FLEX B)

SEC. 4B.17.1. INTENT

[Reserved]

SEC. 4B.17.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 4		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 4		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package C		
Change of use parking exemption (max)	n/a		
Parking structure design	Package D		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Screened	Concealed
Upper Stories	Screened	Screened	Screened
Integrated Parking			
Ground Story	Concealed	Screened	Concealed
Upper Stories	Screened	Screened	Screened
SIGNS	*Div. 4C.11*		
Sign package	1		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.18. DISTRICT 18 (FLEX C)

SEC. 4B.18.1. INTENT

[Reserved]

SEC. 4B.18.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 3		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 4		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package E		
Change of use parking exemption (max)	n/a		
Parking structure design	Package D		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Screened	Concealed
Upper Stories	Screened	Screened	Screened
Integrated Parking			
Ground Story	Concealed	Screened	Concealed
Upper Stories	Screened	Screened	Screened
GRADING & RETAINING WALLS	*Div. 4C.9.*		
Grading package	Package 1		
SIGNS	*Div. 4C.11*		
Sign package	Package 1		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 3		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

DIV. 4B.19. DISTRICT 19 (REGIONAL A)

SEC. 4B.19.1. INTENT

[Reserved]

SEC. 4B.19.2. STANDARDS

PEDESTRIAN ACCESS	*Div. 4C.1.*		
Pedestrian access package	Package 1		
AUTOMOBILE ACCESS	*Div. 4C.2.*		
Automobile access package	Package 1		
AUTOMOBILE PARKING	*Div. 4C.4.*		
Required parking stalls	Package A		
Change of use parking exemption (max)	n/a		
Parking structure design	Package B		
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Wrapped	Wrapped	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
Integrated Parking			
Ground Story	Wrapped	Wrapped	Wrapped
Upper Stories	Fenestrated	Fenestrated	Fenestrated
SIGNS	*Div. 4C.11*		
Sign package	2		
DEVELOPMENT REVIEW	*Div. 4C.14.*		
Development review threshold	Package 2		

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

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DIV. 4C.1. PEDESTRIAN ACCESS

SEC. 4C.1.1. PEDESTRIAN ACCESS PACKAGES

A. Intent

To promote walkability, improve pedestrian access from the public realm to the interior of buildings, ensure that required entrances are conveniently and effectively accessible to pedestrians, and activate the public realm with building access points and improve convenient pedestrian circulation through large sites to an extent and frequency appropriate to the context.

B. Applicability

Applicable pedestrian access standards are determined by the pedestrian access package assigned by the applicable Development Standards District.

1. Site Access

Site access standards apply to street-facing entrances required by the applicable Frontage District and all frontage yards. Site access standards do not apply to non-required entrances.

2. Through Access

a. Through access standards apply only to projects that include one or more of the following project activities:

i. Site modification; and

ii. New construction.

b. Through access standards apply only to lots that meet all of the following conditions:

i. Lot area greater than 30,000 square feet,

ii. Lot width equal to or greater than the pedestrian passageway spacing minimum required by the pedestrian access package assigned by the applicable Development Standards District, and

iii. Lot is a through lot or abuts either a public right-of-way, publicly accessible easement, or a lot zoned with an Open Space Use District on at least two opposing lot lines.

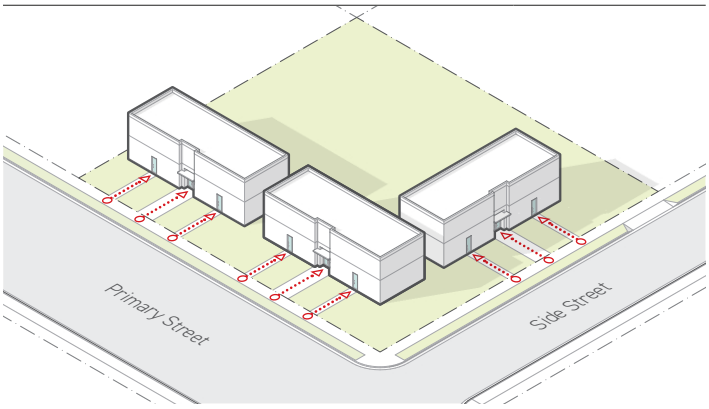
C. Standards

1. Pedestrian Access Packages

A combination of standards regulating pedestrian access from the public sidewalk into and through a site.

a. Pedestrian Access Package 1

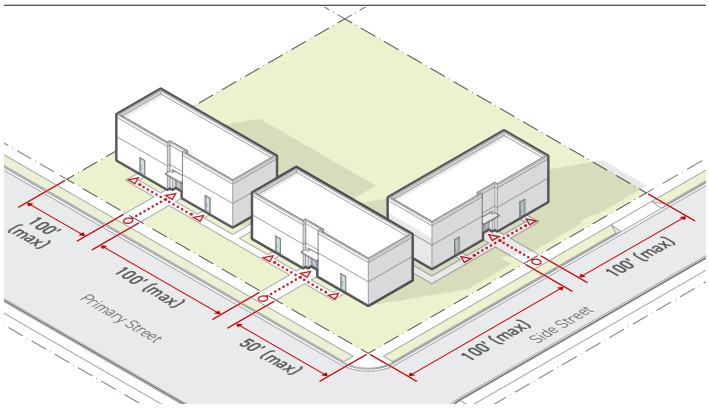
Intended to ensure buildings are highly integrated with the surrounding public realm and promote walking as a safe and convenient mobility option through frequent physical connections between the public realm and the interior of a building and improved porosity through large sites.



SITE ACCESS	*Sec. 4C.1.1.C.2.*
Pedestrian accessway type	Direct
Pedestrian accessway spacing (max)	n/a
Distance from street intersection (max)	n/a
THROUGH ACCESS	*Sec. 4C.1.1.C.3.*
Pedestrian passageway	Required
Pedestrian passageway spacing (max)	350'

b. Pedestrian Access Package 2

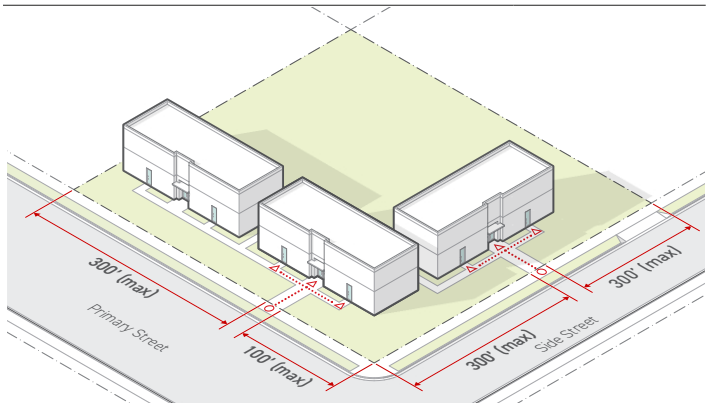
Intended to ensure buildings are conveniently accessible from the public realm and promote walking as a safe and convenient mobility option through regular physical connections between the public realm and the interior of a building and improved porosity through very large sites.



SITE ACCESS	*Sec. 4C.1.1.C.2.*
Pedestrian accessway type	Linked
Pedestrian accessway spacing (max)	100'
Distance from street intersection (max)	
Primary street	50'
Side street	100'
THROUGH ACCESS	*Sec. 4C.1.1.C.3.*
Pedestrian passageway	Required
Pedestrian passageway spacing (max)	600'

c. Pedestrian Access Package 3

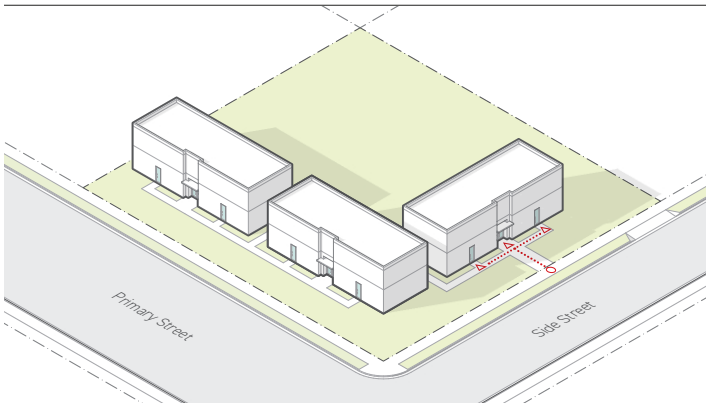
Intended to ensure buildings are accessible from the public realm and promote walking as a safe mobility option through intermittent physical connections between the public realm and the interior of a building.



SITE ACCESS	*Sec. 4C.1.1.C.2.*
Pedestrian accessway type	Linked
Pedestrian accessway spacing (max)	300'
Distance from street intersection (max)	
Primary street	100'
Side street	300'
THROUGH ACCESS	*Sec. 4C.1.1.C.3.*
Pedestrian passageway	Not required
Pedestrian passageway spacing (max)	n/a

d. Pedestrian Access Package 4

Intended to ensure buildings are accessible from the public realm by requiring a physical connection between the public realm and the interior of a building.



SITE ACCESS	*Sec. 4C.1.1.C.2.*
Pedestrian accessway type	Linked
Pedestrian accessway spacing (max)	1 per lot
Distance from street intersection (max)	n/a
THROUGH ACCESS	*Sec. 4C.1.1.C.3.*
Pedestrian passageway	Not required
Pedestrian passageway spacing (max)	n/a

2. Site Access

a. Pedestrian Accessway Type

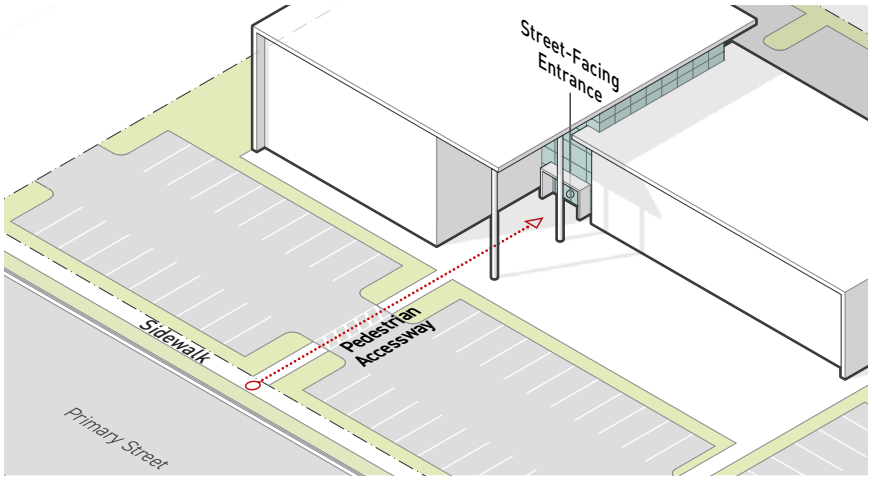
i. Linked

Where the applicable package in *Sec. 4C.1.1.C.1. (Pedestrian Access Package)* specifies linked as the pedestrian accessway type, all required pedestrian accessways shall meet the following standards:

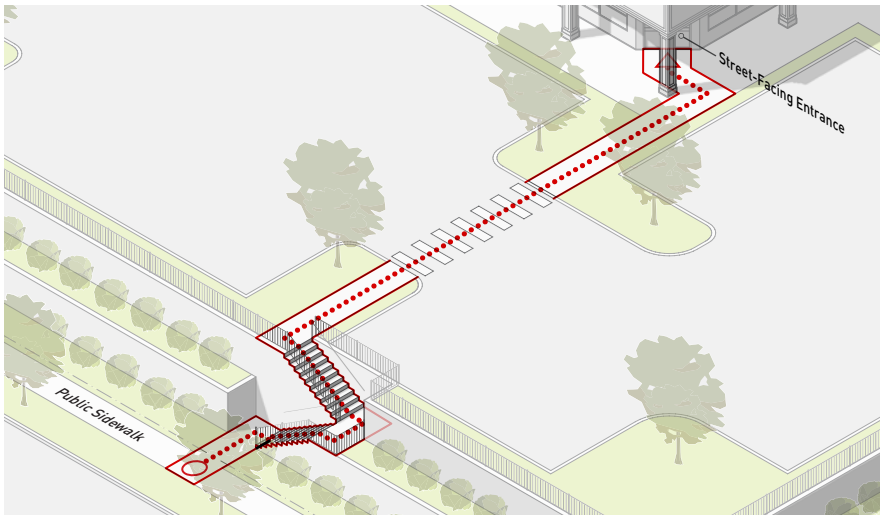
a) Shall be a minimum width of 4 feet.

b) Shall connect from the sidewalk, or other publicly accessible pedestrian facility along the applicable frontage lot line, to a street-facing entrance required by the applicable Frontage District within the frontage yard.

c) Shall be physically separated from and uninterrupted by motor vehicle use areas except where required to cross a drive aisle. Drive aisle crossings shall be no wider than the minimum drive aisle width specified in *Sec. 4C.4.4.C.14. (Parking Bay Dimensions)*. Physical separation methods may include, curbs of no less than 4 inches in height or bollards, walls, raised planters or similar containment methods, no less than 30 inches in height and separated by no more than 5 feet.



d) Where a retaining wall, open drainage, or similar obstacle interrupts a required pedestrian accessway, the pedestrian accessway shall be designed to facilitate passage through or over the obstacle.



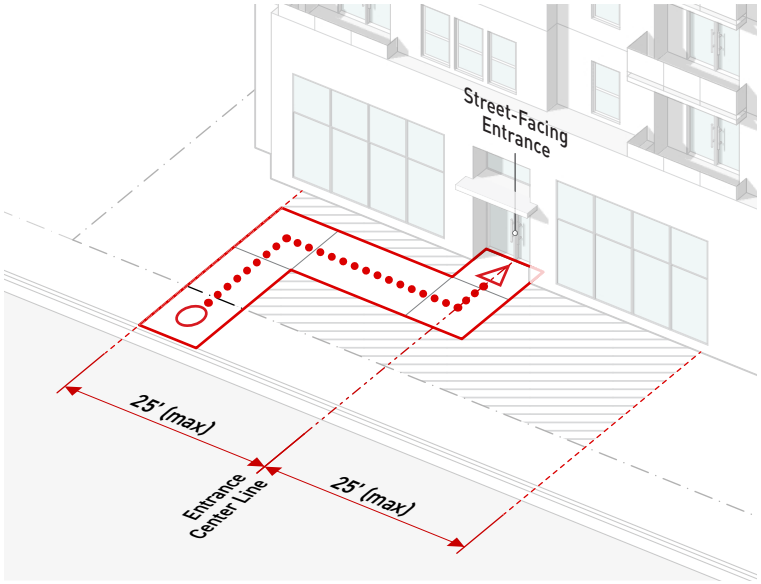
ii. Direct

Direct pedestrian accessways shall meet following standards:

a) Comply with *Sec. 4C.1.1.C.2.a.i. (Linked Pedestrian Accessway Type)*.

b) A minimum of one pedestrian accessway shall be provided to each street-facing entrance required by the applied *Frontage District (Part 3B)*.

c) All portions of the accessway including the connection to the public sidewalk shall be within 25 feet of the center of the street-facing entrance, measured parallel to the frontage lot line.



b. Pedestrian Accessway Spacing

A required pedestrian accessway shall not be separated from another pedestrian accessway or the end of a frontage lot line by a distance greater than the maximum allowed pedestrian accessway spacing standard in *Sec. 4C.1.1.C.1. (Pedestrian Access Package)*.

c. Distance from Street Intersection

A pedestrian accessway shall not be separated from a street intersection by a distance greater than the maximum allowed distance from intersection standard in *Sec. 4C.1.1.C.1. (Pedestrian Access Package)*.

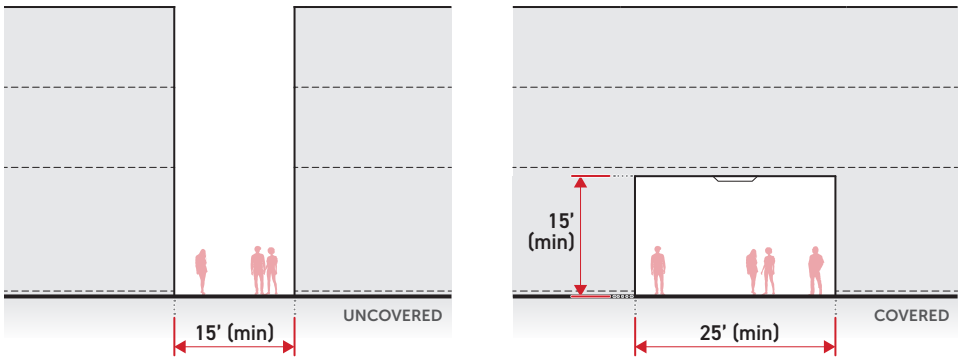
3. Through Access

a. Pedestrian Passageway

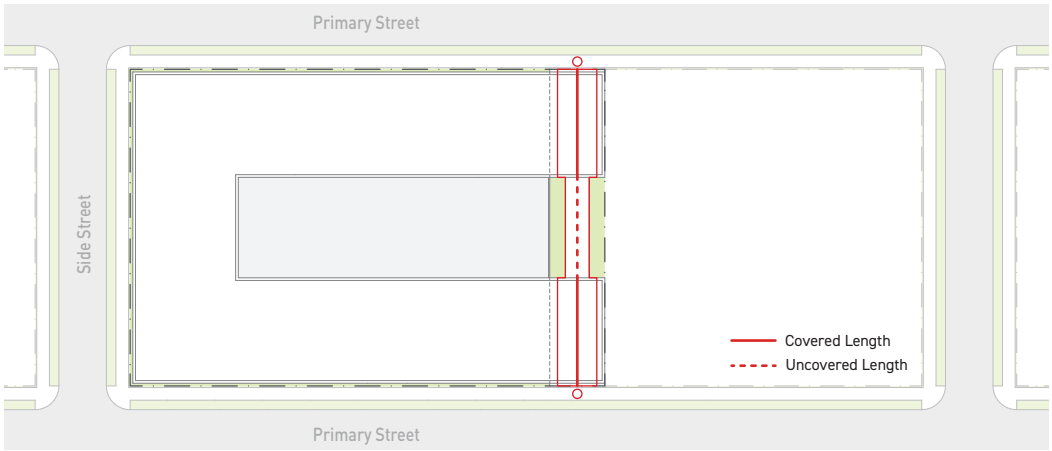
When a pedestrian passageway is required by *Sec. 4C.1.1.C.1. (Pedestrian Access Package)*, a pedestrian passageway shall provide a passageway meeting the following requirements:

i. Minimum width of 15 feet for uncovered portions and a minimum width of 25 feet for covered portions.

ii. Minimum clear height of 15 feet, with the exception of required luminaires.



iii. For pedestrian passageways having a clear height of less than 30 feet for any portion of its required minimum width, a maximum of 125 linear feet of the total passageway may be covered for any portion of the required minimum width, measured cumulatively.



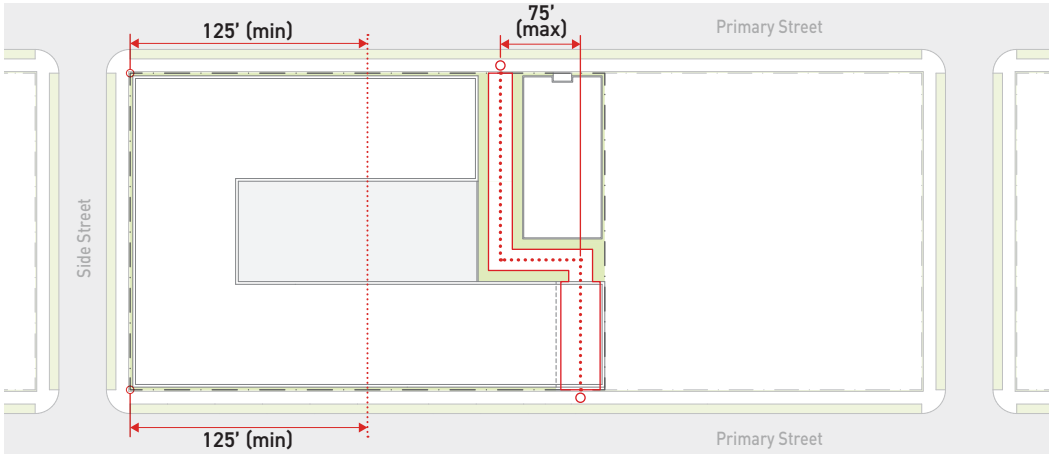
iv. For pedestrian passageway having a clear height of 30 to 45 feet or greater for all portions of its required width, a maximum of 350 linear feet of the total passageway may be covered for any portion of the required minimum width, measured cumulatively.

v. For pedestrian passageway having a clear height greater than 45 feet or greater for all portions of its required minimum width, up to 100% of the pedestrian passageway may be covered.

vi. Shall connect from the public sidewalk on the primary street through the lot to either the public sidewalk, alley, other public way or easement abutting the opposing lot line, or a lot zoned with an *Open Space Use District (Div. 5B.1.)*

vii. The centerline of the pedestrian passageway shall be located within 75 feet of the sidewalk access point on the primary street, measured parallel to the primary street lot line.

viii. Shall take access from the sidewalk along the primary street lot line a minimum of 125 feet from a street intersection.



ix. Shall be physically separated from and uninterrupted by motor vehicle use areas except where required to cross a drive aisle. Drive aisle crossings shall be no wider than the minimum drive aisle width specified in *Sec. 4C.4.4.C.14. (Parking Bay Dimensions)*. Physical separation methods may include, curbs of no less than 4 inches in height or bollards, walls, raised planters or similar containment methods, no less than 30 inches in height and separated by no more than 5 feet.

x. The surface of the passageway shall be illuminated in accordance with *Sec. 4C.10.1.C.3. (Pedestrian-Oriented Lighting)*.

xi. Shall be made permanently available to the general public, at no cost, between sunrise and sunset daily, or during the operating hours of the building, whichever would result in a longer period of time. No gates or other barriers may block any portion of

a pedestrian passageway from pedestrian access during the required available hours, and a sign shall be posted at every public entrance to the pedestrian passageway in accordance with the standards in *Sec. 2C.3.3.D.10.b.ii.*.

xii. Each facade facing the pedestrian passageway shall meet the side street transparency and entrance standards of the applied *Frontage District (Part 3B)*. For the purposes of determining which facades shall be considered as facing the pedestrian passageway, the pedestrian passageway shall be considered a pedestrian amenity space and measured in accordance with *Sec. 14.1.6.C. (Pedestrian Amenity-Facing Facade)*.

xiii. Pedestrian passageways may count toward the lot amenity space required by the applied *Form District (Part 2B)* for any portion of the passageway that meets the *Sec. 2C.3.1.C. (Amenity Space Standards)* or may count as pedestrian amenity spaces for any portion of the pedestrian passageway that meets *Sec. 2C.3.1.C. (Lot Amenity Space Standards)*.

4. Pedestrian Passageway Spacing

a. Pedestrian passageways shall not be separated from another pedestrian passageway or the end of a primary street lot line by a distance greater than the maximum allowed pedestrian passageway spacing specified by the applicable Development Standards District.

b. The maximum pedestrian passageway spacing requirement shall be met for each lot individually and is not applicable to adjacent or abutting lots.

D. Measurement

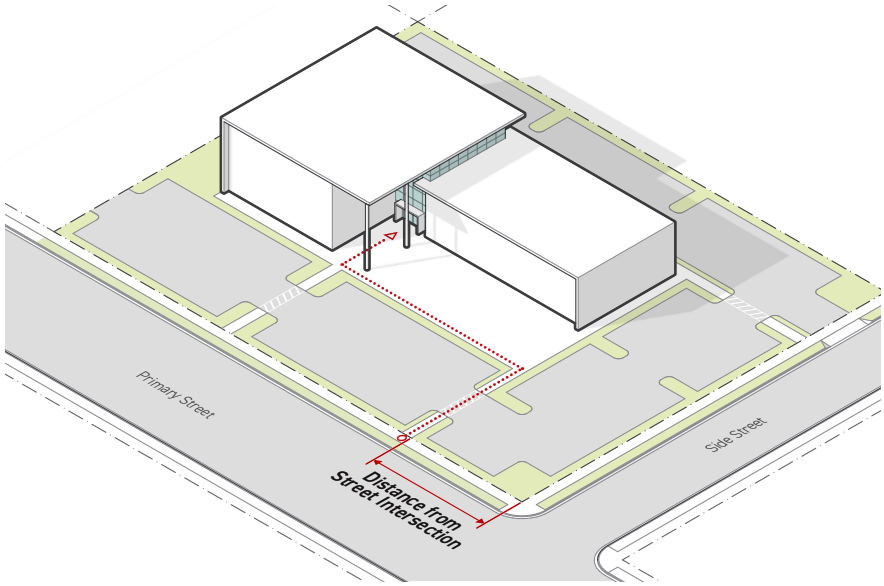
1. General

For frontage lot line, see *Sec. 14.1.12 (Lot Line Determination)*.

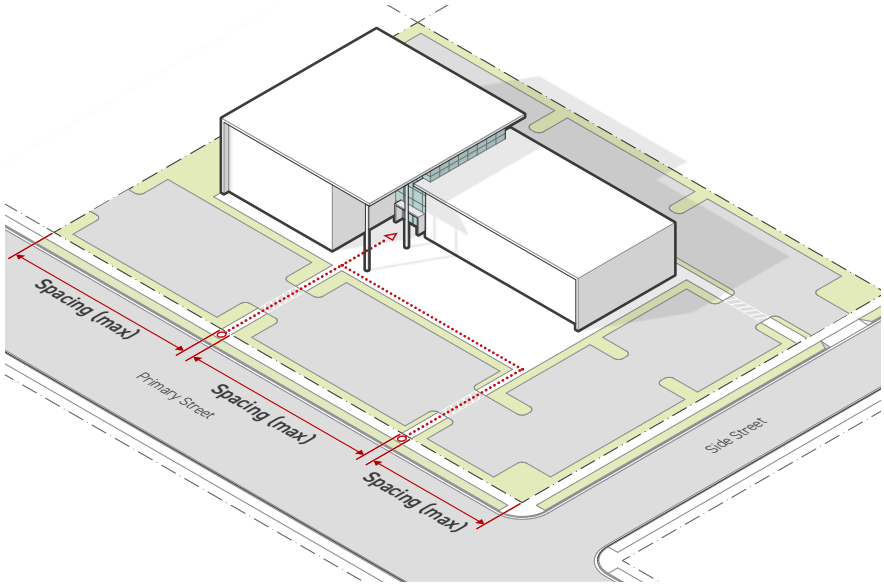
2. Pedestrian Accessways

a. Pedestrian accessway spacing is measured as the distance between pedestrian accessways measured following the geometry of the frontage lot line from end of lot line to edge of pedestrian accessway and from edge of pedestrian accessway to edge of pedestrian accessway.

b. Pedestrian accessway distance from a street intersection is measured from the intersection of two street lot lines to the nearest edge of a pedestrian accessway measured along the applicable frontage lot line.



c. Pedestrian accessway width is measured from one edge of the accessway perpendicularly to the opposite edge.

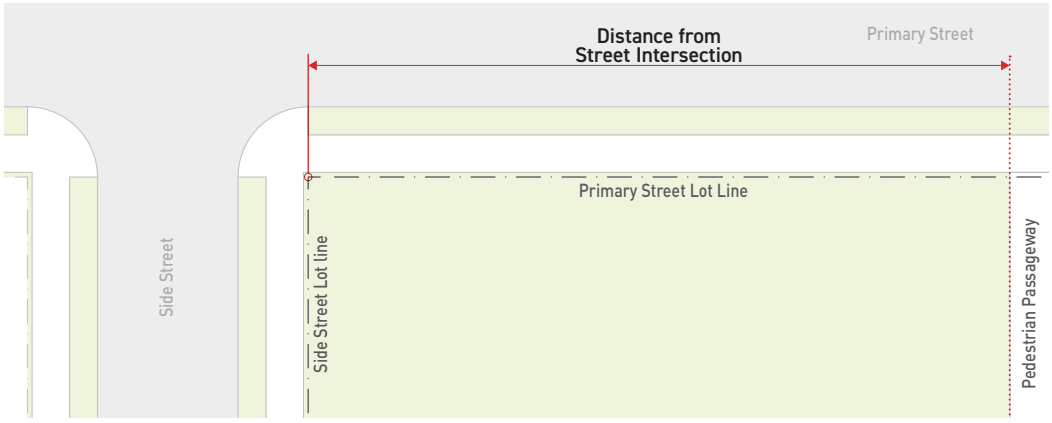


3. Pedestrian Passageways

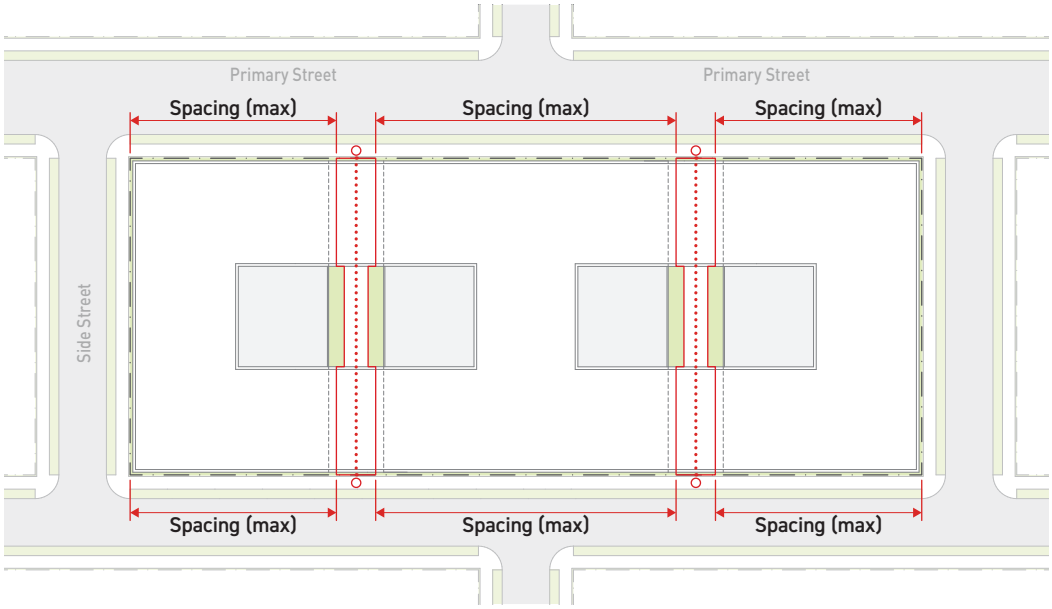
a. Pedestrian passageway width is measured from one edge of the designated passageway perpendicularly to the opposite edge of the passageway.

b. The cumulative linear feet of covered pedestrian passageway is measured along the centerline of the minimum pedestrian passageway width. Where any portion of the minimum width of the pedestrian passageway is not open to the sky, the length of the centerline having covered area perpendicular to it counts as covered length. The total covered length is calculated as the sum of all portions of the centerline considered covered.

c. Access distance from street intersection is measured from the point where two street lot lines intersect adjacent to a street corner to the nearest edge of a required pedestrian passageway passageway, measured along the primary street lot line.



d. Pedestrian passageway spacing is measured as the horizontal distance between designated pedestrian passageway passageways measured at the primary street lot line from end of lot line to edge of passageway and from edge of passageway to edge of passageway.



E. Relief

1. A deviation from any pedestrian access standard may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any pedestrian access dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. A deviation from any pedestrian access standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.1.2. PEDESTRIAN BRIDGES & TUNNELS

A. Intent

To limit the creation of new pedestrian bridges and tunnels that create an inhospitable environment for pedestrians at the street level, and to ensure that, in the event pedestrian bridges and tunnels are deemed necessary to the feasibility of a project, that they positively contribute to the public realm and general pedestrian safety.

B. Applicability

Pedestrian bridges and tunnels standards are applicable to the new construction of pedestrian bridges and pedestrian tunnels.

C. Standards

1. General

The construction and operation of a pedestrian bridge or tunnel shall be authorized in accordance with *Sec. 13B.2.5. (Director Determination)*. In addition to the findings otherwise required by *Sec. 13B.2.5. (Director Determination)*, before granting approval, the Director of Planning shall find that the proposed pedestrian bridge or tunnels meets *Sec. 4C.1.2.C.2. (Performance Criteria)* and *Sec. 4C.1.2.C.3. (Justification Criteria)*. Additional conditions of approval may also be applied by the Director of Planning.

2. Performance Criteria

The proposed pedestrian bridge or tunnel meets all of the following performance criteria:

a. The design of the pedestrian bridge or tunnel is visually compatible with buildings involved and the surrounding environment.

b. The pedestrian bridge or tunnel does not have a detrimental effect on surrounding properties, public right-of-way, or the movement of wildlife.

c. The pedestrian bridge or tunnel includes features that enhance the streetscape and pedestrian safety.

d. The pedestrian bridge shall not include exterior signage.

e. Existing sidewalk widths shall not be reduced.

f. The pedestrian bridge or tunnel shall not detract from the intended use and activation of the public sidewalk.

g. The pedestrian bridge or tunnel is not located above any lot zoned with an *Open Space Use District (Div. 5B.1.)*.

3. Justification Criteria

The proposed pedestrian bridge or tunnel is justified by one or more of the following criteria:

a. The pedestrian bridge or tunnel is essential to the viability to one of the following uses:

i. Civic

ii. School

iii. Hospital

iv. Convention Center

b. The pedestrian bridge or tunnel is essential to the health and safety of occupants of the buildings it serves or the general public.

c. The pedestrian bridge or tunnel is essential to overcome physical constraints, such as grade changes or public infrastructure.

4. Additional Conditions of Approval

Additional Conditions of Approval may be imposed by the Director of Planning to ensure pedestrian bridge or tunnel does not detract from the pedestrian experience or have detrimental effect on surrounding properties or public right-of-way.`

DIV. 4C.2. AUTOMOBILE ACCESS

SEC. 4C.2.1. AUTOMOBILE ACCESS PACKAGES

A. Intent

To ensure automobile access to sites is designed to support the safety of all users by minimizing conflicts with pedestrians, cyclists, transit vehicles, micro-mobility devices, and automobile traffic on the abutting public right-of-way, and to avoid detrimental effects on the surrounding public realm, while providing sufficient access to automobile parking and motor vehicle use areas.

B. Applicability

1. General

Automobile access standards are applicable wherever a project provides a driveway from a public right-of-way to a lot. Applicable automobile access standards are in *Sec. 4C.2.1.C.1. (Automobile Access Packages)*, and are assigned by the applicable Development Standards District (*Part 4B*).

2. Boulevard or Avenue

Where Automobile Access Package standards are specified for Boulevard or Avenue, the standards apply to driveways that take access from a street designated as a Boulevard or Avenue, as designated by the applicable community plan circulation map.

3. Collector or Local

Where Automobile Access Package standards are specified for Collector or Local, the standards apply to driveways that take access from a street designated as a Collector or Local, as designated by the applicable community plan circulation map.

C. Standards

1. Automobile Access Packages

A combination of standards regulating automobile access between the public roadway and a site.

a. Automobile Access Package 1

Intended for areas where walking, bicycling and transit are the prioritized modes of transportation.

	Access Lanes
ACCESS LOCATION	*Sec. 4C.2.1.C.3.*
Boulevard or Avenue	Limited
Collector or Local	Limited
NUMBER OF ACCESS LANES	*Sec. 4C.2.1.C.4.*
Boulevard or Avenue	
0'-400' lot width	2
> 400' lot width	4
Collector or Local	
0'-120' lot width	1
120'-400' lot width	2
> 400' lot width	4
Alley	Unlimited
ACCESS LANE WIDTH	*Sec. 4C.2.1.C.5.*
Boulevard or Avenue (min/max)	9'/12'
Collector or Local (min/max)	8'/12'
DRIVEWAY SEPARATION	*Sec. 4C.2.1.C.6.*
Boulevard or Avenue	
From intersection (min)	150'
From other driveways (min)	60'
Collector or Local	
From intersection (min)	75'
From other driveways (min)	60'
DRIVE-THROUGHS	*Sec. 4C.2.1.C.7.*
Drive-through facilities	Not Allowed

See *Sec. 4C.2.2. (Motor Vehicle Use Area Design)* for additional standards that apply.

b. Automobile Access Package 2

Intended for areas where walking, bicycling and transit are balanced with automobiles as the prioritized modes of transportation.

	Access Lanes
ACCESS LOCATION	*Sec. 4C.2.1.C.3.*
Boulevard or Avenue	Limited
Collector or Local	Limited
NUMBER OF ACCESS LANES	*Sec. 4C.2.1.C.4.*
Boulevard or Avenue	
0'-200' lot width	2
> 200' lot width	4
Collector or Local	
0'-80' lot width	1
80'-200' lot width	2
> 200' lot width	4
Alley	Unlimited
ACCESS LANE WIDTH	*Sec. 4C.2.1.C.5.*
Boulevard or Avenue (min/max)	9'/12'
Collector or Local (min/max)	8'/12'
DRIVEWAY SEPARATION	*Sec. 4C.2.1.C.6.*
Boulevard or Avenue	
From intersection (min)	150'
From other driveways (min)	40'
Collector or Local	
From intersection (min)	75'
From other driveways (min)	40'
DRIVE-THROUGHS	*Sec. 4C.2.1.C.7.*
Drive-through facilities	Not Allowed

See *Sec. 4C.2.2. (Motor Vehicle Use Area Design)* for additional standards that apply.

c. Automobile Access Package 3

Intended for areas where automobiles are the prioritized mode of transportation.

	Access Lanes
ACCESS LOCATION	*Sec. 4C.2.1.C.3.*
Boulevard or Avenue	Limited
Collector or Local	Limited
NUMBER OF ACCESS LANES	*Sec. 4C.2.1.C.4.*
Boulevard or Avenue	
0'-200' lot width	2
> 200' lot width	4
Collector or Local	
0'-200' lot width	2
> 200' lot width	4
Alley	Unlimited
ACCESS LANE WIDTH	*Sec. 4C.2.1.C.5.*
Boulevard or Avenue (min/max)	9'/16'
Collector or Local (min/max)	8'/16'
DRIVEWAY SEPARATION	*Sec. 4C.2.1.C.6.*
Boulevard or Avenue	
From intersection (min)	150'
From other driveways (min)	20'
Collector or Local	
From intersection (min)	75'
From other driveways (min)	20'
DRIVE-THROUGHS	*Sec. 4C.2.1.C.7.*
Drive-through facilities	Allowed

See *Sec. 4C.2.2. (Motor Vehicle Use Area Design)* for additional standards that apply.

d. Automobile Access Package 4

Intended for areas where automobiles are the prioritized mode of transportation.

	Access Lanes
ACCESS LOCATION	*Sec. 4C.2.1.C.3.*
Boulevard or Avenue	Allowed
Collector or Local	Allowed
NUMBER OF ACCESS LANES	*Sec. 4C.2.1.C.4.*
Boulevard or Avenue	
0'-200' lot width	2
> 200' lot width	4
Collector or Local	
0'-200' lot width	2
> 200' lot width	4
Alley	Unlimited
ACCESS LANE WIDTH	*Sec. 4C.2.1.C.5.*
Boulevard or Avenue (min/max)	9'/16'
Collector or Local (min/max)	8'/16'
DRIVEWAY SEPARATION	*Sec. 4C.2.1.C.6.*
Boulevard or Avenue	
From intersection (min)	150'
From other driveways (min)	20'
Collector or Local	
From intersection (min)	75'
From other driveways (min)	20'
DRIVE-THROUGHS	*Sec. 4C.2.1.C.7.*
Drive-through facilities	Allowed

See *Sec. 4C.2.2. (Motor Vehicle Use Area Design)* for additional standards that apply.

2. General

a. Design

All vehicle driveways shall conform to *Sec. 4C.2.2. (Motor Vehicle Use Area Design)*.

b. Access Lane Reservoir Depth

Access lanes designated for ingress traffic shall have a depth no less than the minimum specified in the table below, based on the total number of parking stalls included within the parking facilities that the access lane serves.

DRIVEWAY RESERVOIR DEPTH

Total Parking Stalls	Driveway Reservoir Depth	
	Boulevard or Avenue	Collector or Local
1-10	20' min	0' min
11-100	20' min	20' min
101-300	40' min	40' min
> 300	60' min	60' min

i. Vehicle entry restriction devices, such as mechanical gates or ticket dispensers are prohibited within the driveway for the minimum access lane reservoir depth.

ii. Automobile parking stalls shall not be accessed from the driveway for the minimum access lane reservoir depth.

iii. Drive aisles shall not be permitted to intersect the driveway within the minimum access lane depth.

3. Access Location

a. Limited

Where an automobile access package specifies "Limited" for any street designation, the following standards apply:

i. Access lanes shall not take access through primary street lot lines unless the lot does not include a side street lot line or alley lot line through which access can be taken.

ii. Access lanes shall not take access through side street lot lines unless the lot does not include an alley lot line through which access can be taken.

iii. For an alley lot line to be considered eligible for automobile access the abutting alley shall have a minimum width of 12 feet.

b. Permitted

Where an automobile access package specifies Permitted for a street designation, access lanes are permitted along the specified street lot line.

4. Number of Access Lanes

The total number of access lanes taking access through a street lot line shall be no greater than the number specified by the assigned *automobile access package (Sec. 4C.2.1.C.1.)* based on the lot width measured along the street lot line abutting the street having the listed street designation.

5. Access Lane Width

Access Lanes shall be no wider than the maximum and no narrower than the minimum width specified by the applicable package in *Sec. 4C.2.1.C.1. (Automobile Access Package)*. A driveway may be no wider than the sum of all included access lane widths, excluding gutters of no more than 18 inches wide and curbs.

6. Driveway Separation

a. From Intersection

i. Driveways shall be separated from all street intersections by a distance no less than the minimum distance specified by the applicable package in *Sec. 4C.2.1.C.1. (Automobile Access Package)*, measured parallel to the applicable street lot line.

ii. Where the intersecting street only interrupts the opposite edge of the subject street right-of-way (ex: 3-way intersection), the following standards apply:

a) Where at least one of the intersecting street rights-of-way is not designated as a local street, the driveway shall be located no less than half of the minimum distance specified by the applicable *automobile access package (Sec. 4C.2.1.C.1.)*.

b) Where both intersecting streets are designated as local streets, no driveway separation from the intersection is required.

iii. Driveway lanes may only be placed within the minimum street separation from intersection when the lot width is less than 170 feet on a Boulevard or Avenue and 85 feet on a Collector of Local, and driveways are placed along the side lot line located furthest from the street intersection. When there are multiple intersections from which separation is required, driveways shall be placed at the midpoint between the street intersections.

b. From Other Driveways

Driveways shall be separated from all other driveways located on the same street lot line by a distance no less than the minimum distance specified by the applicable package in *Sec. 4C.2.1.C.1. (Automobile Access Package)*, measured parallel to the applicable street lot line.

7. Drive-Throughs

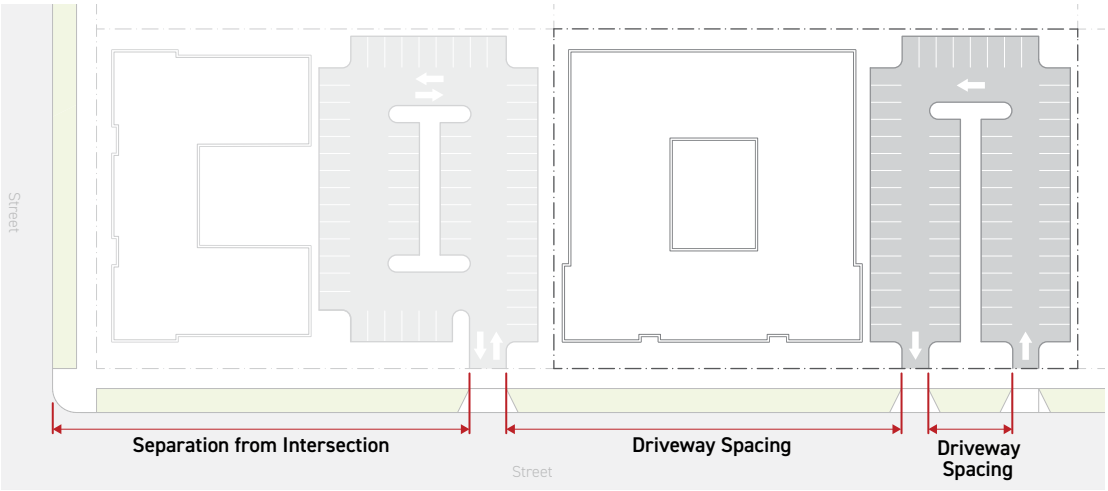
a. Where the assigned automobile access package specifies that drive-through facilities are "not allowed", no drive-through facility may be provided on the lot.

b. Where the assigned automobile access package specifies that drive-through facilities are "allowed", a drive-through facility may be provided on-site provided they meet the standards for drive-through lanes provided in Sec. 4C.2.2.C.2 (Motor Vehicle Use Area).

c. Where the assigned automobile access package specifies a Drive-Through Alternative Typology, a drive-through facility may be provided on-site provided it meets the standards provided in Div. 7B.4. (Drive Through).

D. Measurement

1. For determining primary and side street lot lines see *Sec. 14.1.12 (Lot Line Determination)*.
2. Street designation is determined by the applicable community plan circulation map.
3. Number of access lanes is calculated as the total number of access lanes providing access to a lot along an individual street lot line.
4. Driveway separation from intersections is measured following the geometry of the street lot line that the driveway takes access through, from the extension of the curb along the intersecting street to the nearest edge of the driveway.
5. Driveway separation from other driveways located on the same street lot line is measured following the geometry of the street lot line that the driveway takes access through, from edge of driveway to edge of driveway. Driveway separation from other driveways only includes driveways providing access to the subject lot and does not include driveways providing access to surrounding lots.



6. Access lane width is measured as the narrowest horizontal dimension from edge of access lane to edge of access lane for the full length of the access lane.
7. Access lane reservoir depth is measured from the applicable street lot line, into the lot and perpendicular to the driveway lane width, to the nearest parking stall, drive aisle or vehicle entry restriction device.

E. Relief

1. A deviation from any automobile access standard may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.
2. A deviation from any driveway separation, width or depth dimensional standard, or driveway separation of up to 20% may be requested in accordance with *Sec. 13.B.5.2. (Adjustment)*.

3. One additional access lane in excess of the maximum number of access lanes permitted may be requested in accordance with *Sec. 13.B.5.2. (Adjustment)*.

4. A deviation from any automobile access standard may be allowed as a variance in accordance with *Sec. 13.B.5.3 (Variance)*.

SEC. 4C.2.2. MOTOR VEHICLE USE AREA DESIGN

A. Intent

To ensure motor vehicle use areas are designed in a manner that does not detract from the safety, comfort, or enjoyment of users of neighboring lots or the public realm.

B. Applicability

1. Motor vehicle use area design standards apply to portions of a lot designed and intended for use by motor vehicles, including areas to be used by motor vehicles for circulation, maneuvering, loading, staging, queuing, service areas and areas to be used for the sale or storage of motor vehicles.

2. Parking lots and parking structures are excluded from motor vehicle use area design standards. For parking lots and parking structure design standards see *Sec. 4C.4.4. (Parking Area Design)*.

3. Freight loading area standards apply to all freight loading areas on-site.

4. Loading space standards do not apply to change-of-use projects.

5. Drive-through standards apply to all proposed drive-through facilities.

C. Standards

1. General

a. Location

i. Motor vehicle use areas shall not be located in a frontage yard.

ii. Motor vehicle use areas shall not be located in the area between a frontage lot line and the minimum parking frontage setback specified by the applicable Frontage District.

b. Screening

i. Where a motor vehicle use area faces a frontage lot line, common lot line or an alley lot line the entire length of the motor vehicle use area shall be screened.

a) A type *F2 frontage screen (Sec. 4C.8.1.C.2.b.)* or a type *F3 frontage screen (Sec. 4C.8.1.C.2.c.)* is required between the motor vehicle use area and frontage lot lines for any portion of the length of the motor vehicle use area that faces a frontage lot line.

b) A Type *T1 transition screen (Sec. 4C.8.2.C.3.a.)* is required between the motor vehicle use area and common lot lines for any portion of the length of the motor vehicle use area that faces a common lot line.

c) A Type *T1 transition screen (Sec. 4C.8.2.C.3.a.)* is required between the motor vehicle use area and alley lot lines for any portion of the length of the motor vehicle use area that faces an alley lot line.

ii. Screens may only be located in a frontage yard where they comply with frontage yard fences and wall standards in the applied *Frontage District (Part 3B)*.

c. Containment Perimeter

Motor vehicle use areas shall include a containment perimeter that obstructs motor vehicles from leaving the designated motor vehicle use area. The containment perimeter shall be providing using one or more of the following containment methods around the entire perimeter except for crossings and access points required for driveways, drive aisles, pedestrian accessways, pedestrian passageways:

i. Continuous curbs of no less than 4 inches in height.

ii. Permanent bollards, walls, raised planters, or a similar containment method having a height no less than 30 inches and having a clear width of no more than 66 inches.

iii. A planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)* with no horizontal dimension less than 5 feet.

d. Surfacing

i. All automobile parking areas shall be graded and drained to collect, retain and infiltrate surface water on-site by applying Low Impact Development practices and standards in accordance with *Section 64.72. (Stormwater Pollution Control Measures for Development Planning and Construction Activities) of Chapter 6 (Public Works and Property) of the LAMC*.

ii. Motor vehicle use areas shall be surfaced with hard, durable asphaltic paving which has been mixed at a plant and is at least two inches thick after compaction, with portland cement paving at least three inches thick or with an alternative paving material described below.

iii. Alternative paving materials include the following: porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock, gravel, and restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids.)

iv. Alternative paving materials are permitted for use in every motor vehicle use area, subject to the following standards:

a) Any product installed within areas designated by the Fire Department as a fire lane must be approved by the Fire Department.

b) Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80 mm (3.14 inches).

c) If plantings are an element of the alternative paving material, the irrigation system shall not utilize potable water except for plant establishment.

d) Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications.

e) Decomposed granite, crushed rock and gravel shall only be allowed for driveways and parking areas serving a maximum of two dwelling units.

2. Freight Loading Areas

Areas designated for the on-site loading and unloading of freight vehicles.

a. General

All freight loading area on-site shall meet the following standards:

i. Shall meet *Sec. 4C.2.2.C.1. (General, Motor Vehicle Use Area Design)*.

ii. Shall meet the following dimensional standards:

FREIGHT LOADING AREA DIMENSIONAL STANDARDS	
Area (min)	400 SF
Width (min)	10'
Depth (min)	20'
Clear height (min)	14'

iii. Freight loading areas shall be located and designed so that vehicles do not occupy any portion of the public right-of-way when stationary during loading and unloading.

iv. Loading and unloading activities are not permitted in public streets, with the exception of loading areas designated by the City.

v. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, driveways, drive aisles, automobile queueing spaces, or parking areas.

vi. All freight loading areas provided shall include one permanent "NO IDLING" sign for every 400 square feet of freight loading area. Signs shall be at least 18 inches by 24 inches in dimension and installed to be facing and located within 10 feet of each freight loading area provided. When multiple signs are required to be facing the same freight loading area signs shall be spaced a minimum of 10 feet apart.

b. Required Freight Loading Areas

Lots that include a tenant space of 10,000 square feet or greater designated for a public & institutional use, general commercial use, heavy commercial use, light industrial use, or heavy industrial use, that abut an alley having a width of 15 feet or greater, and have an alley lot line 50 feet or wider, shall meet the following additional standards.

i. No less than the required freight loading area meeting the following standards shall be provided on-site for any subject tenant space:

FREIGHT LOADING AREA TOTAL AREA	
Non-Residential Tenant Size	Area (Min)
< 10,000 SF	None required
10,000 - < 50,000 SF	400 SF
50,000 - < 100,000 SF	600 SF
100,000 - < 200,000 SF	800 SF
> 200,000 SF	+200 SF / each additional 200,000 SF over 200,000 SF

ii. The total required freight loading area may be provided as a single consolidated loading area or as separated loading spaces that each meet the required minimum dimensions.

iii. Each required freight loading area shall have direct access to an alley for a minimum width of 12 feet, measured along the alley lot line. Alley access for a freight loading area may be shared among multiple motor vehicle use areas and parking lots.

3. Drive-Through Facilities

Facilities that provide goods or services to drivers in vehicles. Drive-through facilities include drive-through lanes consisting of automobile queuing spaces.

a. Where the applicable automobile access package specifies that drive-through facilities are not allowed, no drive-through facility may be provided on-site.

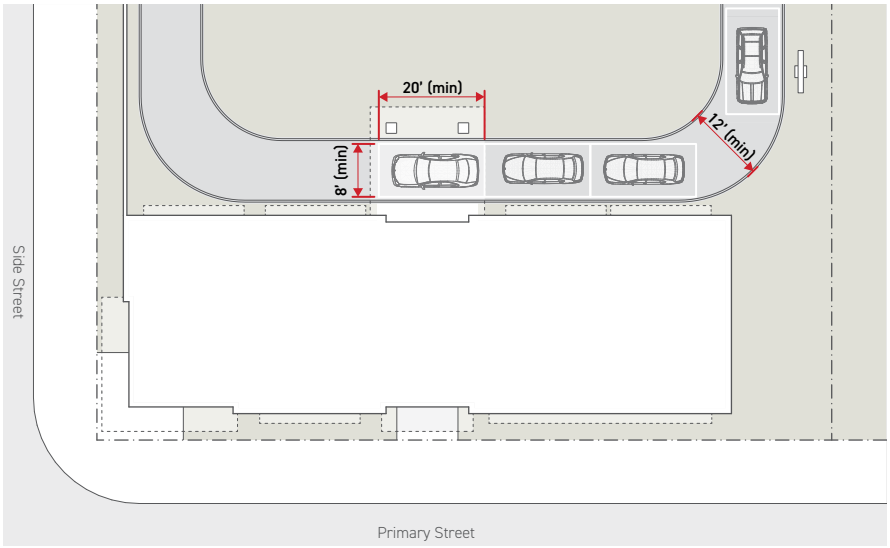
b. Where the applicable Development Standards District specifies that drive-through facilities are allowed, drive-through facility may be provided on-site provided they meet the following standards:

i. Shall meet *Sec. 4C.2.2.C.1. (General, Motor Vehicle Use Area Design)*.

ii. Shall provide a number of automobile queuing spaces sufficient to accommodate the number of automobiles anticipated to be during peak demand, to the satisfaction of LADOT.

iii. Shall not encroach on or interfere with the use of sidewalks, drive aisles, loading areas or parking areas.

iv. Each queuing space in a drive-through lane shall be a minimum of 20 feet in length and 8 feet in width along straight segments of the drive-through lane. Drive-through lanes shall be a minimum of 12 feet in width along curved segments.



v. Drive-through lanes that take access directly from the public right-of-way shall be regulated as a driveway and subject to the standards for driveways as specified by the automobile access package assigned by the applied Development Standards District (Part 4B) for the minimum required depth of the driveway reservoir.

vi. All projects proposing drive-through lanes require additional review and approval by LADOT to ensure the site design does not create detrimental impacts on pedestrians bicyclists, transit vehicles or riders, micro mobility device users, and automobile traffic and circulation on the abutting right-of-way.

D. Measurement

1. For lot line determination see *Sec. 14.1.12 (Lot Line Determination)*.

2. For frontage yard designation see *Sec. 14.1.16.C.1. (Frontage yard)*.

3. For parking setback see *Sec. 3C.2.1. (Parking Setback)*.

4. Freight loading area width is measured as the narrowest horizontal distance between opposite edges of a designated freight loading area.

5. Freight loading area depth is measured as the narrowest horizontal distance measured perpendicular to the freight loading area width from one edge of a designated freight loading area to the opposite edge. A minimum freight loading area depth shall be met for all portions of the freight loading area width.

6. Freight loading area provided area is measured as the total area of all areas designated as freight loading area that meet all applicable requirements of *Sec. 4C.2.2.C.2. (Freight Loading Areas)*.

7. Drive-through queuing space depth is measured parallel to the drive-through lane from one end to the opposite end of the queuing space.

8. Drive-through queuing space width is measured perpendicular to the queuing space length from one end to the opposite end of the queuing space.

E. Relief

1. A deviation from any motor vehicle use area design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

2. A deviation from any motor vehicle use area design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.3. BICYCLE PARKING

SEC. 4C.3.1. BICYCLE PARKING SPACES

A. Intent

To promote bicycling as an alternative to automobile transportation, ensure safe, secure, accessible, and convenient storage of bicycles for all users.

B. Applicability

1. Bicycle parking spaces standards apply to all buildings, structures and all portions of a lot.

2. Adaptive reuse projects in accordance with *Sec. 9.4.5. (Downtown Adaptive Reuse Projects)* and *Sec. 9.4.6. (Downtown Adaptive Reuse Projects)* are not required to provide additional bicycle parking.

C. Standards

The required number of short-term and long-term bicycle parking spaces are determined by use according to the following provisions:

1. Residential

For all residential uses containing more than 3 dwelling units, long-term and short-term bicycle parking shall be provided according to the ratios specified for each marginal increment of dwelling units as specified in the table below.

REQUIRED BICYCLE PARKING

	SHORT-TERM *(Sec. 4C.3.2.)*	LONG-TERM *(Sec. 4C.3.3.)*
RESIDENTIAL		
1st 25 dwelling units	1/10 du, (2 min)	1/du
26th-100th dwelling unit	1/15 du, (2 min)	1/1.5 du
101st-200th dwelling unit	1/20 du, (2 min)	1/2 du
201st + dwelling units	1/40 du, (2 min)	1/4 du

a. Developments that include individually accessed private garages for each unit shall not be required to provide long-term bicycle parking.

b. For all medical care and non-medical supportive housing, short-term bicycle parking shall be provided at a rate of 1 space per 10,000 square feet of floor area and long-term bicycle parking shall be provided at a rate of 1 space per 5,000 square feet of floor area. A minimum of 2 short-term and 2 long-term bicycle parking spaces shall be provided.

2. Public and Institutional, Open Space & Recreation, Transportation, General Commercial, Heavy Commercial, and Industrial Uses

Short-term and long-term bicycle parking shall be provided for all public and institutional uses, transportation uses, commercial uses, and industrial uses as specified below, with the exception of *unmanned facilities (Sec. 4C.3.1.C.2.f)*. After the first 100 bicycle parking spaces are provided, additional spaces may be provided at the minimum number required by the *California Green Building Standards Code Section 5.106.4*.

REQUIRED BICYCLE PARKING

	SHORT-TERM *(Sec. 4C.3.2.)*	LONG-TERM *(Sec. 4C.3.3.)*
PUBLIC & INSTITUTIONAL		
Public and Institutional Uses, except as listed below:	1/10,000 SF, (2 min)	1/5,000 SF, (2 min)
Civic: All	1/10 provided automobile parking stalls, (5 min)	1/10 required automobile parking stalls, (5 min)
School, K-12	4/classroom, (2 min)	1/10 classrooms, (2 min)
School, Postsecondary	1/500 SF or 1/50 fixed seats whichever is greater, (2 min)	1/1,000 SF or 1/100 fixed seats whichever is greater, (2 min)
Utilities: All	--	--
OPEN SPACE & RECREATION		
Open space & Recreation, except as listed below:	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)
Nature Reserve	--	--
Open Space, Public	1/10 provided automobile parking stalls, (5 min)	1/10 provided automobile parking stalls, (5 min)
Open Space, Public (< 2 acres and no automobile parking provided)	--	--
Recreation, Public	1/10 provided automobile parking stalls, (5 min)	1/10 provided automobile parking stalls, (5 min)
TRANSPORTATION		
All	--	--
COMMERCIAL		
All Commercial Uses, except as listed below:	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)
Eating & Drinking: All	1/2,000 SF, (2 min)	1/2,000 SF, (2 min)
Entertainment Venue: All	1/350 SF or 1/50 fixed seats whichever is greater, (2 min)	1/700 SF or 1/100 fixed seats whichever is greater, (2 min)
Lodging (containing more than 5 lodging rooms)	1/10 Lodging Rooms, (2 min)	1/10 Lodging Rooms, (2 min)
Office	1/10,000 SF, (2 min)	1/5,000 SF, (2 min)
Retail, except as listed below:	1/2,000 SF, (2 min)	1/2,000 SF, (2 min)
Furniture or Major Appliance	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)
HEAVY COMMERCIAL		
All Heavy Commercial Uses, except as listed below:	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)
Storage: All	--	--
LIGHT & HEAVY INDUSTRIAL		
All	1/10,000 SF, (2 min)	1/10,000 SF, (2 min)

3. City Operated Uses

In all buildings or parking lots used by the City of Los Angeles for government purposes, including government office buildings, both short-term and long-term bicycle parking shall be provided at a rate of 10% of the required parking available on the site. However, no less than 5 short-term bicycle spaces and no less than 5 long-term bicycle parking shall be provided for the lot.

D. Measurement

1. Multiple Uses

Where there is a combination of uses on a lot, the number of bicycle parking spaces required is the sum of the requirements of the various uses. The exceptions provided in *Sec. 4C.4.1.E.* for automobile parking also apply to bicycle parking.

2. Fractions

When the application of these regulations results in the requirement of a fractional bicycle space, any fraction up to and including one-half may be disregarded, and any fraction over one-half is construed as requiring one bicycle parking space. Rounding shall occur after taking the sum of bicycle parking required across all proposed uses, and shall be calculated separately for long-term and short-term spaces.

E. Exceptions

1. Unmanned Facilities

No bicycle parking is required for unmanned facilities, such as stand-alone public restrooms in parks or unmanned cellular antenna facilities.

F. Relief

1. A deviation from any required bicycle parking dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

2. A deviation from any required bicycle parking standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.3.2. SHORT-TERM BICYCLE PARKING DESIGN

A. Intent

To promote bicycling as an alternative to automobile transportation, ensure safe, secure, accessible, and convenient storage of bicycles for visitors and other short-term users, improve bicyclist access from the public realm to the interior of buildings, and ensure entrances are conveniently and effectively accessible to bicyclists.

B. Applicability

Short-term bicycle parking design standards apply to all short-term bicycle parking spaces required by *Sec. 4C.3.1 (Required Bicycle Parking)*.

C. Standards

1. General

a. Adequate lighting shall be provided to ensure safe access to bicycle parking facilities in accordance with *Sec. 4C.10.1 (Outdoor Lighting)*.

b. No rules that unreasonably interfere with the ability of bicyclists to safely and conveniently access bicycle parking are allowed. Unreasonable rules include shorter operating hours for short-term bicycle parking than for any building or automobile parking, prohibitions on walking of bicycles in pedestrian areas that provide access to bicycle parking, and prohibitions on bicycles in elevators where elevators are used to provide access to bicycle parking. The provisions of this Section do not prohibit property owners from requiring bicycles to be walked in pedestrian-only areas.

2. Bicycle Parking Space Design

a. General

i. Required short-term bicycle parking shall consist of bicycle racks that support the bicycle frame at two points. Racks that support only the wheel of the bicycle are not permissible.

ii. Racks shall allow for the bicycle frame and at least 1 wheel to be locked to the racks.

iii. The bicycle rack shall allow for the use of a cable as well as a U-shaped lock.

iv. If bicycles can be locked to each side of the rack, each side can be counted toward a required space.

v. Racks shall be securely anchored to a permanent surface.

vi. If more than 20 short-term bicycle parking spaces are provided, at least 50% of the bicycle parking spaces shall be 100% covered by a roof or overhang.

vii. Bicycle share station docks counted toward the requirements for short-term bicycle parking spaces as permitted in *Sec. 4C.3.2.C.3. (Siting Requirements)* shall conform to *Sec. 4C.3.2.C.6. (Bicycle Share Station)*.

b. Horizontal Storage

i. Short-term bicycle parking spaces shall be a minimum of 2 feet wide and 6 feet long.

ii. Individual racks installed beside each other that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center.

iii. Racks installed parallel to walls shall be a minimum of 30 inches from the wall, except that bicycle parking spaces providing a tray or channel for insertion of bicycle wheels shall be placed a minimum of 20 inches from the wall.

iv. Bicycle parking spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in adjoining spaces shall be spaced a minimum of 16 inches on center.

c. Stacked Storage

i. Short-term bicycle parking may be mounted so that bicycles are stored in a stacked, two-tier layout, provided such parking is an attended bicycle facility where facility staff parks the bicycles, or such racks provide mechanical assistance for lifting the bicycle. If stacked bicycle storage is provided as an attended bicycle service, the service must meet the standards outlined in *Sec. 4C.3.2.C.7. (Attended Bicycle Parking Service)*.

ii. Racks installed parallel to walls shall be a minimum of 14 inches from the wall if such spaces are on the upper level of a stacked, two-tier rack.

3. Siting Requirements

a. Required short-term bicycle parking shall be provided in one of the following locations:

i. On the same lot as the use for which it is intended to serve.

ii. In a parking facility serving that use.

iii. Immediately in front of a lot within the public right-of-way in accordance with *Sec. 4C.3.2.C.4 (Bicycle Parking in the Public Right-of-Way)*.

iv. In a city-funded bicycle corral in accordance with *Sec. 4C.3.2.C.5 (Bicycle Corrals).*

v. In a bicycle share station in accordance with *Sec. 4C.3.2.C.6 (Bicycle Share Stations)*.

b. Bicycle parking shall be located so as to allow bicyclists safe and convenient access to and from the site.

c. Bicyclists shall not be required to rely on stairways or escalators for access or to share access with automobiles or other motor vehicles.

d. Elevators providing access for bicyclists shall be sized to accommodate standard adult bicycle dimensions with both wheels on the floor (at least 6 feet by 2 feet).

e. Short-term bicycle parking shall be located so as to provide safe and convenient access to visitors.

f. For new construction, at least 50% of short-term bicycle parking shall be located outside buildings or parking structures; however, no more than 8 short-term bicycle parking spaces per 100 linear feet of street frontage are required to be outside.

g. All short-term bicycle parking spaces located inside the building or parking structure shall be located on the ground story with a direct pedestrian accessway to a public street.

h. For new construction, addition, site alteration or major renovation, short-term bicycle parking shall be located to maximize visibility from a pedestrian entrance.

i. All short-term bicycle parking areas located within buildings or parking garages require signs meeting the following standards:

i. Permanently posted at the street entrance to each site.

ii. Legible and reflectorized.

iii. Indicate the availability and location of bicycle parking within the site.

iv. All signs shall comply with *Div. 4C.12 (Signs)*.

j. Short-term bicycle parking spaces may be located no farther than 100 feet of walking distance from a pedestrian entrance that provides access to uses that require the bicycle parking spaces.

k. For buildings with more than one pedestrian entrance, short-term bicycle parking, with the exception of bicycle share stations, shall be distributed in approximately equal proportions among all pedestrian entrances. In buildings with 3 or more pedestrian entrances, no more than 50% of all short-term bicycle parking spaces shall be assigned to a single pedestrian entrance.

4. Bicycle Parking in the Public Right-of-Way

a. Business operators or property owners may install their own racks within the public right-of-way unless a City owned rack already exists.

b. Business operators or property owners are responsible for applying for a permit with the Bureau of Engineering to install short-term bicycle parking within the public right-of-way. A Bureau of Engineering permit may be issued only after the business operator or property owner receives issuance of plan approval or a permit by LADOT pursuant to *LAMC Section 85.04 (Bicycle Infrastructure Zones)*.

c. All bicycle parking provided in the public right-of -way shall meet the rules and regulations set out by the *Bureau of Engineering Standard Plan S-671*.

d. Business operators or property owners who choose to install bicycle parking within the public right-of-way are responsible for maintaining the racks according to the standards set forth in a Covenant Maintenance Agreement with LADOT.

5. Bicycle Corrals

a. City-Funded Bicycle Corrals

Any site located within 500 feet of a City-funded bicycle corral may count up to 4 bicycle parking spaces within the bicycle corral towards their required short-term bicycle parking spaces.

b. Bicycle Corral Parking Incentive Program

i. Business operators or property owners may submit an application to LADOT to install and maintain their own bicycle corrals immediately in front of their property in the public right-of-way.

ii. Businesses or property owners who do so may count all the bicycle parking within the bicycle corral toward their required number of short-term bicycle parking spaces. In such cases, short-term bicycle parking installed in such a manner cannot be counted towards the bicycle parking requirements of surrounding businesses.

iii. Business operators or property owners shall pay the construction and maintenance costs of building said bicycle corrals.

iv. Multiple businesses or property owners may submit an application to LADOT as a group and split the costs to construct and maintain the corral.

a) In such cases, a single property owner is responsible for assuming the maintenance responsibilities detailed in a Covenant Maintenance Agreement as outlined below.

b) The property owner named in the covenant who is responsible for maintaining the bicycle corral may count the full amount of bicycle parking in the corral towards its short-term bicycle parking requirements.

c) All other businesses may count up to half of the bicycle parking spaces in the corral towards their required short-term bicycle parking spaces so long as they provide a financial contribution.

v. Business operators or property owners are responsible for applying for a permit with the Bureau of Engineering to install bicycle corrals within the public right-of-way.

vi. Business operators or property owners who choose to install bicycle corrals within the public right-of-way are responsible for maintaining the racks according to the standards set forth in a Covenant Maintenance Agreement with LADOT.

vii. If, for any reason, the responsibility for maintaining a bicycle corral is returned to the City of Los Angeles, it will be considered a City-funded bicycle corral.

viii. If, for any reason, the City determines that a bicycle corral must be removed, business owners shall no longer be able to count the spaces removed toward their required bicycle parking. In such cases, said businesses shall be required to provide any bicycle parking spaces lost in the removal of the bicycle corral. Failure to comply may result in the revocation of a business's certificate of occupancy and a fine for code violation.

6. Bicycle Share Stations

a. Bicycle share stations shall conform to *Sec. 4C.3.2.C.3. (Siting Requirements).*

b. Business operators or property owners may allow a bicycle share service provider to install one or more bicycle share stations on their property, provided that such bicycle share station is part of a bicycle share system approved by LADOT and complies with all location criteria established by LADOT for bicycle share stations.

c. Any site within 500 feet of a bicycle share station may count up to 4 bicycle share docks toward the required number of short-term bicycle parking spaces for a building or buildings on the same lot. In all cases, the number of bicycle share docks counted toward the required number of short-term bicycle parking spaces cannot exceed 10% of the total number of short-term bicycle parking spaces required for the subject site.

d. Where bicycle share docks are counted toward the required number of short-term bicycle parking spaces, residential and nonresidential uses may replace a percentage of the required automobile parking spaces with bicycle share docks in a manner consistent with the limitations and replacement ratio established in *Sec. 4C.4.1.C.4. (Substituting Required Automobile Parking with Bicycle Parking)*.

e. If, for any reason, bicycle share docks are removed, the associated land uses may no longer count the docks removed toward required bicycle parking and shall be required to replace the number of docks formerly counted toward required bicycle parking with an equivalent number of bicycle parking spaces.

7. Attended Bicycle Parking Service

a. Pick-up and drop-off location shall either comply with *Sec. 4C.3.3.C.3. (Siting Requirements)* or be co-located with a valet automobile parking pick-up or drop-off location provided on the same site for the subject use.

b. If some or all required short-term bicycle parking spaces are provided by means of an attended bicycle parking service, the service shall be available to building occupants at all times during the hours the building is in operation.

c. If, for any reason, an attended bicycle parking service is discontinued, the associated land uses may no longer count the attended bicycle parking service toward their required number of bicycle parking spaces and shall be required to provide a number of bicycle parking spaces equivalent to the number formerly provided by the attended bicycle parking service.

D. Measurement

[Reserved]

E. Relief

1. An alternative to any short-term bicycle parking design standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any short-term bicycle parking design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. A deviation from any short-term bicycle parking design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.3.3. LONG-TERM BICYCLE PARKING DESIGN

A. Intent

To promote bicycling as an alternative to automobile transportation, ensure safe, secure, accessible, and convenient storage of bicycles for tenants and other long-term users, improve bicyclist access from the public realm to the interior of buildings, and ensure entrances are conveniently and effectively accessible to bicyclists.

B. Applicability

Long-term bicycle parking design standards apply to all long-term bicycle parking spaces required by *Sec. 4C.3.1 (Required Bicycle Parking Spaces)*.

C. Standards

1. General

a. Adequate lighting shall be provided to ensure safe access to bicycle parking facilities in accordance with *Sec. 4C.10.1 (Outdoor Lighting)*.

b. No rules that unreasonably interfere with the ability of bicyclists to safely and conveniently access bicycle parking are allowed. Unreasonable rules include shorter operating hours for long-term bicycle parking than for any building or automobile parking, prohibitions on walking of bicycles in pedestrian areas that provide access to bicycle parking, and prohibitions on bicycles in elevators where elevators are used to provide access to bicycle parking. The provisions of this Section do not prohibit property owners from requiring bicycles to be walked in pedestrian-only areas.

2. Bicycle Parking Space Design

a. General

i. Long-term bicycle parking shall be secured from the general public and protected from inclement weather. All long-term bicycle parking shall be 100% enclosed and 100% covered.

ii. Acceptable examples of long-term bicycle parking include bicycle lockers, bicycle rooms, bicycle cages, or commercially operated attended bicycle facilities.

iii. Except in the case of lockers and commercially operated attended bicycle parking, all long-term bicycle parking shall provide a means of securing the bicycle frame at two points to a securely anchored rack.

b. Horizontal Storage

Long-term bicycle parking spaces shall be sized to permit safe, efficient, and convenient access to each individual bicycle parking space without interference from bicycles in adjoining spaces, as described below:

i. Individual racks installed beside each other within bicycle rooms or bicycle cages that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center.

ii. Racks installed parallel to walls shall be a minimum of 30 inches from the wall, with the exception that bicycle parking spaces that provide a tray into which the bicycle wheels may be inserted may be placed a minimum of 20 inches from the wall, or 14 inches from the wall if such spaces are on the upper level of a stacked, two-tier rack.

iii. Triangular lockers with varying widths may be used so long as the opening is at least 2 feet wide.

iv. Bicycle parking spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in adjoining spaces may be spaced a minimum of 16 inches on center.

v. If more than 20 long-term bicycle parking spaces are provided, a workspace of 100 square feet shall be provided adjacent to the long-term bicycle parking to allow bicyclists to maintain their bicycles. However, where long-term bicycle parking is provided in more than one location, a single workspace may be provided adjacent to the location with the greatest number of long-term bicycle parking spaces.

c. Vertical Storage

Long-term bicycle parking may be mounted so that the bicycle is stored vertically. Such devices that hold the bicycle by the wheel shall be designed to support the bicycle without damaging the wheels. Vertically installed bicycle parking shall be a minimum of 4 feet deep and 6 feet in height.

d. Stacked Storage

Long-term or short-term bicycle parking may be mounted so that bicycles are stored in a stacked, two-tier layout, provided such parking is an attended bicycle facility where facility staff parks the bicycles, or such racks provide mechanical assistance for lifting the bicycle.

3. Siting Requirements

a. Long-term bicycle parking spaces shall be provided in one of the following locations, or in a combination of the following locations:

i. On the ground story within 100 feet of the major entrance to the lobby. There shall be safe and convenient access between the public right-of-way, the bicycle parking space, and the lobby area.

ii. In the off-street automobile parking area, subject to the following limitations:

a) Long-term bicycle parking inside a parking garage may be no more than 200 feet from a pedestrian entrance to the main building, and located so as to provide reasonably convenient access from the bicycle parking to the nearest walkway, ramp, or elevator providing access to the building.

b) Long-term bicycle parking inside a parking garage shall be located within the space available on the building's pedestrian entry level, after required handicapped-accessible parking stalls and other required elements have been provided. Remaining long-term bicycle parking may be provided on other levels of the parking garage in accordance with the provisions of *Sec 4C.3.3.C.3. (Siting Requirements)*.

iii. One level above or below the ground story, within 100 feet of the elevator, ramp, walkway, or other building entrance on that story. In such cases, elevator or ramp access to the building shall be provided.

iv. Residential long-term bicycle parking may be provided in common storage facilities on residential floors in accordance with *Sec. 4C.3.3.C.2. (Bicycle Parking Space Design)*. If residential long-term bicycle parking is provided on residential floors, the amount of bicycle parking on each floor shall be equal to or greater than 50% of the number of dwelling units on the same floor.

b. For lots with multiple uses, long-term bicycle parking may be provided in one or more bicycle parking facilities within 200 feet of each use.

c. For lots with multiple buildings, required bicycle parking may be sited in one or more bicycle parking facilities within 200 feet of each building.

d. Bicycle parking shall be located so as to allow bicyclists safe and convenient access to and from the site.

e. Bicyclists shall not be required to rely on stairways or escalators for access or to share access with automobiles or other motor vehicles.

f. Elevators providing access for bicyclists shall be sized to accommodate standard adult bicycle dimensions with both wheels on the floor (at least 6 feet by 2 feet).

4. Showers and Personal Lockers

Showers and personal lockers are required for long-term bicycle parking in nonresidential uses in accordance with *LAMC Section 91.6307 (Shower and Locker Facilities)*. If showers and personal lockers are provided, such showers and personal lockers shall remain available for the use of building occupants, including residents or employees, arriving by bicycle.

5. Attended Bicycle Parking Service

a. Pick-up and drop-off location shall either comply with *Sec. 4C.3.3.C.3. (Siting Requirements)* or be co-located with a valet automobile parking pick-up or drop-off location provided on the same site for the subject use.

b. If some or all required bicycle parking spaces are provided by means of an attended bicycle parking service, the service shall be available to building occupants at all times during the hours the building is in operation.

c. If, for any reason, an attended bicycle parking service is discontinued, the associated land uses may no longer count the attended bicycle parking service toward the required number of bicycle parking spaces and shall provide a number of bicycle parking spaces equivalent to the number formerly provided by the attended bicycle parking service.

D. Measurement

[Reserved]

E. Relief

1. An alternative to any long-term bicycle parking design standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any long-term bicycle parking design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. A deviation from any long-term bicycle parking design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.4. AUTOMOBILE PARKING

SEC. 4C.4.1. AUTOMOBILE PARKING STALLS

Space within a building, or a private or public parking area, exclusive of driveways, ramps, columns, office, and work areas, for the parking of one automobile. Does not include bicycle parking.

A. Intent

To accommodate the arrival to a site by automobile at a level appropriate to the demand generated by a particular use within different mobility contexts without creating detrimental effects on surrounding properties or public right-of-way.

B. Applicability

Required automobile parking stall standards apply to all uses on a lot determined by the automobile parking package assigned by the applicable Development Standards District.

C. Standards

1. General

a. All uses subject to the parking requirements of Division 4C.4. (Automobile Parking) shall provide the minimum number of automobile parking stalls specified in the parking package assigned by the applied *Development Standards District (Part 4C)*.

b. When a site or lot is used for a combination of uses, the parking requirements are the sum of the requirements for each use, and no parking stall for one use may be included in the calculation of parking requirements for any other use, with the following exceptions:

i. As allowed in Sec. 4C.4.3.C.2 (Shared Parking).

ii. When parking requirements for a single use on a site or lot with a combination of uses results in a fraction, then the total parking required for all uses on a site or lot shall be calculated based on the sum prior to the rounding of parking requirements for each use followed by rounding the total amount of parking required for a site or lot based on the combination of uses.

c. For electric vehicle charging space requirements, see the *LAMC Chapter 9, Article 9 (Green Building Code)*.

2. Required Automobile Parking Table

a. When the Required Automobile Parking Table lists multiple parking stall requirement options, the option that results in the greater number of required parking stalls applies.

b. Uses are defined in *Part 5C.1. (Use Definitions).*

-TABLE 1- **REQUIRED AUTOMOBILE PARKING**

	PARKING PACKAGE				
	A	B	C	D	E
RESIDENTIAL					
Dwelling:					
Dwelling Units:					
1-4 Habitable Rooms	--	0.25/du	0.5/du	0.75/du	1/du
5+ Habitable Rooms	--	0.75/du	1/du	1.5/du	2/du
Accessory Dwelling Unit	See *Div 9.5. (Accessory Dwelling Unit Incentive Program)*				
Household Business:					
Family Child Care	See Dwelling (No additional parking required beyond Dwelling)				
Home Occupation	See Dwelling (No additional parking required beyond Dwelling)				
Home Sharing	See Dwelling (No additional parking required beyond Dwelling)				
Joint Live/Work Quarters	Entire Unit including workspace treated as Dwelling Unit				
Live Work	Entire Unit including workspace treated as Dwelling Unit				
Mobilehome Park	See *Title 25 of the California Administrative Code*				
Supportive Housing:					
Medical Care	--	0.05/bed	0.1/bed	0.15/bed	0.2/bed
Non-Medical	--	0.25/du	0.5/du	0.75/du	1/du
Permenant Supportive Housing	--	0.05/du	0.1/du	0.15/du	0.2/du
Transitional Shelter	--	--	--	--	--
Homeless Shelter	--	--	--	2/shelter	2/shelter
PUBLIC AND INSTITUTIONAL					
Cemetery	--	--	--	--	--
Civic Facility	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Detention	--	--	--	--	--
Fleet Services	--	--	--	--	--
Medical					
Local	--	0.1/bed	0.1/bed	0.2/bed	0.2/bed
Regional	--	0.5/bed	1/bed	1.5/bed	2/bed
Office, Government	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Parking	--	--	--	--	--
Religious Assembly, excluding all non assembly area	--	10/1,000 SF	15/1,000 SF	20/1,000 SF	25/1,000 SF
School:					
Preschool/Daycare	--	0.25/1,000 SF	0.5/1,000 SF	0.75/1,000 SF	1/1,000 SF
K-12	--	0.25/1,000 SF	0.5/1,000 SF	0.75/1,000 SF	1/1,000 SF
Post-secondary	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Social Services	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF

"--" = no parking required, **"du"** = dwelling unit, **"SF"** = square feet, **"ac"** = acre.

-TABLE 1- **REQUIRED AUTOMOBILE PARKING**

	PARKING PACKAGE				
	A	B	C	D	E
Utilities	--	--	--	--	--
OPEN SPACE & RECREATION					
Indoor Recreation, Commercial	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Nature Reserve	--	--	--	--	--
Open Space, Public	--	--	--	--	--
Outdoor Recreation, Commercial	--	--	--	--	--
Recreation, Public	--	--	--	--	--
Sports Arena and Stadium, Major, excluding all non assembly area	--	10/1,000 SF	15/1,000 SF	20/1,000 SF	25/1,000 SF
TRANSPORTATION USES					
All	--	--	--	--	--
GENERAL COMMERCIAL					
Animal Sales and Services:					
Kennel		0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Veterinary Care	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Commissary Kitchen	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Eating and Drinking:					
Service floor area	--	1/1,000 SF	2/1,000 SF	4/1,000 SF	5/1,000 SF
Food & drink preparation area	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Entertainment Venue, excluding all non assembly area	--	10/1,000 SF	15/1,000 SF	20/1,000 SF	25/1,000 SF
Financial Services	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Instructional Services	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Lodging:	--				
First 30 rooms	--	0.5/lodging unit	0.5/lodging unit	1/lodging unit	1/lodging unit
Next 30 rooms	--	0.25/lodging unit	0.25/lodging unit	0.5/lodging unit	0.5/lodging unit
Remaining rooms	--	--	--	0.25/lodging unit	0.25/lodging unit
Medical Clinic	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Office	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Personal Services	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Postmortem Services	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Retail Sales:					
Sales floor area	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	4/1,000 SF
Showroom area	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Sexually Oriented Business	--	1/1,000 SF	2/1,000 SF	3/1,000 SF	4/1,000 SF

"--" = no parking required, **"du"** = dwelling unit, **"SF"** = square feet, **"ac"** = acre.

-TABLE 1- **REQUIRED AUTOMOBILE PARKING**

	PARKING PACKAGE				
	A	B	C	D	E
HEAVY COMMERCIAL USES					
Motor Vehicle Services, except as listed below:	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Car Wash	--	--	--	--	--
Motor Vehicle Sales and Rental	--	0.5/1,000 SF	1/1,000 SF	1.5/1,000 SF	2/1,000 SF
Storage, Indoor		0.5/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1.5/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after	2/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after
Storage, Outdoor:					
0-1 acre of outdoor storage area	--	2	3	5	6
>1-2 acres of outdoor storage area	--	1/ac	1.5/ac	2.5/ac	3.5/ac
>2 acres of outdoor storage area	--	0.25/ac	0.5/ac	0.75/ac	1/ac
LIGHT INDUSTRIAL USES					
All Light Industrial	--	0.5/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1.5/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after	2/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after
HEAVY INDUSTRIAL USES					
All Heavy Industrial, except as listed below	--	0.5/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1/1,000 SF (1st 10,000 SF) + 0.1/1,000 SF after	1.5/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after	2/1,000 SF (1st 10,000 SF) + 0.2/1,000 SF after
Salvage Yard:					
0-1 acre of outdoor storage area	--	2	3	5	6
>1-2 acres of outdoor storage area	--	1/ac	1.5/ac	2.5/ac	3.5/ac
>2 acres of outdoor storage area	--	0.25/ac	0.5/ac	0.75/ac	1/ac
AGRICULTURAL USES					
All Agriculture	--	--	--	--	--

"--" = no parking required, **"du"** = dwelling unit, **"SF"** = square feet, **"ac"** = acre.

D. Measurement

1. Parking Stalls Per 1,000 Square Feet

When determining parking stall requirements specified as a ratio having a denominator of "1,000 SF" the method for determining the total number of required parking stalls shall be executed as follows:

a. Divide the total floor area of the subject use by 1,000. For determining floor area of the specified use, see *4C.4.1.D.2. (Square Feet)*.

b. Multiply the result by the numerator in the specified parking ratio. If the result is a fraction, round in accordance with *4C.4.1.D.3. (Fractional Spaces)*.

c. The result shall be the total number of required parking stalls.

2. Parking Stalls Per Acre

When determining parking stall requirements specified as a ratio having a denominator of "acre" the method for determining the total number of required parking stalls shall be executed as follows:

a. Divide the total area of the subject use by 43,560. For determining floor area of the specified use, see *4C.4.1.D.2. (Square Feet)*.

b. Multiply the result by the numerator in the specified parking ratio. If the result is a fraction, round in accordance with *4C.4.1.D.3. (Fractional Spaces)*.

c. The result shall be the total number of required parking stalls.

3. Square Feet

For the purpose of calculating required parking stalls in *Sec . 4C.4.1. (Automobile Parking Stalls)*, square feet refers to the total on-site floor area dedicated to a subject use, measured in square feet. The total floor area includes the floor area of accessory buildings. For the calculation of floor area, see *Sec. 14.1.7. (Floor Area)*.

4. Habitable Rooms

For the purpose of applying the automobile parking space requirements per *Sec. 4C.4.1. (Automobile Parking Stalls)*, any kitchen shall not be considered a habitable room.

5. Fractional Space

a. When calculating required parking stalls in *Sec . 4C.4.1. (Automobile Parking Stalls)* results in the requirement of a fractional parking stall, any fraction up to and including 0.5 may be disregarded and any fraction over 0.5 requires one additional parking stall.

b. Where required parking stalls in *Sec . 4C.4.1. (Automobile Parking Stalls)* is calculated for a lot including more than one use, parking spaces may be rounded after calculating the total number of required parking stalls for all uses on a lot.

E. Exception

1. Accessible Parking

The number of required automobile parking stalls may be reduced by the number of stalls deemed necessary in order to provide accessible parking stalls as required by California State access laws.

2. Amenity Space

Floor area provided as amenity space for site users shall be exempt from parking requirements.

3. Change of Use, Commercial Tenant Size

When allowed by the applicable Development Standards District, change of use projects of a size equal to or less than the square footage threshold specified by the applicable Development Standards District are not required to provide additional automobile parking stalls to accommodate a general commercial use that would otherwise require more automobile parking stalls than exists on-site.

4. Electric Vehicle Charging Stations

a. Each electric vehicle charging station provided above the minimum required by *Article 9 (Green Building Code) of Chapter 9 (Building Regulations) of the LAMC* may be substituted for 2 required automobile parking stalls for the purpose of complying with any applicable minimum parking stall requirements of *Sec. 4C.4.1 (Automobile Parking Stalls)*.

i. Measurement. Where a multiport electric vehicle charger can simultaneously charge more than one vehicle, the number of electric vehicle charging stations shall be considered equivalent to the number of electric vehicles that can be simultaneously charged.

b. An accessible parking stall with an access aisle served by electric vehicle supply equipment or an accessible parking stall with an aisle designated as a future electric vehicle charging space shall count as 2 required automobile parking stalls for the purpose of complying with any applicable minimum parking stall requirements of *Sec. 4C.4.1 (Automobile Parking Stalls)*.

5. Fire Pump Rooms

The number of required automobile parking stalls may be reduced by the number of stalls deemed necessary in order to install a water storage tank to enlarge an existing fire pump room, or to install a new fire pump room.

6. Historic Buildings and Buildings That Are At Least 25 Years Old

No additional parking is required for uses occupying a building that meets one of the following criteria:

a. The building is a designated historic resource.

b. The building is a surveyed historic resource.

c. The building was constructed conforming to building and zoning codes in effect at the time it was built and is at least 25 years old. A certificate of occupancy, building permit, or other suitable documentation may be submitted as evidence to verify the date of construction.

7. Office Mixed-Use

a. Any indoor recreation use, eating and drinking use, personal service use or retail use sharing a lot with an office use may provide parking at the same rate required for office uses subject to the following requirements:

i. The lot includes a total floor area of 50,000 square feet or greater.

ii. The office uses shall occupy a minimum of 75 percent of the floor area on the lot.

iii. The cumulative floor area dedicated to any combination of indoor recreation uses, eating and drinking uses, personal service uses or retail uses that may provide parking at the same rate required for office use shall not exceed 5 percent of the total floor area dedicated for office uses.

iv. Any floor area dedicated to any combination of indoor recreation uses, eating and drinking uses, personal service uses or retail uses that exceeds 5 percent of the total floor area dedicated for office use shall provide parking at the rate specified for the subject use in the applicable parking package assigned by the applied *Development Standards District (Part 4D)*.

b. Any office use sharing a lot with a wholesale trade and warehousing use may provide parking at the same rate required for wholesale trade and warehousing uses when the following criteria are met:

i. The cumulative floor area dedicated to office uses that may provide parking at the same rate required for wholesale trade and warehousing uses shall not exceed 10 percent of the total floor area dedicated for wholesale trade and warehousing uses.

ii. Any floor area dedicated to office uses that exceeds 10 percent of the total floor area dedicated for wholesale trade and warehousing uses shall provide parking at the rate specified for office use in the applicable parking package assigned by the applied *Development Standards District (Part 4D)*.

8. Public Benefit Projects

Projects participating in an Affordable Housing Incentive Program, Community Benefits Program, or a General Incentive Program included in Article 9, Public Benefit Systems, may qualify for reduced required automobile parking as deemed eligible.

9. Small Business Tenant Space

Non-residential tenant spaces designated for commercial uses having a floor area of 1,500 square feet or less shall be exempt from requirements to provide automobile parking stalls. This exemption is limited to 2 tenant spaces per lot.

10. Substituting Required Automobile Parking with Bicycle Parking

a. Required automobile parking stalls may be substituted with bicycle parking at a ratio of 1 automobile parking stall for every 4 bicycle parking spaces provided the bicycle parking spaces meet the applicable requirements of *Sec. 4C.3.1.C. (Required Bicycle Parking Spaces)*.

b. Nonresidential uses may substitute up to 20% of the required automobile parking with bicycle parking. When a nonresidential use is located within 1,500 feet of a transit station, up to 30% of the required automobile parking stalls may be substituted with bicycle parking.

c. Residential uses may substitute up to 10% of the required automobile parking with bicycle parking. When a residential use is located within 1,500 feet of a major transit stop, up to 15% of the required automobile parking stalls may be substituted with bicycle parking.

d. Projects participating in an Affordable Housing Incentive Program, Community Benefits Program, or a General Incentive Program included in *Article 9. (Public Benefit Systems)*, may substitute up to 30% of the required automobile parking with bicycle parking, as deemed eligible.

F. Relief

1. A reduction in required automobile parking requirements may be requested in accordance with *Sec. 4C.4.3. (Alternative Parking Strategies)*.

2. A reduction in required automobile parking requirements of up to 20% may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.

3. A deviation in required automobile parking requirements may be allowed as a variance in accordance with *Sec. 13.7.3 (Variance)*.

SEC. 4C.4.2. CHANGE OF USE PARKING EXEMPTION

A. Intent

To allow existing commercial spaces to change uses in response to evolving neighborhood and business conditions without requiring additional parking stalls, which may not be feasible without the loss of existing floor area and major site alterations.

B. Applicability

Applies to use modification project activities within a commercial tenant space having a floor area less than or equal to the square footage threshold specified by the applied Development Standards District (Part 4B).

C. Standards

1. No additional parking stalls beyond those that currently exist on-site shall be required for use modification project activities within a commercial tenant space having a floor area less than or equal to the square footage threshold specified by the applied Development Standards District (Part 4B).

2. When the applied Development Standard District (Part 4B) specifies "n/a" for change of use parking exemption, use modification project activities involving a commercial tenant space of any size is allowed without providing any additional parking.

3. The proposed use to occupy the commercial tenant space shall be designated for one of the following uses:

    i. General Commercial (all)

    ii. Indoor Recreation, Commercial

    iii. Office, Government

    iv. Social Services

D. Measurement

1. The size of an individual commercial tenant space shall be measured as the total floor area of a space designated to an individual tenant having no direct access to any other tenant space. Where multiple individual tenant spaces have direct access between the tenant spaces, all connected tenant spaces are considered the same tenant space for the purpose of measuring commercial tenant size.

2. Commercial tenant spaces may have direct access to common areas and shared facilities; however, common areas and shared facilities shall not be included in the calculation of commercial tenant size.

3. For the measurement of floor area see *Sec. 14.1.7. (Floor Area)*.

E. Relief

1. A deviation from the maximum floor area eligible for a change of use parking exemption of up to 20% may be requested in accordance with *Sec. 13B.7.2. (Adjustments)*.

2. A deviation from maximum floor area threshold specified by the applied Development Standards District (Part 4B) for a commercial tenant space to be eligible for the change of use parking exemption may be allowed as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

SEC. 4C.4.3. ALTERNATIVE PARKING STRATEGIES

A. Intent

To provide opportunities for projects to reduce the number of required automobile parking stalls through alternative methods of accommodating arrival to a site and reduce demand for automobile parking.

B. Applicability

All projects required by *Sec. 4C.4.1 (Automobile Parking Stalls)* to provide automobile parking.

C. Standards

1. General

a. A reduction in required automobile parking stalls through the provision of one or more alternative parking strategies may be authorized in accordance with *Sec. 13B.2.5. (Director Determination)*. Applicants that wish to provide an alternative parking strategy as a means of reducing the total number of required spaces shall submit a report which provides the following:

i. Detailed description of all uses involved in the alternative parking strategy, including location, floor area, seating capacity if applicable, and hours of operations.

ii. Anticipated parking demand generated by employees, tenants, residents, and visitors on an hourly basis, 24 hours per day, for seven consecutive days.

iii. Description of how an alternative parking strategy will alleviate the demand for a specified number of the total required parking stalls.

iv. Supplemental maps and plot plans deemed necessary for depicting all relevant components of an alternative parking strategy.

v. Supplemental market study detailing the complementary relationship between a mix of uses as deemed necessary for understanding the parking strategy.

b. Additional documents, covenants, deed restrictions, or other agreements shall be executed and recorded as deemed necessary, in order to assure the continued maintenance, operation and viability of an approved alternative parking strategy, under the conditions set forth in the Director's Determination. Revisions to the parking strategy shall be submitted to the Director of Planning in a report documenting the revised manner in which the new parking strategy achieves the same intention and level of service as the originally approved parking strategy.

2. Mixed Use

When a site combines dwelling uses or office uses with on-site commercial uses that may serve the site's residents or employees the total number of required automobile parking stalls

may be reduced when an applicant demonstrates that the site's commercial uses will cater to the site's residents or employees. The total number of required automobile parking stalls may be reduced provided the mixed-use site meets all of the following criteria:

a. Shall contain 50 or more dwelling units or 50,000 square feet or more dedicated to office use.

b. Commercial uses shall be limited to indoor recreation, eating and drinking, personal service or retail use.

c. The commercial uses shall be limited to 25 percent of total floor area.

d. The mix of uses will sufficiently alleviate the demand for the specified number of required parking stalls.

3. Shared Parking

In order to take advantage of different peak periods of parking demand among nearby uses the total number of required automobile parking stalls may be reduced when an applicant demonstrates that automobile parking stalls can be shared among multiple uses. The parking strategy shall meet all of the following criteria:

a. A shared parking facility shall be located within a 750-foot walking distance of each participating use.

b. Participating uses shall have mutually exclusive periods of peak parking demand.

c. The shared parking strategy will sufficiently alleviate the demand for the specified number of required parking stalls.

4. Proximity to Public Transportation

Uses within walking distance of a public transit facility may take advantage of increased transit ridership among employees, tenants and visitors and a decreased demand for automobile parking. The total number of required automobile parking stalls may be reduced provided the parking strategy meets all of the following criteria:

a. A use shall be located within a 1,500-foot walking distance of public transit. For this purpose, public transit means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public. A public transit stop or station that is in development may also apply if the anticipated operating date is within three years.

b. The nearby public transit facility will sufficiently alleviate the demand for the specified number of required parking stalls.

5. Shuttle Service

Uses generating travel patterns whereby a majority of employees or visitors arrive and depart within the same time periods may operate a viable shuttle service that decreases the demand for automobile parking.

Criteria:

a. A shuttle shall provide scheduled service between the use and a location that can accommodate the arrival of shuttle users, such as a park and ride facility or public transit station or stop.

b. A majority of shuttle users arrive and depart roughly within the same three hour period.

c. The planned shuttle service will sufficiently alleviate the demand for the specified number of required parking stalls.

6. Designated Passenger Loading Area

Uses that can accommodate a high share of arrivals and departures through dynamic ridesharing or taxi services when provided a safe and efficient passenger loading area may have a decreased demand for automobile parking.

Criteria:

a. A designated passenger loading area shall be located within a 300-foot walking distance of a street facing entrance to the use it serves. Travel between a designated passenger loading area and the use being served shall not require pedestrians to cross streets.

b. The passenger loading area shall not be placed within 75 feet of an intersection.

c. The passenger loading area shall provide sufficient space for a vehicle to pull out of roadway traffic and safely load and unload passengers without interfering with traffic flow.

d. The passenger loading area shall not decrease sidewalk space for pedestrians or impede pedestrian movement.

e. Passenger loading areas shall be clearly indicated with signage.

f. The designated passenger loading area will sufficiently alleviate the demand for the specified number of required parking stalls.

D. Measurement

1. For measurement of walking distance see *Sec. 14.1.3.B. (Distance, Walking)*.

2. Peak period demand is determined based on the following:

a. For projects that have obtained a certificate of occupancy, this analysis shall be conducted on an hourly basis, 24 hours per day, for seven consecutive days to identify the maximum average number of automobiles on the lot per hour.

b. For projects that have not yet obtained a certificate of occupancy, this analysis shall be conducted on an hourly basis, 24 hours per day, for seven consecutive days to identify the maximum average number of automobiles per hour on a lot serving a similar use.

E. Relief

A deviation from any alternative parking strategy dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

SEC. 4C.4.4. PARKING AREA DESIGN

A. Intent

To ensure parking areas provide sufficient accommodation for automobile parking.

B. Applicability

Parking area design standards are applicable to every parking area containing automobile parking stalls.

C. Standards

1. Automobile Circulation

All portions of a parking area, including public parking structures, shall be accessible by automobile to all other portions of a parking area without requiring the use of any public street. Alleys may be used for circulation between parking areas. LADOT may allow use of the public street for this purpose where they determine that it is not detrimental to the flow of traffic.

2. Location of Parking Stalls

a. All required automobile parking stalls shall be located in an off-street parking area.

b. The required automobile parking stalls shall be provided either on the same lot as the use they are intended to serve or on another lot not more than a 750-foot walking distance of a street facing entrance to the use intended to be served by the required parking. An alternative parking strategy provided in accordance with *Sec. 4C.4.3. (Alternative Parking Strategies)* may be approved to exceed this distance.

c. Automobile parking is not permitted within the primary street parking setbacks, side street parking setbacks and any special lot line parking setbacks established by the applicable Frontage District in accordance with *Sec. 3C.2.1. (Frontage Setback)*.

d. Automobile parking is not permitted within any portion of a site designated to be used as lot amenity space or residential amenity space in accordance with *Div. 2C.3. (Amenity)*.

3. Automobile Maneuvering

a. Each automobile parking stall shall be so located that no automobile is required to reverse onto any public street or sidewalk to leave the parking stall, parking bay or driveway, except where the automobile parking facility serves 4 parking stalls or less and where the driveway access is to a street other than a boulevard or avenue. An alley may be used for maneuvering in reverse.

b. Each automobile parking stall shall be so located that parking maneuvers can be accomplished without driving onto a frontage parking setback area.

4. Parking Stall Striping

Each parking stall shall be clearly marked with striping for the entire required parking stall depth with the exception of parking areas on lots that contain less than 5 parking stalls, which are not required to mark parking stalls with striping.

5. Barriers

Bumper guards, wheel stops, steel posts, curbs, or other permanent installations that prevent vehicles from parking or maneuvering outside of parking areas, driveways and motor vehicle use areas.

6. Paving

All parking areas shall be paved with a material treatment meeting either the basic or alternative paving material standards.

a. Basic Paving Material

Automobile parking areas shall be paved with either hard, durable asphaltic paving which has been mixed at a plant and is at least 2 inches thick after compaction, with Portland cement paving at least 3 inches thick.

b. Alternate Paving Materials

i. Automobile parking areas shall be paved with porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock, gravel, or restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids).

ii. Alternate paving materials are subject to the following standards:

a) Paving materials located in a designated fire lane must be approved by LAFD.

b) Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80 mm (3.14 inches).

c) If plantings are an element of the alternative paving material, the irrigation system shall not utilize potable water except for plant establishment.

d) Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications.

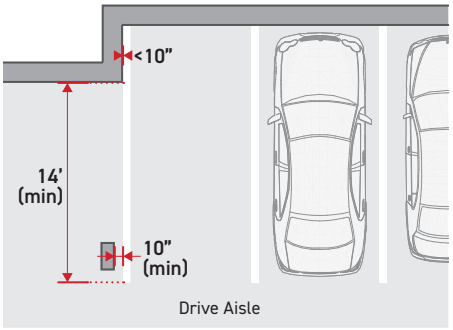
e) Decomposed granite, crushed rock and gravel shall only be allowed for parking areas serving 1 or 2 dwelling units.

7. Lighting

Parking areas shall be illuminated in accordance with *Sec. 4C.11.1 (Outdoor Lighting)*.

8. Parking Stall Obstructions

No fence, wall, partition, column, post or similar obstruction may be located within 10 inches of a parking stall along its longest dimension unless the obstruction is located a minimum of 14 feet from the drive aisle measured parallel to the parking stall. Parking stalls provided in 1L or 2L Density Districts are exempt from this standard.



9. Parking Lots

For additional standards for parking lots see *Sec. 4C.4.4. (Parking Lot Design)*.

10. Structured Parking

For additional standards for structured parking see *Sec. 4C.4.6. (Parking Structure Design)*.

11. Parking Stall Dimensions

All automobile parking stalls shall meet the minimum dimension standards in the table below:

PARKING STALL DIMENSIONS

Parking Stall		Dimension	Parking Stall Type		
STALL TYPE	STALL ANGLE		STANDARD	COMPACT	TANDEM
Perpendicular and Angled	>0°-90°	Width (min)	8'-4"	7'-6"	8'-4"
		Depth (min)	18'-0"	15'-0"	33'-0"
Parallel (Typical)	0°	Width (min)	8'-0"	7'-6"	n/a
		Depth (min)	26'-0"	23'-0"	n/a
Parallel (End Stall)	0°	Width (min)	8'-0"	7'-6"	n/a
		Depth (min)	30'-0"	27'-0"	n/a

12. Compact Parking

a. All parking stalls in excess of the required number of parking stalls in *Sec. 4C.4.1. (Required Automobile Parking Stalls)* may be compact parking stalls.

b. All parking stalls in excess of one parking stall per dwelling unit may be compact parking stalls.

c. In each parking area containing 10 or more parking stalls, a maximum of 40% of the required stalls may be compact parking stalls. Such restriction shall not apply to parking stalls in excess of the number of required stalls.

d. All compact stalls shall be clearly and visibly striped and labeled for compact car use only.

13. Tandem Parking

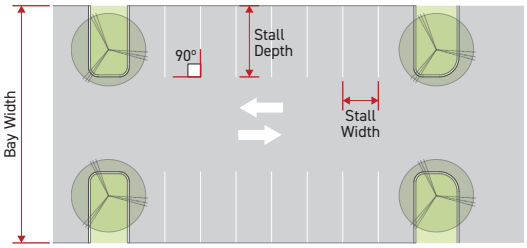
Automobiles may be parked in tandem in a private parking area serving a residential use, where the tandem parking is not more than two cars in depth. Tandem parking is not allowed for recreational vehicles or guest parking provided as part of a private parking area serving a residential use.

14. Parking Bay Dimensions

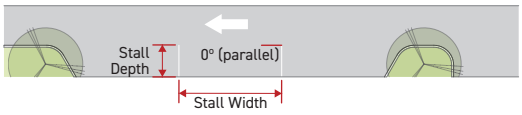
a. The minimum width of each parking bay is determined by the stall width and parking stall angle of the parking stalls in accordance with the table below:

PARKING BAY WIDTH					
Parking Stall		One-Way Drive Aisle		Two-Way Drive Aisle	
ANGLE	WIDTH	DOUBLE LOADED	SINGLE LOADED	DOUBLE LOADED	SINGLE LOADED
0° (Parallel)	8'-0"	28'-0"	18'-0"	36'-0"	28'-0"
30°	7'-6"	40'-0"	26'-0"	48'-2"	34'-0"
	8'-4"	43'-0"	27'-6"	51'-2"	35'-6"
	8'-6"	43'-0"	27'-6"	51'-2"	35'-6"
	9'-0"	43'-0"	27'-6"	51'-2"	35'-6"
45°	7'-6"	44'-4"	28'-2"	52'-1"	36'-3"
	8'-4"	50'-3"	31'-11"	56'-4"	38'-6"
	8'-6"	49'-10"	31'-6"	56'-4"	38'-6"
	9'-0"	48'-7"	30'-3"	56'-4"	38'-4"
60°	7'-6"	49'-4"	32'-8"	54'-1"	37'-11"
	8'-4"	56'-5"	37'-3"	59'-11"	41'-1"
	8'-6"	55'-11"	36'-9"	59'-9"	40'-11"
	9'-0"	54'-8"	35'-3"	59'-3"	40'-7"
90°	7'-6"	55'-4"	40'-4"	55'-4"	40'-4"
	8'-4"	64'-0"	46'-0"	64'-0"	46'-0"
	8'-6"	63'-4"	45'-4"	63'-4"	45'-4"
	9'-0"	61'-4"	43'-4"	61'-4"	43'-4"

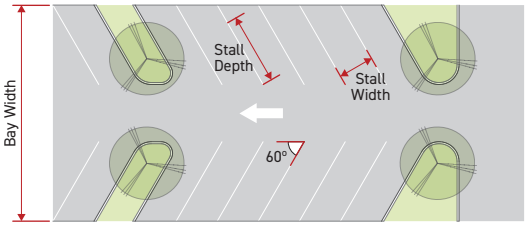
2-WAY / DOUBLE LOADED



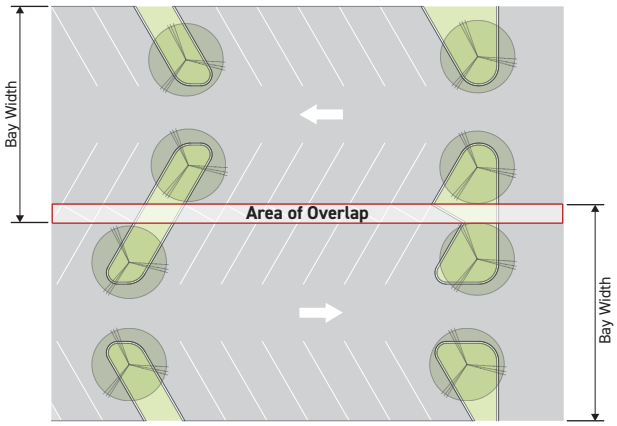
1-WAY / SINGLE LOADED



1-WAY TRAFFIC/DOUBLE LOADED



OVERLAPPING PARKING BAYS



b. Where parking stalls of two bays interlock the parking bays may overlap.

c. Any tandem stalls provided shall increase the minimum parking bay width by 15' tandem stalls are provided on only one side of a drive aisle and 30' where tandem stalls are provided on two sides of a drive aisle.

d. Parking bay dimensions other than those specified may be approved by the Superintendent of Building based on vehicle maneuvering requirements on the site.

15. Mechanical Automobile Lifts and Robotic Parking Structures

a. The stacking of 2 or more automobiles using a mechanical car lift or computerized parking structure is permitted.

b. All automobile parking stalls included in a mechanical lift or robotic parking structure shall meet the minimum dimension standards in the table below:

PARKING STALL DIMENSIONS		
Dimension	Parking Stall Type	
	STANDARD	COMPACT
Clear Width (min)	8'-0"	7'-0"
Clear Height (min)	7'-0"	6'-0"

d. The platform of the mechanical lift on which the automobile is first placed shall be individually accessed and shall be placed so that the location of the platform and access to the platform meet all applicable requirements of Division 4C.4. (Automobile Parking).

e. The lift equipment or computerized parking structure shall meet any applicable building, mechanical and electrical code requirements as approved by the Department of Building and Safety.

f. All mechanical automobile lifts and robotic parking structures shall be subject to *4C.4.3.C.2. (Location of Parking Stalls)*.

D. Measurement

1. Parking Stall Width

The narrowest horizontal distance between opposite edges of a parking stall.

2. Parking Stall Depth

The horizontal distance measured perpendicular to the parking stall width from one edge of a parking stall to the opposite edge. A minimum parking stall depth shall be met for all portions of the parking stall width.

3. Parking Bay Width

The horizontal distance between opposite edges of a parking bay measured perpendicular to the drive lane.

4. Parking Angle

The angle measured from the long edge of a parking stall to the drive lane.

5. Clear Height

Minimum clear height is measured as the vertical dimension of a parking stall at the lowest point, from finished grade or floor elevation to the ceiling or other fixed obstruction for the full width and depth of the parking stall.

6. Clear Width

Minimum clear width is measured as the horizontal dimension of a parking stall at the narrowest point between walls or other fixed obstructions for the full depth of the parking stall.

E. Exceptions

A parking area providing attendants to park the vehicles at all times when the parking area is open for use does not have to meet the requirements of the following of *Sec. 4C.4.4.C.11. (Parking Stall Dimensions)* and *Sec. 4C.4.4.C.14. (Parking Bay Dimensions)*.

F. Relief

1. A deviation from parking area design standards may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A reduction in required number of standard parking stalls by 10% in lieu of compact parking stalls may be requested in accordance with *Sec. 13.7.2 (Adjustments)*.

3. A deviation in required parking stall dimensions or parking bay dimensions may be allowed as a variance in accordance with *Sec. 13.7.3 (Variance)*.

SEC. 4C.4.5. PARKING LOT DESIGN

A. Intent

Ensure parking lots are designed to create safe, comfortable and attractive environments for users and pedestrians along the adjacent public right-of-way, while also mitigating heat island effects, absorbing noise pollution, managing stormwater runoff, sequestering carbon emissions and supporting urban biodiversity through landscaping and surface design.

B. Applicability

1. Parking lot design standards apply to all automobile parking areas that are not contained within a parking structure. For parking structure design standards see *Sec. 4C.4.5 (Parking Structure Design)*.

2. Parking lot landscaping standards apply to all automobile parking areas containing 5 or more parking stalls.

C. Standards

1. Surfacing

a. All automobile parking areas shall be graded and drained to collect, retain and infiltrate surface water on-site by applying Low Impact Development practices and standards in accordance with *LAMC Section 64.72. (Stormwater Pollution Control Measures for Development Planning and Construction Activities)*.

b. Parking lots shall be surfaced with hard, durable asphaltic paving which has been mixed at a plant and is at least two inches thick after compaction, with portland cement paving at least three inches thick or with an alternative paving material described below.

i. Alternative paving materials include the following: porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock, gravel, and restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids.)

ii. Alternative paving materials are permitted for use in every parking lot, subject to the following standards:

a) Any product installed within areas designated by the Fire Department as a fire lane must be approved by the Fire Department.

b) Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80 mm (3.14 inches).

c) If plantings are an element of the alternative paving material, the irrigation system shall not utilize potable water except for plant establishment.

d) Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications.

e) Decomposed granite, crushed rock and gravel shall only be allowed for driveways and parking areas serving a maximum of two dwelling units.

2. Parking Lot Landscaping

a. General

i. Projects may comply with either Option 1 or Option 2 in order to meet the requirements of this Section.

ii. The required stall length of parking stalls may overhang the planting areas required by the parking lot landscaping standards by 2 feet or less.

iii. All planting areas shall comply with *Sec. 4C.4.4. (Plant Design & Installation)* in addition to any planting area requirements of the chosen parking lot landscaping option.

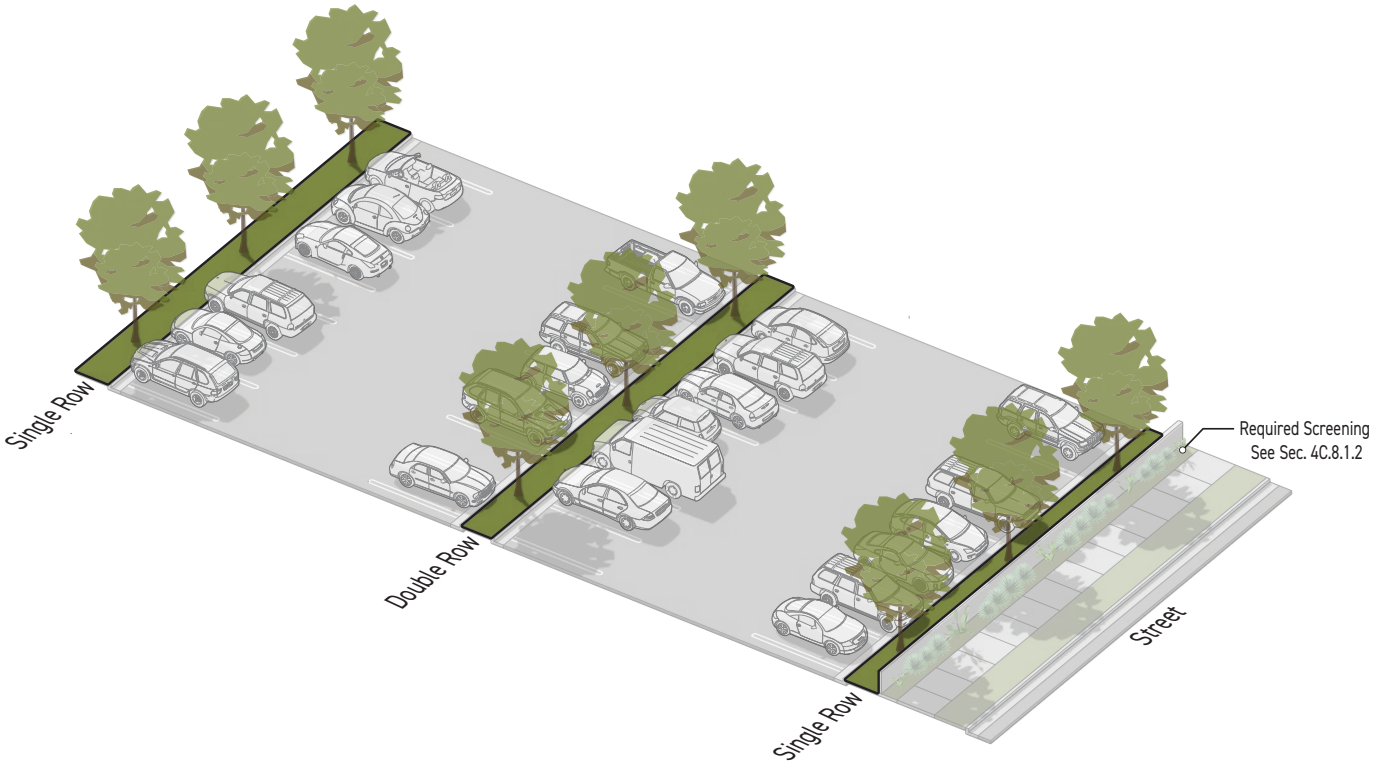
b. Option 1: Prescriptive Standard

i. Trees planted within a planting area located along a single row of parking stalls shall be provided at a rate of 1 large species tree or 2 small species trees for every 34 parking stalls.

ii. Trees planted between two rows of parking stalls shall be provided at a rate of 1 large species tree *(Sec. 4C.4.4.C.3.a.)* or 2 small species trees *(Sec. 4C.4.4.C.3.a.)* for every 68 parking stalls.

iii. Trees planted between two rows of parking stalls shall be provided at a rate of 1 large species tree *(Sec. 4C.4.4.C.3.a.)* or 2 small species trees *(Sec. 4C.4.4.C.3.a.)* for every 6 parking stalls.

iv. Required trees shall be spaced evenly along the entire length of the required planting area.



v. When calculating the total number of trees results in a fraction of a tree, any fraction less than one-half may be disregarded and any fraction of one-half or more will require one additional tree.

c. Option 2: Performance-Based Standard

Trees shall be planted so that at least 50% of all parking lot stalls will be shaded by tree canopy after 10 years of planting.

3. Screening

a. Where a parking lot faces a frontage lot line, common lot line or an alley lot line the entire length of the parking lot shall be screened.

i. A type *F2 frontage screen (Sec. 4C.8.1.C.2.b.)* or a type *F3 frontage screen (Sec. 4C.8.1.C.2.c.)* is required between the parking lot and frontage lot lines for any portion of the length of the parking lot that faces a frontage lot line.

ii. A Type *T1 transition screen (Sec. 4C.8.2.C.2.a.)* is required between the parking lot and common lot lines shared with lots having a 1L, 2L, 3L or 4L Density District for any portion of the length of the parking lot that faces a common lot line.

iii. A Type *T1 transition screen (Sec. 4C.8.2.C.2.a.)* is required between the parking lot and alley lot lines for any portion of the length of the parking lot that faces an alley lot line where lots zoned with a 1L, 2L, 3L or 4L Density District abut the opposite side of the alley right-of-way.

b. The required stall length of parking stalls may overhang the planting area of a required frontage screen or transition screen by 2 feet or less.

c. Screens may only be located in a frontage yard where they comply with frontage yard fences and wall standards in the applied *Frontage District (Part 3B)*.

4. Containment Perimeter

Parking lots shall include a containment perimeter that obstructs motor vehicles from leaving the designated parking lot. The containment perimeter shall be providing using one or more of the following containment methods around the entire perimeter except for crossings and access points required for driveways, drive aisles, pedestrian accessways, pedestrian passageways:

a. Continuous curbs of no less than 4 inches in height.

b. Permanent bollards, walls, raised planters, or a similar containment method having a height no less than 30 inches and having a clear width of no more than 66 inches.

c. A planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)* with no horizontal dimension less than 5 feet.

5. Lighting

Parking areas shall be illuminated in accordance with *Sec. 4C.10.1. (Outdoor Lighting)*.

D. Measurement

1. For lot line determination see *Sec. 14.1.12 (Lot Line Determination)*.
2. For frontage yard designation see *Sec. 14.1.20.G. (Frontage yard)*.
3. For parking frontage setback see *Sec. 3C.2.1. (Parking Setback)*.
4. For the length that a parking lot is facing a lot line see *Sec. 14.1.6. (Facing)*.
5. To measure planting area width see *Sec. 4C.4.4.D.1 (Planting Area Width)*.

E. Relief

1. A deviation from any parking lot design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
2. A deviation from any parking lot design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.4.6. PARKING STRUCTURE DESIGN

A. Intent

To limit the visual and environmental impact of motor vehicle use areas on the public realm to extent appropriate to the mobility context.

B. Applicability

1. General

Parking structure design standards apply to all parking structures.

2. Primary St.

Where the applied *Development Standard District (Part 4B)* specifies a parking structure design treatment under the "Primary St." heading, the specified parking structure design treatment standards apply to all portions of a structure that face a primary street lot line and include a motor vehicle use area within 30 feet of the primary street lot line-facing facade.

3. Side St.

a. Where the applied *Development Standard District (Part 4B)* specifies a parking structure design treatment under the "Side St." heading, the specified parking structure design treatment standards apply to all portions of a structure that face a side street lot line and include a motor vehicle use area within 30 feet of the side street lot line-facing facade.

b. On a lot zoned with a *Dual Frontage District (Div 4B.8.)*, the parking structure design treatment standards specified under the "Side St." heading, apply to all portions of a structure that face a special lot line and include a motor vehicle use area within 30 feet of the special lot line facing facade.

4. Parking Garage

Where the applied *Development Standard District (Part 4B)* specifies a parking structure design treatment under the "Parking Garage" subheading, the specified parking structure design treatment standards apply to all parking garages.

5. Integrated Parking

Where the applied *Development Standard District (Part 4B)* specifies a parking structure design treatment under the "Integrated Parking" subheading, the specified parking structure design treatment standards apply to structures including integrated parking.

6. Ground Story

Where the applied *Development Standard District (Part 4B)* specifies a parking structure design treatment for the ground story, the specified parking structure design treatment standards apply along the ground story facade.

7. Upper Stories

Where the applied *Development Standard District (Part 4B)* specifies a parking structure design treatment for upper stories, the specified parking structure design treatment standards apply along upper story facades.

C. Standards

1. General

a. Parking structure design treatments are hierarchical according to the following order:

i. Screened Parking

ii. Concealed Parking

iii. Adaptable Parking

iv. Wrapped Parking

b. If a treatment listed with a lower number is specified by the applied *Development Standards District (Part 4B)*, the applicant may choose to meet the standards of a treatment with a higher number.

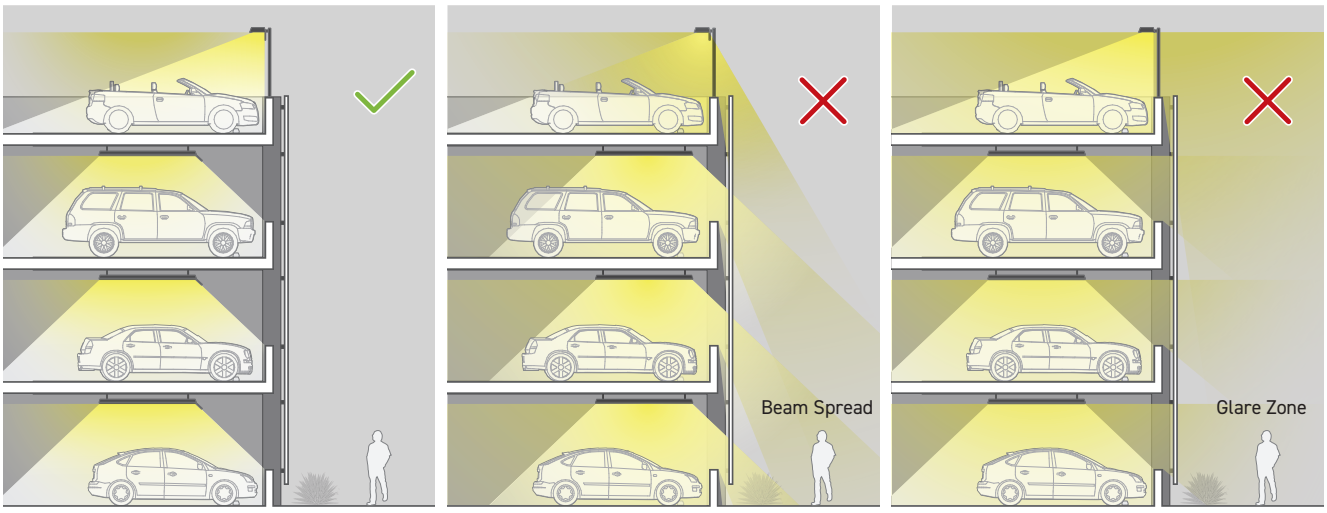
c. Ground story motor vehicle use areas located in a parking structure shall also meet any parking setback standards specified by the applied *Frontage District (Part 3B)*.

2. Lighting

All luminaires located in parking structures shall meet the following standards:

a. Luminaires shall meet the standards of *Sec. 4C.10.1. (Outdoor Lighting)*.

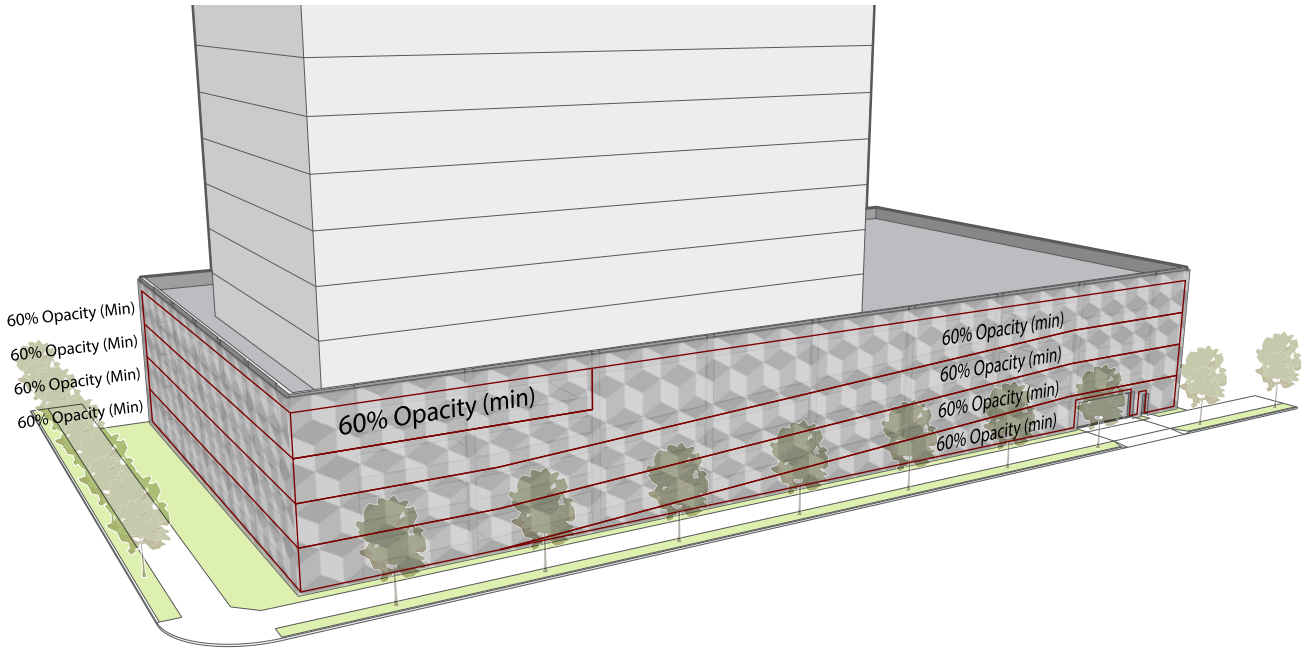
b. Beam spread and glare zone from luminaires shall be contained within the parking structure.



3. Parking Structure Design Treatments

a. Screened Parking

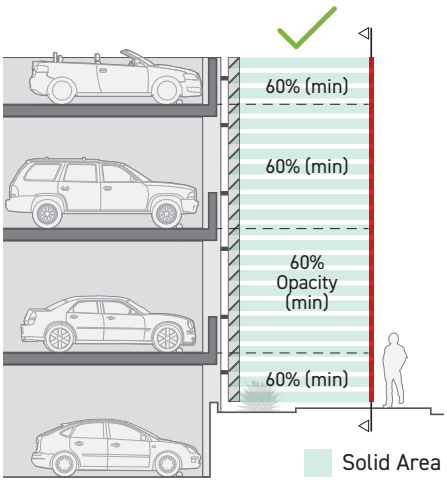
Intended to limit the visual and environmental impact of motor vehicle use areas on the public realm.



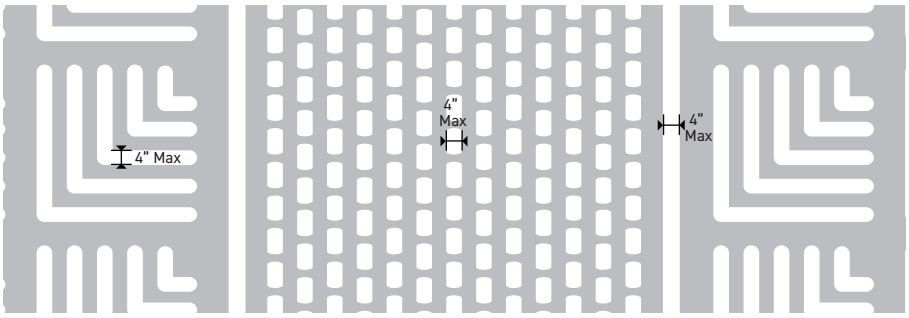
i. Parking structure facades required to be screened shall meet any frontage standards required by the applicable Frontage District.

ii. All above grade parking structure facades shall be screened with a permanent structure that meets the following standards:

a) Shall not have less than 60% opacity for any individual tier of parking measured in elevation projection.



b) Openings in screens shall be 4 inches or less in at least one dimension except for openings provided for pedestrian or vehicle access.



c) Upper story parking screening, when projected from an angle of elevation of 45 degrees shall not have a lower opacity than when measured in elevation projection.

d) Parking structure screen openings accommodating automobile access are allowed for a width no greater than the maximum allowed driveway width allowed by the applicable Development Standards District.

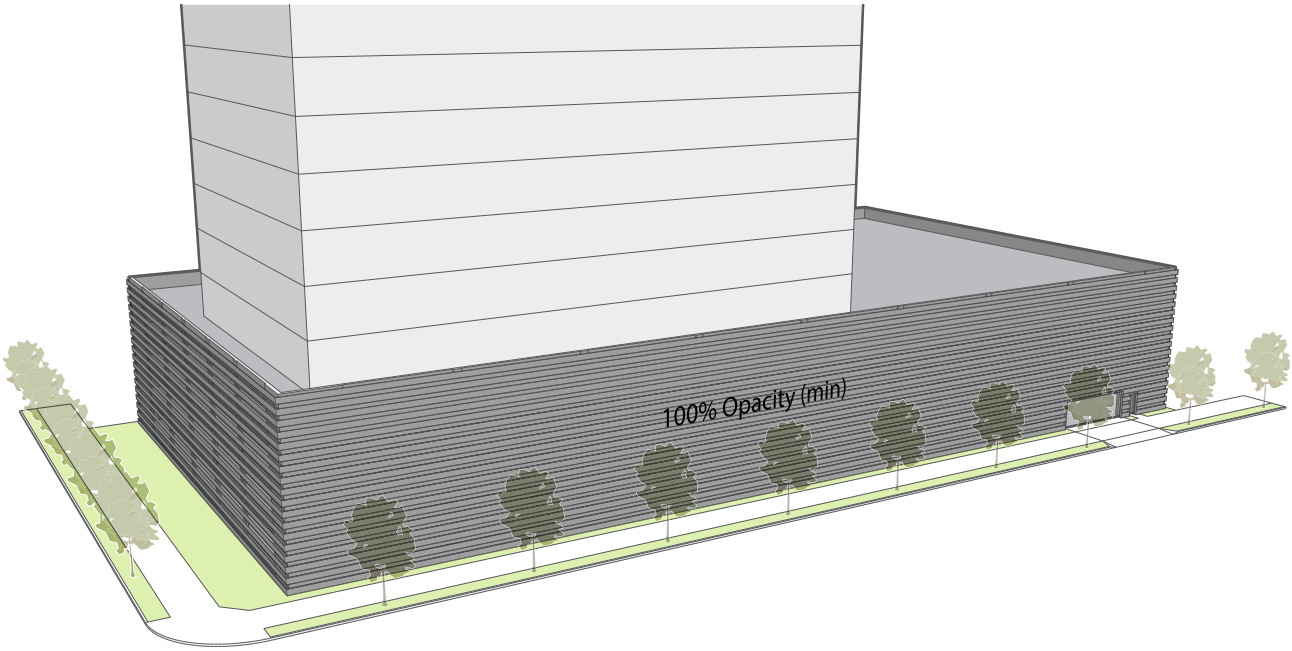
e) Parking structure screen openings accommodating pedestrian accessways are allowed for a width no greater than 8 feet in width for each individual pedestrian accessway. Where an opening in the parking garage screening accommodates both pedestrian and automobile access, the maximum allowable opening width is 8 feet greater than the maximum allowed driveway width.

f) Parking structure screen openings shall have a height no greater than 1 story.

iii. In addition to the screening above, a F-Screen 1 or F-Screen 2 frontage screen *(Sec. 4C.8.1.C.2.)* is required between ground story parking and all frontage lot lines.

b. Concealed Parking

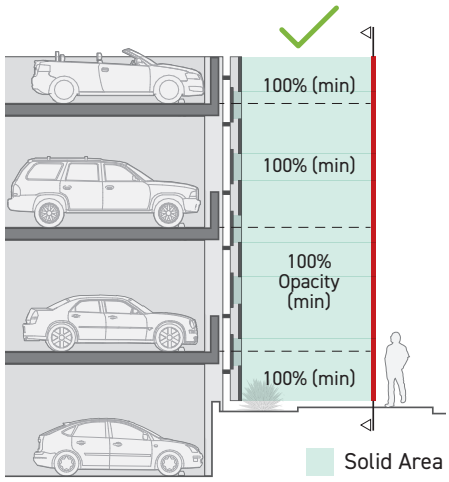
Intended to entirely block views of cars, people and direct light from inside parking structures to the public realm.



i. Parking structure facades required to be concealed shall meet any frontage standards required by the applicable Frontage District.

ii. All above-grade parking structure facades shall be screened with a permanent structure meeting the following standards:

a) Shall not have an opacity of less than 100%.



b) Parking structure enclosures shall not include perforated metal screening products.

c) Parking structure screen openings accommodating automobile access are allowed for a width no greater than the maximum allowed driveway width allowed by the applicable Development Standards District.

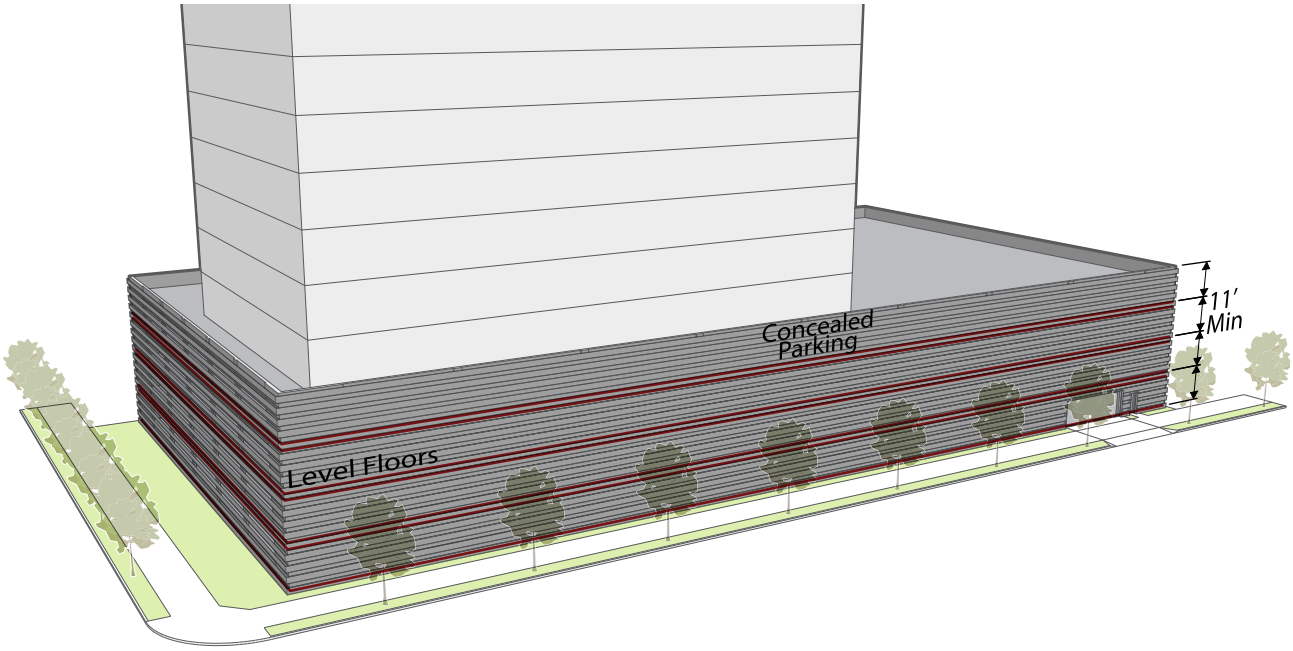
d) Parking structure screen openings accommodating pedestrian accessways are allowed for a width no greater than 8 feet in width for each individual pedestrian accessway. Where an opening in the parking garage screening accommodates both pedestrian and automobile access, the maximum allowable opening width is 8 feet greater than the maximum allowed driveway width.

e) Parking structure screen openings shall have a height no greater than 1 story.

iii. In addition to the screening above, a type F-Screen 1 or F-Screen 2 frontage screen *(Sec. 4C.8.1.C.3)* is required between ground story parking and all frontage lot lines.

C. Adaptable Parking

Intended to ensure floors used for parking are built in a way that allows motor vehicle use areas to change to active uses in the future without significant structural renovation.



i. Parking structure facades required to be adaptable shall meet any frontage standards required by the applicable Frontage District.

ii. Where required to be adaptable by the applicable Development Standards District; parking structures shall meet the following standards for a minimum depth of 30 feet from the applicable street-facing building facade:

a) Floor plates shall be level except to the minimum extent required for drainage.

b) Structure shall be constructed to accommodate loads associated with office building corridors above first floor as indicated by the Los Angeles Building Code.

c) Floor to floor heights shall be a minimum of 11 feet.

iii. All parking required to be adaptable shall also meet the standards for concealed parking *(Sec. 4C.4.6.C.3.b.)*.

d. Wrapped Parking

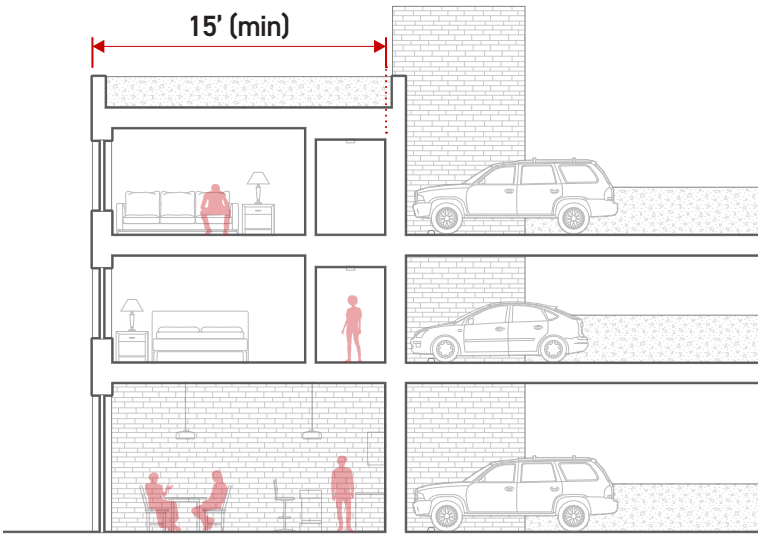
Intended to ensure active uses along the public right-of-way in order to provide a human-scale and visual interest to buildings along streets and sidewalks, contributing to public safety, walkability and social engagement.

i. Parking structure facades required to be wrapped shall meet any frontage standards required by the applicable Frontage District.

ii. Where parking structures are required to be wrapped by the applicable Development Standards District; parking structures shall meet the following standards for the portion of the building width required to meet the minimum build-to width specified in the applicable Frontage District.

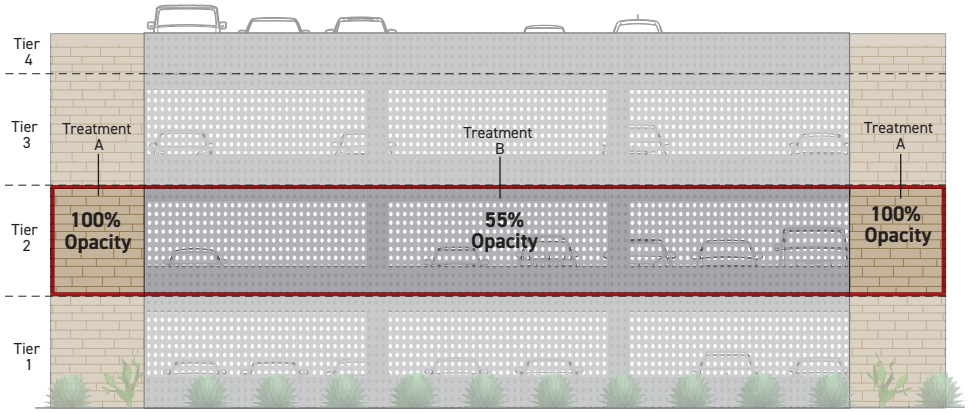
a) Parking and other motor vehicle use areas shall be separated from the frontage lot line by indoor active uses for a minimum depth of 15 feet measured from the applicable street-facing building face.

b) For the purpose of wrapping parking, active uses include indoor occupiable spaces designed and intended for tenants, residents or guests. Areas for circulation, storage, mechanical equipment, utilities, and waste collection shall not account for more than 15% of an area designated as an active use on any story.



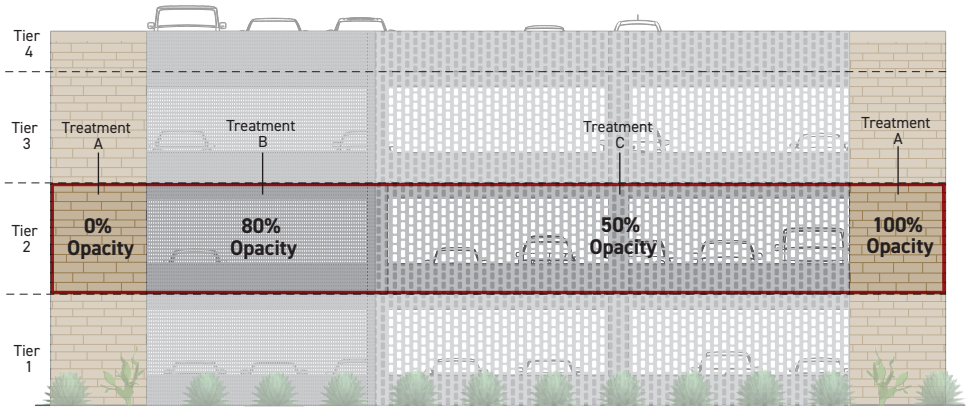
iii. The portion of the building width not required to meet the minimum build-to width required by the applicable Frontage District may meet either the standards for wrapped parking or concealed parking *(Sec. 4C.4.6.C.3.b.)*.

D. Measurement



TIER 2 OPACITY CALCULATION

	% OPACITY	x PORTION OF TOTAL FACADE AREA	= WEIGHTED VALUE
TREATMENT A	100%	0.2	20%
TREATMENT B	55%	0.8	42%
TIER 2 TOTAL OPACITY			62%



TIER 2 OPACITY CALCULATION

	% OPACITY	x PORTION OF TOTAL FACADE AREA	= WEIGHTED VALUE
TREATMENT A	100%	0.2	20%
TREATMENT B	80%	0.3	24%
TREATMENT C	50%	0.5	25%
TIER 2 TOTAL OPACITY			69%

1. Opacity

a. Opacity of screening is calculated separately for each tier of parking on each building facade.

b. Minimum opacity is measured as a percentage calculated as the sum of all solid areas on a parking facade area divided by the total parking facade area projected horizontally and perpendicular to the facade area. Also see *Sec. 14.1.13. (Opacity %)*.

c. When a parking structure tier uses more than one screening treatment with varying opacities, the opacity for the entire tier is calculated as a weighted average of the opacities of all the treatments used on the tier. The opacity of each screening treatment is weighted by the percent of the total parking screen facade area covered by that screening treatment.

d. For the purpose of measuring opacity, above-grade portions of underground and ground story parking structure facade area using a green wall meeting the standards of *Sec. 3C.4.2.E.3.c. (Green Wall)* are considered to have an opacity of 60%.

2. Parking Structure Screen Openings

a. Parking structure screen opening width is measured as the maximum horizontal dimension of the area not including the parking structure treatment required by *Part 4B. (Development Standard Districts)*. Parking structure screen opening width is measured parallel to the parking structure facade.

b. Parking structure screen opening height is measured as the maximum vertical dimension of the area on a parking structure facade that does not include the parking structure treatment required by *Part 4B. (Development Standard Districts)*.

E. Exceptions

Sites that have a total lot area of less than 30,000 square feet and contain parking structures where upper stories are required to comply with *Sec. 4C.4.6.C.3.d. (Wrapped Parking)* may design upper story portions of parking structures to comply with the following standards rather than with *Sec. 4C.4.6.C.3.d. (Wrapped Parking)*:

1. Upper story motor vehicle use areas shall be in a fully enclosed building; and

2. The parking structure facades shall meet all standards specified by the applied *Frontage District (Part 3B)*.

F. Relief

1. An alternative to any parking structure design standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any parking structure design dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. A deviation from any parking structure design standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.5. TRANSPORTATION DEMAND MANAGEMENT

SEC. 4C.5.1. SMALL PROJECTS

A. Intent

To alter travel behavior through programs of incentives, services, and policies appropriate for small projects, including encouraging the use of alternatives to single-occupancy vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work-schedule that move trips out of the peak period or eliminates them altogether.

B. Applicability

Small projects transportation demand management standards apply to new construction and additions adding more than 25,000 square feet of non-residential floor area.

C. Standards

Applicants shall execute and record a covenant and agreement to the satisfaction of LADOT, to provide and continually maintain in a state of good repair a bulletin board, display case, or kiosk meeting the following standards:

1. The required bulletin board, display case or kiosk shall be located where the greatest number of employees are likely to see it.

2. The required bulletin board, display case or kiosk display shall include, but is not limited to, the following:

a. Current routes and schedules for public transit serving the site;

b. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operations;

c. Ridesharing promotion material supplied by commuter-oriented organizations;

d. Regional/local bicycle route and facility information;

e. A listing of on-site services or facilities which are available for carpool, vanpool, bicycle, and transit riders.

D. Measurement

[None]

E. Relief

1. An alternative to small project transportation demand management standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any small project transportation demand management dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. A deviation from any small project transportation demand management standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

4. In cases of extreme hardship, duly established to its satisfaction, the City Council, acting in its legislative capacity, and by resolution, may grant an exemption from any/or all the provisions of *Sec 4C.5.1. (Small Projects)*. In granting such an exemption, the City Council shall make the following findings:

   a. Specific features of the development make it infeasible to satisfy all of the provisions of this subsection; and

   b. The applicant has committed to provide equivalent alternative measures to reduce vehicle trips.

SEC. 4C.5.2. MEDIUM PROJECTS

A. Intent

To alter travel behavior through programs of incentives, services, and policies appropriate for medium projects, including encouraging the use of alternatives to single-occupancy vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work-schedule that move trips out of the peak period or eliminates them altogether.

B. Applicability

Medium projects transportation demand management standards apply to new construction and additions adding more than 50,000 square feet of non-residential floor area.

C. Standards

Applicants shall execute and record a covenant and agreement to the satisfaction of LADOT, to provide and continually maintain in a state of good repair the following trip reduction features:

1. All trip reduction features required for small projects *(Sec. 4C.5.1.)*.

2. A designated parking area for employee carpools and vanpools as close as practical to the main pedestrian entrance(s) of the building(s). This area shall include at least ten percent of the parking stalls required for the site. The spaces shall be signed and striped sufficient to meet the employee demand for such spaces. The carpool/vanpool parking area shall be identified on the driveway and circulation plan upon application for a building permit;

3. One permanent, clearly identified (signed and striped) carpool/vanpool parking stall for the first 50,000 to 100,000 square feet of floor area and one additional permanent, clearly identified (signed and striped) carpool/vanpool parking stall for any development over 100,000 square feet of floor area;

4. Parking stalls clearly identified (signed and striped) shall be provided in the designated carpool/vanpool parking area at any time during the building's occupancy sufficient to meet employee demand for such spaces. Absent such demand, parking stalls within the designated carpool/vanpool parking area may be used by other vehicles;

5. No signed and striped parking stalls for carpool/vanpool parking shall displace any handicapped parking;

6. A statement that preferential carpool/vanpool spaces are available on-site and a description of the method for obtaining permission to use such spaces shall be included on the required transportation information board;

7. Additional carpool/vanpool spaces within the designated preferential area will be signed and striped for the use of ridesharing employees based on demand for such spaces;

8. A minimum vertical clearance of 7 feet 2 inches shall be provided for all parking stalls and accessways used by vanpool vehicles when located within a parking structure;

9. Bicycle parking shall be provided in conformance with *Div. 4C.3 (Bicycle Parking)*.

D. Measurement

[None]

E. Relief

1. An alternative to medium project transportation demand management standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any medium project transportation demand management dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

3. A deviation from any medium project transportation demand management standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).

4. In cases of extreme hardship, duly established to its satisfaction, the City Council, acting in its legislative capacity, and by resolution, may grant an exemption from any/or all the provisions of *Sec 4C.5.2. (Medium Projects)*. In granting such an exemption, the City Council shall make the following findings:

   a. Specific features of the development make it infeasible to satisfy all of the provisions of this subsection; and

   b. The applicant has committed to provide equivalent alternative measures to reduce vehicle trips.

SEC. 4C.5.3. LARGE PROJECTS

A. Intent

To alter travel behavior through programs of incentives, services, and policies appropriate for large projects, including encouraging the use of alternatives to single-occupancy vehicles such as public transit, cycling, walking, carpooling/vanpooling and changes in work-schedule that move trips out of the peak period or eliminates them altogether.

B. Applicability

Large projects transportation demand management standards apply to new construction or additions adding more than 100,000 square feet of non-residential floor area.

C. Standards

Applicants shall execute and record a covenant and agreement to the satisfaction of LADOT, to provide and continually maintain in a state of good repair the following trip reduction features:

1. All trip reduction features required for small projects *(Sec. 4C.5.1.)*.
2. All trip reduction features required f or medium projects *(Sec. 4C.5.2.)*.
3. A safe and convenient area in which carpool/vanpool vehicles may load and unload passengers other than in their assigned parking area;
4. Sidewalks or other designated passageways following direct and safe routes from the external pedestrian circulation system to each building in the development;
5. If determined necessary by the City to mitigate the project impact, bus stop improvements shall be provided. The City will consult with the local bus service providers in determining appropriate improvements. When locating bus stops or planning building entrances, entrances shall be designed to provide safe and efficient access to nearby transit stations/stops;
6. Safe and convenient access from the external circulation system to bicycle parking facilities on-site.

D. Measurement

[Reserved]

E. Relief

1. An alternative to large project transportation demand management standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).
2. A deviation from any large project transportation demand management dimensional standard of up to 10% may be requested in accordance with Sec. 13B.5.2 (Adjustment).

3. A deviation from any large project transportation demand management standard may be allowed as a variance in accordance with Sec. 13B.5.3 (Variance).

4. In cases of extreme hardship, duly established to its satisfaction, the City Council, acting in its legislative capacity, and by resolution, may grant an exemption from any/or all the provisions of *Sec 4C.5.3. (Large Projects)*. In granting such an exemption, the City Council shall make the following findings:

   a. Specific features of the development make it infeasible to satisfy all of the provisions of this subsection; and

   b. The applicant has committed to provide equivalent alternative measures to reduce vehicle trips.

F. Monitoring

LADOT shall be responsible for monitoring the owner/applicant's continual implementation and maintenance of the project trip reduction features required by this ordinance.

DIV. 4C.6. PLANTS

SEC. 4C.6.1. PROTECTED VEGETATION

Provisions for protected vegetation are outlined in *LAMC Sec. 46.02. (Requirements for Public Works Permits to Relocate of Remove Protected Trees and Shrubs)* and *Sec. 11.1.3.P. (Protected Vegetation Regulations)*.

SEC. 4C.6.2. REQUIRED TREES

A. Intent

To maintain and increase the City's tree canopy, reduce consumption of electricity, improve air quality, promote infiltration of stormwater runoff, offset urban heat island effect, mitigate noise pollution, sequester carbon and support urban biodiversity.

B. Applicability

Any new construction or site modification shall comply with the required tree standards.

C. Standards

1. One *large species tree (Sec. 4C.4.4.C.3.a.i.a.)* or two *small species trees (Sec. 4C.4.4.C.3.a.i.b.)* shall be planted for every 4,000 square feet of total floor area constructed on a lot. For each additional 4,000 square feet of floor area, one additional one large species tree or two small species trees shall be required. However, no less than one *large species tree (Sec. 4C.4.4.C.3.a.i.a.)* or two *small species trees (Sec. 4C.4.4.C.3.a.i.b.)* shall be planted on every lot.

2. One large species tree or two small species trees shall be planted for each 500 square feet of total required on-site planting area.

3. One small tree planted in a pedestrian amenity space or public amenity space is permitted in lieu of two small trees. One large tree planted in a pedestrian amenity space or public amenity space is permitted in lieu of large trees.

4. Required trees shall be planted either on-site, in a common area accessible to multiple lots from a shared pedestrian accessway, or in the abutting parkway. Trees planted in the parkway require approval from the Board of Public Works or its designee per *LAMC Sec. 63.169 (Permit Required to Plant Streets)*.

5. When calculating the total number of required trees results in the requirement of a fraction of a tree, any fraction up to and including one-half may be disregarded and any fraction over one-half will require one additional tree.

6. Trees provided to comply with other standards, including *Sec. 4C.4.4. (Parking Lot Design)*, *Sec. 4C.6.4. (Planting Areas)*, *Div. 4C.8. (Screening)*, *Sec. 3C.4.2.E.2. (Ground Story Inactive Wall Treatment Options)*, *Sec. 3C.4.2.E.3. (Foundation Inactive Wall Treatment Options)*, and *Sec.*

8.3.2.A.3. (Freeway Screening), may also be counted toward compliance with required trees standards. Additional trees beyond the minimum number required to comply with this section, *required trees (Sec. 4C.6.2.)*, may be required to comply with other standards.

7. All required trees shall be planted in accordance with the plant design and installation standards outlined in *Sec. 4C.6.4. (Plant Design & Installation)*.

D. Measurements

1. For measuring floor area see *Sec. 14.1.7 (Floor Area)*.
2. For large tree measurements see *Sec. 4C.4.4.C.3 (Tree Types)*.
3. For small tree measurements see *Sec. 4C.4.4.C.3 (Tree Types)*.
4. For measurement of caliper see *Sec. 4C.4.4.D.10. (Caliper)*.
5. For measurement of container size see *Sec. 4C.4.4.D.9. (Container Size)*.

E. Relief

1. An alternative to tree planting standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A Director's Determination may be requested to plant a required tree off-site on private property (with prior approval of the property owner) or along public streets (with the prior approval of the Board of Public Works or its designee) within one mile of the lot of the project, or pay an in-lieu fee in accordance with *LAMC Sec. 62.177 (Establishment of Tree Replacement and Planting In-Lieu Fee)* instead of planting a required tree. In order to approve the Director's Determination, the Director of Planning shall make the supplemental finding that required trees cannot feasibly be planted on-site or in the abutting parkway.
3. A deviation from any tree requirement standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.6.3. STREETSCAPE

[RESERVED]

SEC. 4C.6.4. PLANT DESIGN & INSTALLATION

A. Intent

To provide the necessary elements to support a healthy urban ecological system.

B. Applicability

1. All plants shall comply with plant design and installation standards unless otherwise specified.

2. Where standards are specified as applying only to required plants, these standards do not apply to plants which are not required by this Zoning Code (Chapter 1A).

C. Standards

1. General

a. No invasive species may be planted in the city of Los Angeles. Any plant listed by the California Invasive Plant Inventory as an invasive or watch plant (including the ratings of "limited", "moderate", "high" or "watch") is considered an invasive species. (https://www.cal-ipc.org/plants/inventory/)

b. Plants shall not interfere with visibility at intersections and driveways per *LAMC Sec. 62.200 (Street Intersections - Obstructions to Visibility)*.

c. No plant identified by the Los Angeles Fire Department as a prohibited flammable plant species is allowed in a Very High Fire Severity Hazard Zone, as established in *LAMC Sec. 57.4908.1 (Very High Fire Severity Zone Established)*.

d. No artificial plants, trees, or other plants may be installed as required planting.

e. Required planting located on a lot identified as being within a targeted planting area established by the *Targeted Planting Map (Sec. 1.4.5.)* shall meet the requirements outlined in the targeted planting list for the applicable targeted planting area.

f. Projects with planting areas may be subject to water efficiency standards according to *LAMC Sec. 99.04.304 (Outdoor Water Use)* and *LAMC Sec. 99.05.304 (Outdoor Water Use)*.

g. Projects with planting areas may be subject to *LAMC Sec. 64.72 (Stormwater and Urban Runoff Pollution Control Measures for Development Planning and Construction Activities)*.

2. Planting Areas

An area on a lot designated and designed for plants.

a. General

i. Area that includes structures, foundation walls, footings or flatwork shall not count toward any planting area requirement with the following exceptions:

a) Planters located within 10 feet of a building that are used to meet *LAMC Sec. 64.72 (Stormwater and Urban Runoff Pollution Control Measures for Development Planning and Construction Activities)* may count toward required planting area.

b) Planters located on or above a structure (examples include: roofs, terraces, bridges, balconies, and above or below ground parking structures) may count toward required planting area.

ii. Where planters are allowed to count toward planting area (See *Sec. 4C.6.4.C.2.a.i.*), planters shall not be more than 4 feet in height, measured from finished grade.

iii. Where planters are allowed to count toward planting area (See *Sec. 4C.6.4.C.2.a.i.*), planters located within 5 feet of the public right-of-way, and located entirely below the top of the ground story, shall not have facing the public right-of-way.

iv. Planting areas shall include an automatic irrigation system in compliance with *LAMC Sec. 99.04.304 (Outdoor Water Use)*.

v. Planting areas shall have no horizontal dimension less than 3 feet.

vi. Planting areas shall have a minimum plant coverage of 75 percent.

vii. All plants required to meet the minimum plant coverage standard shall meet the applicable plant type planting specification standards in *Sec. 4C.6.4.C.3.(Plant Type)*. When *rooftop planting area standards (Sec. 4C.6.4.C.2.b.)* apply and conflict with the plant type planting specifications, rooftop planting area standards supersede.

viii. Planting areas shall include at least the minimum number of trees as specified in *Sec. 4C.6.2.C.3. (Standards)*.

b. Rooftop Planting Areas

Plants provided on or over a built structure, including but not limited to, a roof, a bridge, a balcony or a parking structure, shall comply with the following standards:

i. Where rooftop planting area standards conflict with plant type planting hole standards *(Sec. 4C.6.4.C.3.)*, rooftop planting area standards supersede.

ii. Minimum soil depth or soil volume for required plants, is as follows:

TREES		
Height at Maturity	Soil Volume (min)	Soil Depth (min)
15' to 19'	220 ft3	36"
20' to 24'	400 ft3	36"
25' to 29'	620 ft3	42"
30' to 34'	900 ft3	42"
35' to 39'	1,200 ft3	42"
40' or more	1,600 ft3	48"

OTHER PLANTS	
Height at Maturity	Soil Depth (min)
<5.9"	12"
6" to 11"	18"
1' to 7'	24"
8' to 14'	30"
15' to 24'	36"
25' or more	42"

iii. All large species trees shall be setback from the edge of the roof a minimum of two-thirds the mature height of the tree measured perpendicularly from the edge of the roof to the center of the tree trunk. The required setback may be reduced by an amount equivalent to the height of a guard rail or wall that is provided along the perimeter of the roof edge. The guard rail or wall height is measured vertically from the top of the rootflair to the topmost point of the wall or guardrail.

iv. All rooftop gardens and landscapes, occupied or unoccupied, shall comply with *LAMC Sec. 57.317 (Rooftop Gardens and Landscaped Roofs)*.

3. Plant Type

a. Trees

i. i. General

a) Palms and bamboo do not count as required trees, with the exception of existing palm trees located on a lot identified as being within a targeted planting area established by the Targeted Planting Map (*Sec. 1.4.5.*). In these targeted planting areas, existing palms may count as a required tree provided that the specific palm tree species meets the requirements outlined in the targeted planting list for the applicable targeted planting area.

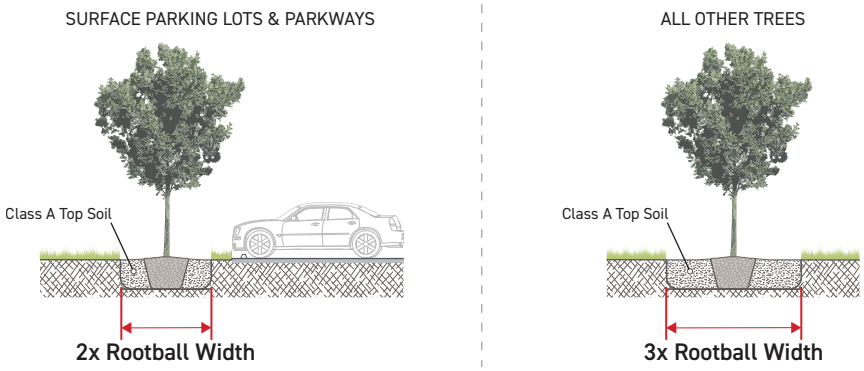
b) Existing trees count toward the minimum tree requirement based on tree type (large species or small species) in accordance with *Sec. 4C.6.4.C.3.a. (Tree Types)*, provided each tree is healthy and has a minimum 1 inch caliper, and meets all other applicable standards. An existing significant tree is permitted in lieu of two large species trees or four small species trees.

ii. Tree Types

a) Large species tree shall have a minimum height of 30 feet at maturity.

b) Small species tree shall have a height at maturity between 15 and 30 feet.

iii. Planting Specifications



All trees that are provided in order to comply with a standard in this Zoning Code (Chapter 1A) and and their planting holes shall meet the following standards:

a) Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.

b) For trees located in surface parking lots and parkways, planting holes shall be a minimum width of 2 times the width of the rootball

c) For all other trees, planting holes shall be a minimum width of 3 times the width of the rootball.

d) Planting holes shall be no deeper than the height of the rootball.

e) Planting hole shall be backfilled with class A top soil or native variety.

f) Backfill soil shall be compacted to no more than 70%.

g) Soil beneath the rootball shall be compacted to at least 90%.

h) No other plants may be planted within 2 feet of a tree, measured from the center of the tree trunk.

i) All required trees, shall have a minimum 15 gallon container size and a minimum caliper of 1 inch at the time of planting or as specified by *ASNS (American Standard for Nursery Stock)*.

b. Screening Plants

i. General

a) Required screening plants shall be perennial including, shrubs, vines, succulents, grasses and ferns.

b) Required screening plants shall have a minimum height at maturity of 3 feet.

ii. Planting Specifications

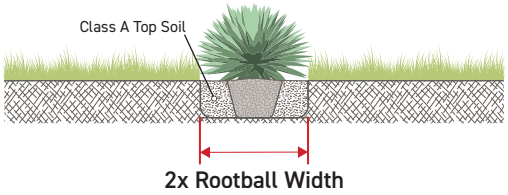
All screening plants and their planting holes provided to meet a screening requirement shall meet the following standards:

a) Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.

b) Planting holes shall have a minimum width of 2 times the width of the rootball.

c) Planting holes shall be no deeper than the height of the rootball.

d) Planting holes shall be backfilled with Class A top soil or native variety.



e) Required screening plants shall have a minimum height of 18 inches at time of planting.

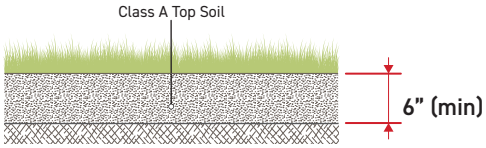
c. Groundcover & Turf Plants

Turf plants such as sodded or seeded grass areas provided to meet a planting requirement shall meet the following standards:

i. Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.

ii. Minimum top soil depth of 6 inches.

iii. Top soil shall be Class A top soil or native variety.



d. Hedges

i. General

a) Hedges include all shrubs planted closer than 1/2 of their height at maturity from another shrub or tree and all trees planted closer than 1/2 of their canopy diameter at maturity from another tree.

b) Trees planted at least 3 feet apart having no branches a minimum of six feet from surrounding grade are not considered a hedge and are not regulated by maximum hedge standards.

ii. Planting Specifications

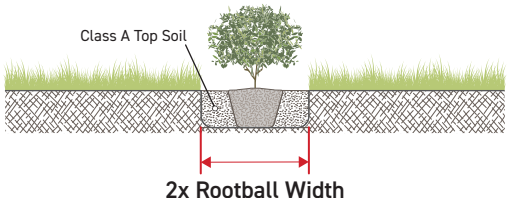
Shrubs and their planting holes provided as part of a hedge shall meet the following standards:

a) Located within in a planting area meeting *Sec. 4C.6.4.C.2 (Planting Areas)*.

b) Planting holes shall have a minimum width of 2 times the width of the rootball.

c) Planting holes shall be no deeper than the height of the rootball.

d) Planting holes shall be backfilled with Class A top soil or native variety.



e. Living Walls

Living walls provided to meet a standard shall meet the following standards:

i. Permanently attached to the exterior of a building or structure.

ii. Automatic irrigation system permanently integrated into the assembly in compliance with *LAMC Sec 99.04.304 (Outdoor Water Use)*.

iii. Growing medium shall be permanently integrated into the assembly while retaining the ability to remove, replace and maintain the plants and growing medium.

iv. Minimum soil depth of 4 inches of Class A top soil or native variety

v. Minimum 75 percent plant coverage at maturity, measured vertically.

vi. For living walls adjacent to the public right-of-way, plants shall be maintained so as not to obstruct the public right-of-way.

f. All Other Plants

All plants, other than living walls, hedges, groundcover and turf plants, screening plants and trees provided to meet a planting requirement shall meet the following standards:

i. Located within in a planting area meeting *Sec. 4C.4.4.C.2 (Planting Areas)*.

ii. Planting holes shall have a minimum width of 2 times the width of the rootball.

iii. Planting holes shall be no deeper than the height of the rootball.

iv. Planting holes shall be backfilled with Class A top soil or native variety.

4. Maintenance

a. All required plants shall be maintained in good and healthy condition.

b. All required plants shall be allowed to reach and be maintained at no less than the anticipated spread at maturity or canopy diameter and the anticipated height at maturity.

c. Landscape and screening areas shall be kept free of weeds and trash.

d. "Topping," defined as removal of more than 1/3 of the leaves and branches of a tree as measured from the lowest branch on the trunk of the tree to the top of the tree, is prohibited, except as required by a City department, utility, or other government agency.

D. Measurement

1. Planting Area Width

Planting area width is measured as the narrowest horizontal dimension from one edge of an area complying with *Sec. 4C.4.4.C.2 (Planting Areas)* to the opposite edge.

2. Plant Coverage

Plant coverage is measured as the cumulative area of a planting area covered by plants divided by the total planting area.

a. Trees count as plant coverage only for the portion of a planting area within 2 feet of a tree, measured as a circle, centered on the trunk of the tree, with a radius of 2 feet.

b. All other plants count as plant coverage for 70% of the plant's anticipated *canopy diameter or spread at maturity (Sec. 4C.4.4.D.7.)*.

3. Canopy Diameter, Spread, and Height at Maturity

Canopy diameter at maturity, spread at maturity and height at maturity shall be specified in Landscape Plants for California Gardens, or other locally calibrated and professionally recognized source.

4. Soil Depth

Soil depth is measured as the shortest vertical dimension of growing medium provided, for all portions of a planting area.

5. Soil Volume

Soil volume is measured as the total volume of growing medium provided. Drainage layers and other elements located within a container or planter that are not growing medium are not included in the calculation of soil volume.

6. Rootball Depth

Depth of the rootball is measured from the root flare to the bottom of the root mass or bottom of the container.

7. Rootball Width

Width of the rootball is measured as the shortest horizontal dimension of the root mass or container from one end to the opposite end.

8. Height at Planting

a. Height at planting is measured from the root flare.

b. For evergreens, height at planting is measured vertically to the midpoint of the leader between the uppermost whorl (branch) and the top of the leader.

c. For deciduous shrubs, height at planting is measured vertically to the top of the shortest of all canes.

d. For all other plants, height at planting is measured vertically to the highest point of the plant.

9. Container Size

a. Container Size is measured in accordance with the American Standard for Nursery Stock (ASNS).

b. When a minimum container size is indicated by a standard, all equivalent or greater container sizes are also requested in accordance with ASNS Container class volume ranges.

10. Caliper

a. For fruit trees, small fruits, understock and seedling trees and shrubs, caliper measurement shall be taken at the root collar or at the other points expressly described in the applicable Sections of the American Standard for Nursery Stock.

b. Caliper for trees with multiple stems is measured as one-half the sum of the calipers of the three largest trunks.

c. For all other plants, caliper measurement shall be taken six inches above the root collar.

11. Height at Maturity

a. Height at maturity is measured from the root flare.

b. For evergreens, height at maturity is measured vertically to the midpoint of the leader between the uppermost whorl (branch) and the top of the leader.

c. For deciduous shrubs, height at maturity is measured vertically to the top of the shortest of all canes.

d. For all other plants, height at maturity is measured vertically to the highest point of the plant.

E. Relief

1. An alternative to plant design and installation standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any plant design and installation dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. A deviation from any plant design and installation standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.7. FENCES & WALLS

SEC. 4C.7.1. FRONTAGE YARD FENCES & WALLS

For fences, walls, and hedges allowed in a frontage yard, see *Sec. 3C.3.2. (Frontage Yard Fences & Walls)*.

SEC. 4C.7.2. SIDE/REAR YARD FENCES & WALLS

A. Intent

To provide security and privacy for private ground story uses facing side and rear yards in a manner appropriate to context.

B. Applicability

All walls, fences and hedges located in a rear or side yard. See *Sec. 14.1.15. (Yards)*, excluding retaining walls. Retaining walls shall meet the standards of *Sec. 4C.10.2. (Retaining Walls)*.

C. Standards

1. Where a required *frontage screen (Sec. 4C.8.1.)* or *transition screen (Sec. 4C.8.2.)* includes a wall or fence with a minimum height that exceeds the maximum height established by Sec 4C.7.2.C.2. below, the maximum fence and wall height shall be 2 feet greater than the minimum fence and wall height specified by the required frontage or transition screen.

2. Side and rear yard fences, walls and hedges shall be no taller than specified in the following table:

SIDE/REAR YARD FENCE & WALL HEIGHT	
Use Districts	Height (Max)
Open Space	8'
Agricultural	8'
Residential	8'
Residential Mixed	8'
Commercial Mixed	8'
Commercial	None*
Industrial Mixed	8'
Industrial	None*
Public	None*

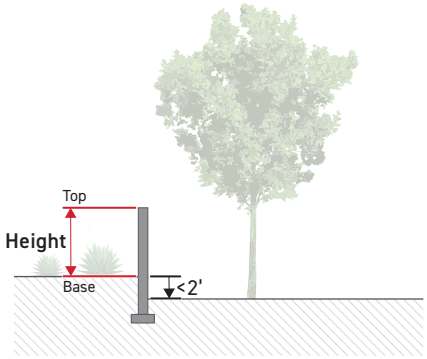
* A *class 1 conditional use permit (Sec. 13B.2.1.)* is required for fences and walls exceeding 8 feet in height or the maximum height established by *Sec 4C.7.2.C.1* above where they are adjacent to a lot zoned with a Use District other than a Commercial, Industrial, or Public Use District.

3. All fences and walls provided shall comply with *Sec. 4C.7.3 (Fence/Wall Design and Installation)*.

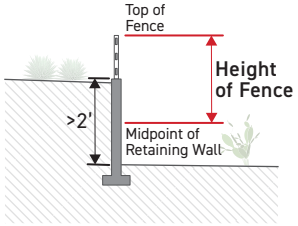
4. All hedges provided shall comply with *Sec. 4C.4.4. (Plant Design & Installation)*.

D. Measurement

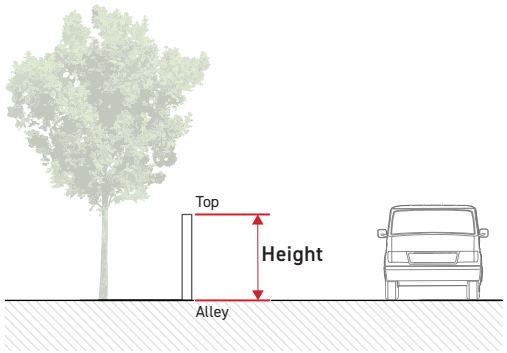
1. Where the difference in finished grade on either side of a fence or wall is less than 2 feet, height is measured from finished grade at the base of the wall or fence on the side with the highest finished grade. Finished grade on either side of a fence or wall is measured as the highest and lowest finished grade within 3 feet of the fence or wall.



2. Where the difference in finished grade on either side of a fence or wall is 2 feet or greater, height is measured from the top of the wall or fence to the average of the finished grades on either side of the fence or wall. Finished grade on either side of a fence or wall is measured as the highest and lowest finished grade within 3 feet of the fence or wall.



3. Fences and walls located in a rear yard or side yard adjacent to an alley are measured vertically from the nearest surface of the adjacent alley, to the topmost point of the wall or fence.



E. Relief

1. An alternative to side/rear yard fences and walls standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any side/rear yard fences and walls dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. A deviation from any side/rear yard fences and walls standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.7.3. FENCE/WALL DESIGN & INSTALLATION

A. Intent

To allow for needed security and privacy while preventing looming, and ensuring adequate access to light and air for abutting properties.

B. Applicability

All fences, walls and hedges provided on a lot shall comply with fence/wall design and installation standards unless otherwise specified.

C. Standards

1. General

a. No wall or fence may be constructed of tires, junk, leaves or other discarded materials.

b. Fences and walls shall not interfere with visibility at intersections and driveways see *LAMC Sec. 62.200 (Street Intersections - Obstructions to Visibility)*.

2. Maintenance

Walls and fences shall be maintained in good repair and shall be kept vertical, structurally sound and protected from deterioration.

D. Measurement

[Reserved]

E. Relief

1. An alternative to fence/wall design and installation standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any fence/wall design and installation dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. A deviation from any fence/wall design and installation standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.8. SCREENING

SEC. 4C.8.1. FRONTAGE SCREENS

A device or combination of elements along a frontage lot line that conceals, obstructs or protects the public realm from adjacent uses*, activities, or site elements*.

A. Intent

To mitigate negative impacts from subject uses*, activities, or site elements* with significant impacts on the public realm, promoting visual interest and increasing comfort for users of the public realm.

B. Applicability

Frontage screen standards are applicable when required by the applied *Use District (Part 5B)*, *Sec. 4C.2.2. (Motor Vehicle Use Area Design)*, *Sec. 4C.2.2.C.2. (Drive-Through Facilities)*, *Sec. 4C.2.2.C.3. (Freight Loading Areas)*, *Sec. 4C.4.4. (Parking Lot Design)* or *Sec. 4C.4.4. (Parking Structure Design)*.

C. Standards

1. General

a. Required frontage screens shall be located between the use, area, or site element subject to screening requirements and all frontage lot lines. Any wall and planting area required by the frontage screen type shall be continuous with the following exceptions:

i. Openings in a required frontage screen accommodating pedestrian accessways are allowed for a width no greater than 8 feet in width for each individual pedestrian accessway. Where an opening in the frontage screen accommodates both pedestrian and automobile access, the maximum allowable opening width is 8 feet greater than the maximum allowed driveway width.

ii. Openings in a required frontage screen accommodating automobile access are allowed for a width no greater than the maximum allowed driveway width allowed by the applied *Development Standards District (Part 4B)*.

iii. For portions of frontage lot lines where a building of no less that 10 feet in height is located between the frontage lot line and the use use, area, or site element subject to frontage screening requirements, no wall is required as part of the frontage screen, provided that the building is contiguous with the required wall.

b. Required frontage screens including their sub-grade elements, such as footings or foundations, shall be located entirely on-site.

c. Where there are overlapping frontage screen requirements, the screen type with the highest minimum fence or wall shall apply. Where none of the required screen types have a fence or wall requirement, the screen type with the widest required planting area shall apply.

d. Where a required frontage screen includes a wall, the wall may only be located in the frontage yard if the wall complies with the allowed frontage yard fence and wall standards specified by the applied *Frontage District (Part 3B)*. Uses, activities, or site elements subject to frontage screening requirements shall not be located in a frontage yard if the required minimum wall height specified by the frontage screen exceeds the maximum height of allowed frontage yard fences and walls as specified by the *Frontage District (Part 3B)*.

e. Where a required frontage screen includes a wall with a minimum height that exceeds the maximum height allowed in the rear or side yard *(See Sec 4C.7.2.C.2.)*, the maximum wall height shall be 2 feet greater than the minimum wall height specified by the frontage screen.

f. All walls provided in a frontage screen shall comply with *Sec. 4C.7.3 (Fence/Wall Design and Installation)*.

g. All plants provided in a frontage screen shall comply with *Sec. 4C.4.4. (Plant Design and Installation)*.

h. Maximum wall and fence height is regulated by *Sec. 4C.7.1. (Frontage Yard Fences & Walls)* and *Sec. 4C.7.2. (Side/Rear Yard Fences & Walls)*.

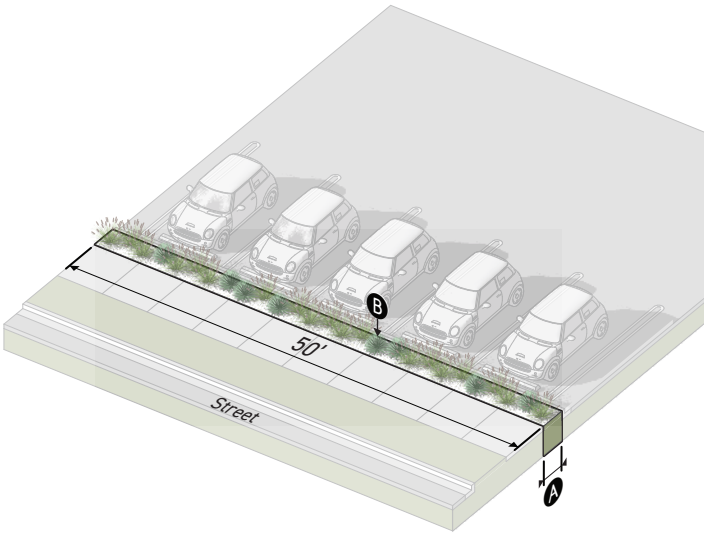
i. Walls provided to meet the standards of Frontage Screen 4 and 5 shall not include chain link, barbed wire, or concertina.

2. Frontage Screen Types

Packages of standards for required frontage screen

a. F-Screen 1

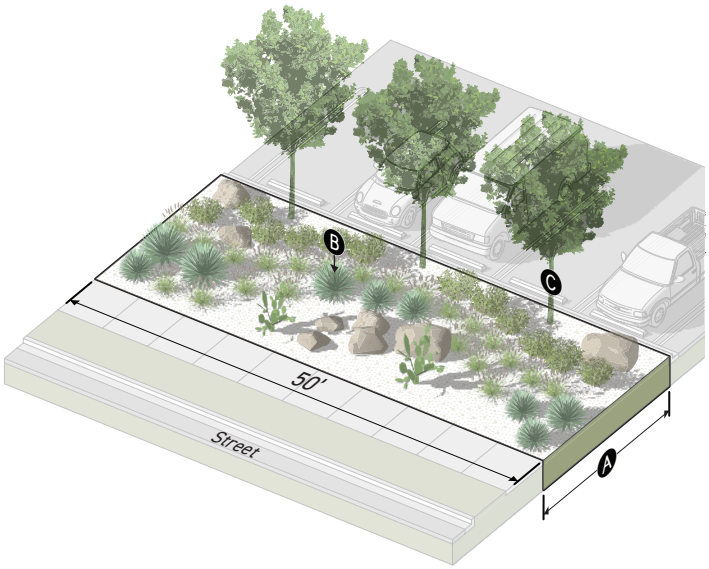
Intended for screening motor vehicle use areas that face a frontage lot line, including vehicle display areas.



PLANTING AREA	Sec. 4C.8.1.D.
A Width (min)	3'
B **Screening Plants** (min per 50')	20
WALLS	*Sec. 4C.8.1.D.*
Height	n/a
Opacity	n/a

b. F-Screen 2

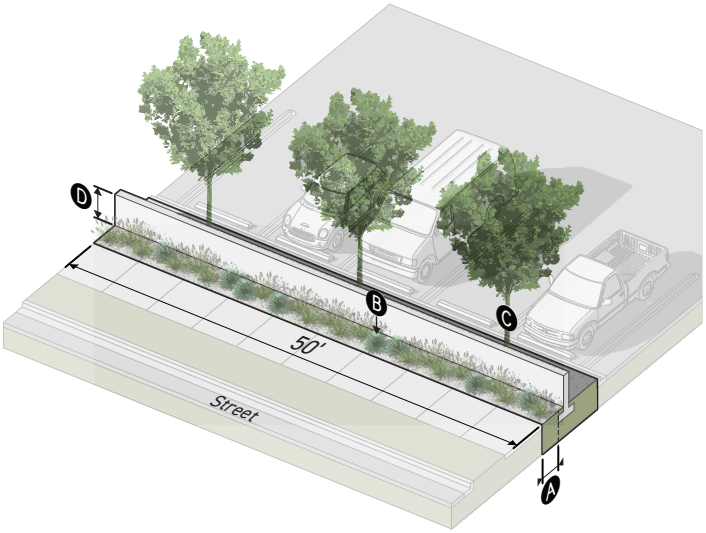
Intended for screening motor vehicle areas including drive-through lanes, drive aisles, maneuvering areas and fire lanes that face a frontage lot line.



PLANTING AREA	Sec. 4C.8.1.D.
A Width (min)	15'
B **Screening Plants** (min per 50')	45
C **Large Species Trees** (min per 50')	3
WALLS	*Sec. 4C.8.1.D.*
Height	n/a
Opacity	n/a

c. F-Screen 3

Intended for screening motor vehicle areas including drive-through lanes, drive aisles, maneuvering areas and fire lanes that face a frontage lot line.

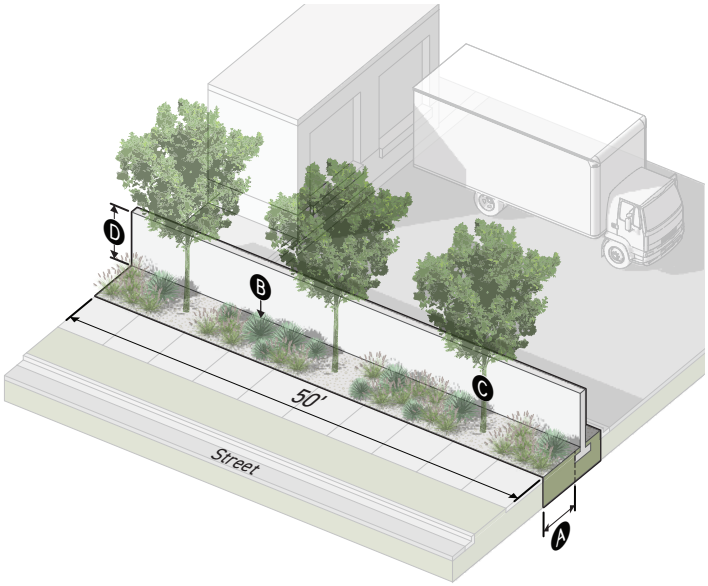


PLANTING AREA	*Sec. 4C.8.1.D.*
A **Width** (min)*	3'
B **Screening Plants** (min per 50')	20
C **Large Species Trees** (min per 50')*	3
WALLS	*Sec. 4C.8.1.D.*
D **Height** (min)	3.5'
Opacity	
Below 3.5' (min)	90%
3.5' and above (max)	50%

* Additional planting area may be required to accommodate large species trees.

d. F-Screen 4

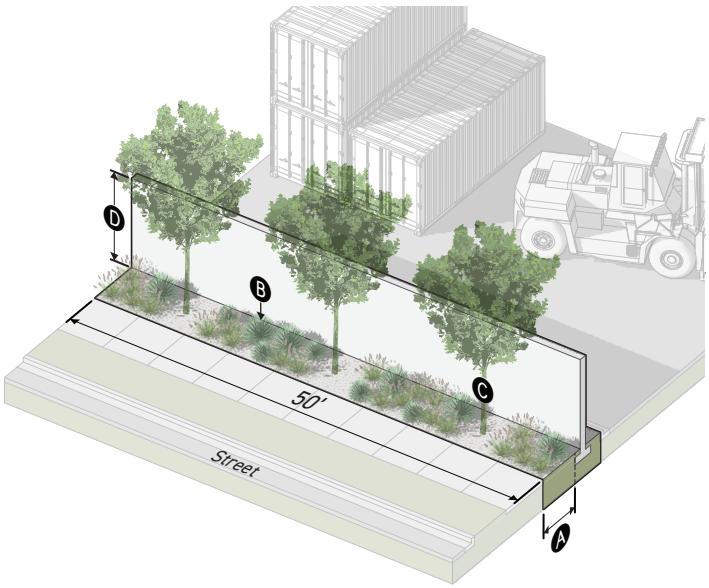
Intended for screening outdoor areas associated with moderate-impact uses that face a frontage lot line.



PLANTING AREA	*Sec. 4C.8.1.D.*
A **Width** (min)	5'
B **Screening Plants** (min per 50')	30
C **Large Species Trees** (min per 50')	3
WALLS	*Sec. 4C.8.1.D.*
D **Height** (min)	6'
Opacity	
Below 6' (min)	100%
6' and above (max)	50%

e. F-Screen 5

Intended for screening outdoor areas associated with high-impact uses that face a frontage lot line.



PLANTING AREA	*Sec. 4C.8.1.D.*
A **Width** (min)	5'
B **Screening Plants** (min per 50')	30
C **Large Species Trees** (min per 50')	3
WALLS	*Sec. 4C.8.1.D.*
D **Height** (min)	10'
Opacity	
Below 10' (min)	100%
10' and above (max)	100%

D. Measurement

1. Planting Area

a. Width

For measuring planting area width see *Sec. 4C.4.4.D.1 (Planting Area Width)*.

b. Frequency

For measuring frequency, for example 5 per 50', see *Sec. 14.1.8. (Frequency)*.

c. Screening Plants

For screening plant standards see *Sec. 4C.4.4.C.3.b. (Screening Plants)*.

d. Large Species Trees

For large tree standards see *Sec. 4C.4.4.C.3.a.i (Tree Type- Large Tree)*.

2. Walls

a. Height

Frontage screen wall height is measured for the portion of the wall constructed of concrete or masonry that has a minimum thickness of 8 inches and meets the minimum opacity specified by the *Frontage screen type (4C.8.1.C.2.)*. For measuring wall height in a rear yard or side yard, see *Sec. 4C.7.2.D. (Fence and Wall Height)*. For measuring wall height in a frontage yard *see Sec. 3C.3.2.D.2 (Fence and Wall Height)*.

b. Opacity

For measuring opacity see *Sec. 14.1.13. (Opacity %)*.

E. Relief

1. An alternative to frontage screen standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any frontage screen dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. A deviation from any frontage screen standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.8.2. TRANSITION SCREENS

A device or combination of elements along a common lot line that conceals, obstructs or protects abutting lots from impactful uses, activities, or site elements.

A. Intent

To mitigate negative impacts from subject uses , *activities, or site elements* on adjacent uses, promoting visual interest and increasing comfort for users of the subject lot, the public realm and adjacent lots.

B. Applicability

Transition screen standards are applicable when required by the applied *Use District (Part 5B), Sec. 4C.2.2. (Motor Vehicle Use Area Design)*, *Sec. 4C.2.2.C.2. (Drive-Through Facilities)*, *Sec. 4C.2.2.C.3. (Freight Loading Areas)*, *Sec. 4C.4.4. (Parking Lot Design)*, *Sec. 4C.4.4. (Parking Structure Design)*, *Sec. 4C.8.2.C.2.a. (Freeway Screening)*, or *Sec. 8.3.2.A.3. (Freeway Screening)*.

C. Standards

1. General

a. Required transition screens shall be located between the use, area, or site element subject to screening requirements and all common lot lines. Any walls and planting areas required by the transition screen type shall be continuous with the following exceptions:

i. Openings in a required transition screen accommodating pedestrian accessways are allowed for a width no greater than 6 feet in width for each individual pedestrian accessway.

ii. For portions of common lot lines where a building of no less that 10 feet in height is located between the common lot line and the use, area, or site element subject to transition screen requirements, no wall is required as part of the transition screen, provided that the building is contiguous with the required wall.

b. Required transition screens including their sub-grade elements, such as footings or foundation, shall be located entirely on-site.

c. Where there are overlapping transition screen requirements, the screen with the highest minimum wall shall apply. Where none of the required screen types have a fence or wall requirement, the screen type with the widest required planting area shall apply.

d. Where a required transition screen includes a wall, the wall may only be located in the frontage yard if the wall complies with the allowed frontage yard fence and wall standards specified by the applied *Frontage District (Part 3B)*. Uses, activities, or site elements subject to screening requirements shall not be located in a frontage yard if the required minimum wall height specified by the transition screen exceeds the maximum height of allowed frontage yard fences and walls as specified by the *Frontage District (Part 3B)*.

e. Where a required transition screen includes a wall with a minimum height that exceeds the maximum height allowed in the rear or side yard *(See Sec 4C.7.2.C.2.)*, the maximum wall height shall be 2 feet greater than the minimum wall height specified by the transition screen.

f. All walls provided in a transition screen shall comply with *Sec. 4C.7.3 (Fence/Wall Design and Installation)*.

g. All plants provided in a transition screen shall comply with *Sec. 4C.4.4. (Plant Design and Installation)*.

h. Maximum wall and fence height is regulated by *Sec. 4C.7.1. (Frontage Yard Fences & Walls)* and *Sec. 4C.7.2. (Side/Rear Yard Fences & Walls)*.

i. Walls provided to meet the standards of Frontage Screen 4 and 5 shall not include chain link, barbed wire, or concertina.

2. Freeway Screening

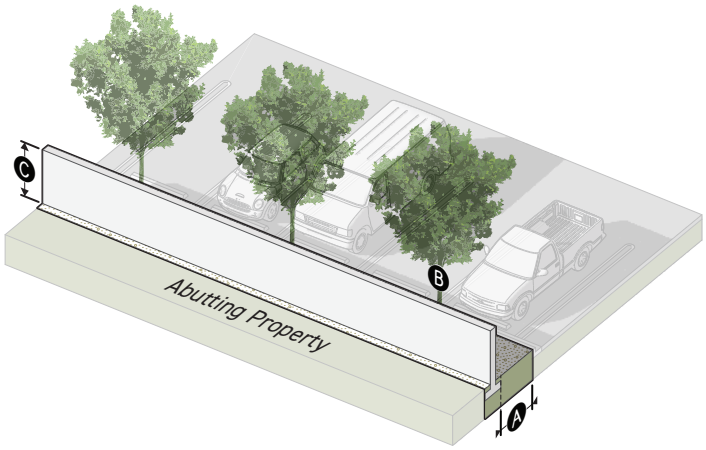
a. Lots abutting a *Freeway (FWY) Special District (Sec. 8.3.2.)* shall provide a *T-3 transition screen (Sec. 4C.8.2.C.2.c.)* for the entire length of any lot line abutting a *Freeway (FWY) Special District*.

b. In *Freeway (FWY) Special Districts (Sec. 8.3.2.)*, *T-3 transition screens (Sec. 4C.8.2.C.2.c.)* shall be provided as according to *Sec. 8.3.2.A.3. (Freeway Screening)*.

3. Transition Screen Types

a. T-Screen 1

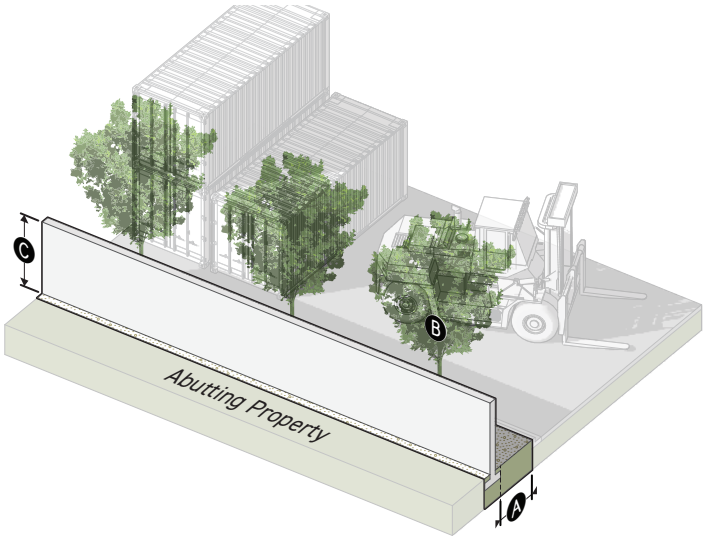
Intended for screening moderate-impact uses from abutting lower-intensity uses.



PLANTING AREA	*Sec. 4C.8.2.D.*
A **Width** (min)	5'
B **Large Species Trees** (min per 50')	3
WALLS	*Sec. 4C.8.2.D.*
C **Height** (min)	6'
Opacity	
Below 6' (min)	100%
6' and above (max)	50%

b. T-Screen 2

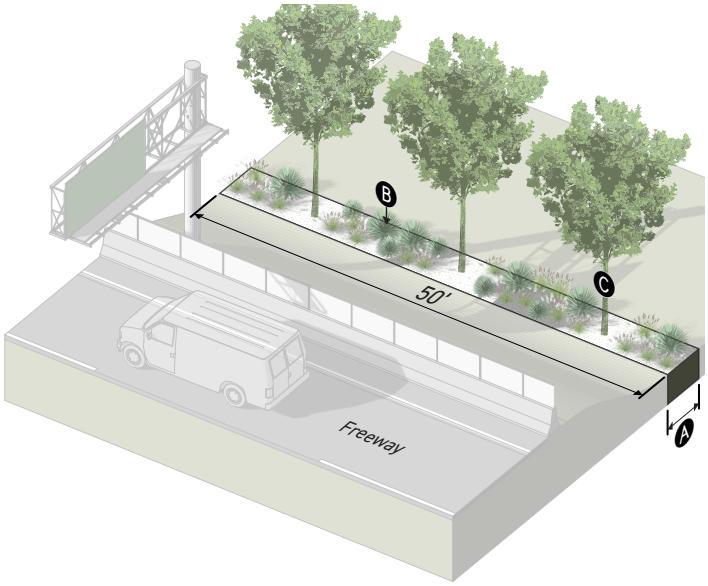
Intended for screening high-impact uses from lower-intensity abutting uses.



PLANTING AREA	*Sec. 4C.8.2.D.*
A **Width** (min)	5'
B **Large Species Trees** (min per 50')	3
WALLS	*Sec. 4C.8.2.D.*
C **Height** (min)	10'
Opacity	
Below 10' (min)	100%
10' and above (max)	100%

c. T-Screen 3

Intended for screening uses from adjacent sources of noise pollution and particulate air pollution such as freeways.



PLANTING AREA	Sec. 4C.8.2.D.
Ⓐ **Width** (min)	5'
Ⓑ **Screening Plants** (min per 50')	30
Ⓒ **Large Species Trees** (min per 50')	3
WALLS	**Sec. 4C.8.2.D.**
Height (min)	None

D. Measurement

1. Planting Area

a. Width

For measuring planting area width see *Sec. 4C.4.4.D.1 (Planting Area Width)*.

b. Frequency

For measuring frequency, for example 5 per 50', see *Sec. 14.1.8. (Frequency)*.

c. Screening Plants

For screening plant standards see *Sec. 4C.4.4.C.3.b. (Screening Plants)*.

d. Large Species Trees

For large tree standards see *Sec. 4C.4.4.C.3.a.i (Tree Type- Large Species Tree)*.

2. Walls

a. Height

Transition screen wall height is measured for the portion of the wall constructed of concrete or masonry that has a minimum thickness of 8 inches and meets the minimum opacity specified by the *transition screen type (4C.8.2.C.3.)*. For measuring wall height in a rear yard or side yard, see *Sec. 4C.7.2.D. (Fence and Wall Height)*. For measuring wall height in a frontage yard *see Sec. 3C.3.2.D.2 (Fence and Wall Height)*.

b. Opacity

For measuring opacity see *Sec. 14.1.13. (Opacity %)*.

E. Relief

1. An alternative to transition screen standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any transition screen dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. A deviation from any transition screen standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.8.3. OUTDOOR STORAGE

Material and equipment, new or used, held outside of a building for future use. Outdoor storage includes the storage of vehicles, boats, or airplanes which are inoperable, wrecked, damaged or unlicensed, i.e. not currently licensed by the Department of Motor Vehicles.

A. Intent

To ensure outdoor storage areas are designed in a manner that conceals, obstructs or protects abutting lots from impactful activities associated with outdoor storage.

B. Applicability

Outdoor storage screening standards are applicable where required by an applicable *Part 5B. Use District*. Outdoor storage screening standards do not apply to outdoor storage use areas where they are permitted by the applied *Use District (Part 5B)* but no outdoor storage screen is specified for the use.

C. Standards

1. Location

Outdoor storage and its screening enclosure shall not be located in any of the following locations:

a. In a frontage yard.

b. Closer to any frontage lot line than the frontage lot line setback listed in outdoor storage screen types.

2. Screening Enclosure

a. Outdoor storage areas shall be screened with the outdoor storage screening type specified by the applicable *Use District (Part 5B.)*.

b. Necessary gates provided in the screening structure shall meet the standards of the specified outdoor storage screening type in addition to the following standards:

i. Shall have a height of no less than the minimum required fence or wall height.

ii. Where a screening structure is taller than the minimum height, gates may be no more than 1 foot shorter than the height of the wall or fence provided.

iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.

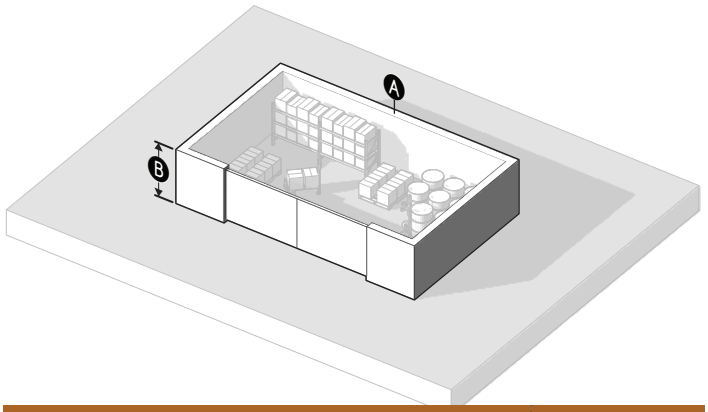
c. No material or equipment shall be stored to a height greater than the height of the enclosing wall or fence.

d. All provided fences and walls shall comply with *Sec 4C.7.3 (Fence/Wall Design and Installation)*.

3. Outdoor Storage Screening Types

a. S-Screen 1

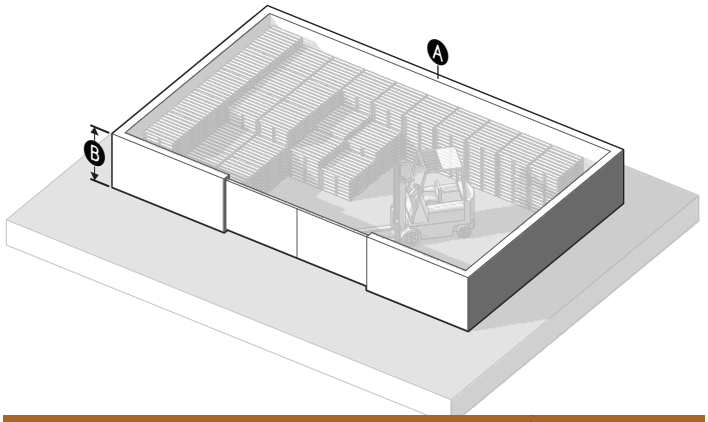
Applicable as required by *Article 5. (Use)*.



SITING	*Sec. 4C.8.3.D.*
Frontage lot line setback (min)	60'
Area (max)	3000 SF
FENCES & WALLS	*Sec. 4C.8.3.D.*
A **Enclosure** (min)	100%
B **Height** (min)	6'
Opacity (min)	90%

b. S-Screen 2

Applicable as required by *Article 5. (Use)*.



SITING	*Sec. 4C.8.3.D.*
Frontage lot line setback (min)	n/a
Area (max)	n/a
FENCES & WALLS	*Sec. 4C.8.3.D.*
A **Enclosure** (min)	100%
B **Height** (min)	6'
Opacity (min)	90%

D. Measurement

1. Siting

a. For frontage yard designation see *Sec. 14.1.20.G. (Frontage Yard)*.

b. Frontage lot line setbacks are measured perpendicular from all frontage lot lines toward the interior of the lot

c. For lot line designation see *Sec. 14.1.12. (Lot Line Determination)*.

d. For measurement of outdoor storage area, the area of an outdoor storage space is measured as all portions of a lot used for outdoor storage uses and enclosed by a screening structure. The area does not include the screening structure.

2. Fences and Walls

a. For measurement of enclosure see *Sec. 14.1.4. (Enclosure)*.

b. For measurement of fence or wall height see *Sec. 4C.7.1.D.2. (Fence and Wall Height)*.

c. For measurement of opacity see *Sec. 14.1.13. (Opacity %)*.

E. Relief

1. An alternative to outdoor storage screening standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any outdoor storage screen type dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. Deviation from any outdoor storage standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.9. GRADING & RETAINING WALLS

SEC. 4C.9.1. GRADING & HAULING

[Reserved]

SEC. 4C.9.2. RETAINING WALLS

A freestanding continuous structure, as viewed from the top, intended to support earth, which is not attached to a building.

A. Intent

To prevent retaining walls which loom over neighboring properties and public right-of-ways in our Hillside Areas and improve the aesthetic quality of large retaining walls.

B. Applicability

This Section applies to retaining walls that meet all of the following criteria:

1. Located in an Agricultural or Residential Use District;

2. Located on land designated as a Hillside Area; and

3. Located on a lot developed or to be developed with dwelling units.

C. Standards

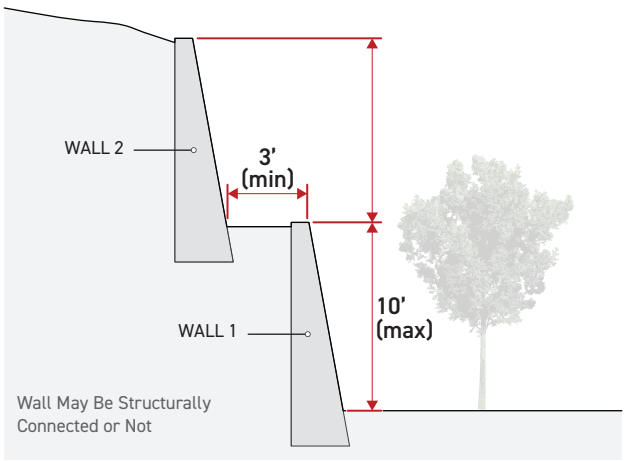
1. General

A maximum of one free-standing vertical or approximately vertical retaining wall may be built on any lot with a maximum height of 12 feet. However, as shown in the diagram below, a maximum of two vertical or approximately vertical walls or portions of a wall can be built if they comply with all of the following standards:

a. The minimum horizontal distance between the two walls is three feet,

b. Neither of the two walls exceed a height of 10 feet, and

c. In no case shall the height of a wall located in a yard exceed the maximum height specified by the frontage yard fence and wall type *(Sec. 4C.7.1.C.2.)* allowed in the applied Frontage District, except as allowed in Sec. *4C.7.2. (Side/Rear Yard Fences & Walls)*.



2. Landscaping

All retaining walls of 8 feet or greater in height shall be landscaped so as to be completely hidden from view and in accordance with any plant standards in Div 4C.6 (Plants), and fences and wall standards in Div. 4C.7. (Fences and Walls).

D. Measurement

The height of retaining walls is measured from the top of the wall to the lower side of the adjacent ground elevation.

E. Exceptions

1. Exception for Public Agency Projects

This Section does not apply to projects undertaken by a public agency.

2. Exception for Retaining Walls Required by Building and Safety

The provisions of this subdivision do not apply to any retaining wall built to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition.

F. Relief

The Zoning Administrator may approve retaining walls that exceed the heights or the maximum number allowed in *Sec. 4C.9.2.C. (Standards)* pursuant to *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*.

DIV. 4C.10. OUTDOOR LIGHTING & GLARE

SEC. 4C.10.1. OUTDOOR LIGHTING

A. Intent

Minimize light trespass and provide lighting standards to support a variety of environments.

B. Applicability

1. All exterior luminaires and luminaires located within parking structures shall meet the requirements of Section 4C.10.1.C.1 (Light Trespass).

2. Any new exterior luminaire shall meet the requirements of Section 4C.10.1.C.2 (Lighting Quantity).

C. Standards

1. Light Trespass

a. Outdoor luminaires that have the ability to be redirected, shall be directed away from adjacent lots to minimize light trespass onto adjacent properties.

b. No person shall construct, establish, create, or maintain any stationary exterior light source that may cause light trespass onto adjacent properties exceeding the following amounts:

i. From any lot onto a lot zoned with a Residential or Residential-Mixed Use District, the maximum allowable light trespass shall be 0.5 foot-candles (5.38 lux).

ii. From any lot onto a lot zoned with a non-Residential or non-Residential-Mixed Use District, the maximum allowable light trespass shall be 1 foot-candle (10.76 lux).

c. The owner of a lot with any existing light source shall bring such light source into compliance with this section upon receipt of written notice from the Department of Building and Safety.

2. Lighting Quantity

a. All parking areas and garages provided for 3 or more dwelling units shall have an average horizontal illuminance of not less than 0.2 footcandles (2.15 lux), measured from the finished surface of the parking area.

b. Any lot adjacent to a Special River Lot Line according to Sec. 14.1.11.E. (Special Lot Line) must meet the additional standards below:

i. All site and building mounted lighting shall be designed such that it produces a maximum initial luminance value no greater than 0.20 horizontal and vertical footcandles (2.15 lux) at the site boundary and no greater than 0.01 horizontal footcandles (0.11 lux) 15 feet beyond the site.

ii. All low pressure sodium, high pressure sodium, metal halide, fluorescent, quartz, incandescent greater than 60 watts, mercury vapor, and halogen fixtures shall be fully shielded in such a manner as to not exceed the limitations in *Sec. 4C.10.1.C.2.a.* above.

iii. All low pressure sodium, high pressure sodium,metal halide, fluorescent, quartz, incandescent greater than 60 watts, mercury vapor, and halogen lighting shall be in a fully shielded luminaire.

3. Pedestrian-Oriented Lighting

The walking surface of spaces required to install pedestrian-oriented lighting shall be illuminated to the following standards:

a. A minimum average horizontal illuminance of 0.75 footcandles.

b. A uniformity ratio of 3:1.

c. Luminaires shall be mounted no more than 15 feet above the walking surface.

D. Measurement

A footcandle is a unit of illuminance. 1 lumen per square foot is equivalent to 1 footcandle, a measurement typically recorded using a light meter.

E. Relief

A deviation from any lighting standard may be requested as a variance in accordance with Sec. 13B.5.3 (Variance).

SEC. 4C.10.2. GLARE

A. Intent

To prevent the generation of high levels of glare and reflected heat resulting in detrimental effects on surrounding properties and the public realm.

B. Applicability

All materials installed on a building facade shall comply with glare standards.

C. Standards

Buildings may not use materials with an external reflectance rating of 30 percent or greater.

D. Measurement

External reflectance values are based on spectrophotometric measurements and energy distribution of solar radiation, and are measured according to the listed specifications for each glass product.

E. Relief

1. An alternative to any glare standards may be requested in accordance with Sec. 13B.5.1 (Alternative Compliance).

2. A deviation from any glare standard may be requested as a variance in accordance with Sec. 13B.5.3 (Variance).

DIV. 4C.11. SIGNS

SEC. 4C.11.1. GENERAL SIGN RULES

A. Intent

The purpose of this Division is to promote public safety and welfare by regulating signs in keeping with the following objectives:

1. That the design, construction, installation, repair and maintenance of signs will not interfere with traffic safety or otherwise endanger public safety.
2. That the regulations will provide reasonable protection to the visual environment by controlling the size, height, spacing and location of signs.
3. That both the public and sign users will benefit from signs having improved legibility, readability and visibility.
4. That consideration will be given to equalizing the opportunity for messages to be displayed.
5. That adequacy of message opportunity will be available to sign users without dominating the visual appearance of the area.
6. That the regulations will conform to judicial decisions, thereby limiting costly litigation and facilitating enforcement of these regulations.

B. Applicability

1. All exterior signs, window signs, and sign support structures not located entirely in the public right-of-way shall conform to general sign rules.
2. A sign, having no sign face visible from any public or private right-of-way, that is enclosed by permanent, opaque architectural features on the project site, including building walls, freestanding walls, roofs, or overhangs, is not subject to the requirements of this Division except for the general brightness limitation set forth in *Sec. 4C.11.1.C.3. (Sign Illumination Limitations)*.

C. Standards

1. Ideological, Political, and Non-Commercial Messages

No provision of this Division prohibits an ideological, political or other noncommercial message on a sign otherwise permitted by this Division.

2. Sign Height

No sign may be located at a height that exceeds the building height limit specified by the applicable *Form District (Part 2B)*.

3. Sign Illumination Limitations

No sign shall be arranged and illuminated in a manner that will produce a light intensity of greater than 3.0 footcandles above ambient lighting, as measured at the property line. Sign illumination shall also comply with any applicable provision from Sec. 4C.10.1. (Outdoor Lighting).

4. Maintenance

a. Appearance

Every sign shall be maintained in a clean, safe and good working condition, including the replacement of defective parts, defaced or broken faces, lighting and other acts required for the maintenance of the sign. Display surfaces shall be kept neatly painted or posted at all times.

b. Debris Removal

The base of any sign erected on the ground shall be kept clear of weeds, rubbish or other combustible material at all times.

c. Abandoned Signs

Ninety days after the cessation of a business activity, service or product, the related signs shall be removed, or the face of the signs removed and replaced with blank panels, or be painted out.

5. Hazard To Traffic

a. Prohibition

No sign or sign support structure shall be erected, constructed, painted or maintained, and no permit can be issued, if the sign or sign support structure, because of its location, size, nature or type, constitutes a hazard to the safe and efficient operation of vehicles upon a street or a freeway, or creates a condition that endangers the safety of persons or property.

b. Hazard Referral

The Department of Building and Safety will refer the following to LADOT for hazard evaluation and determination prior to the issuance of a building permit:

i. All permit applications for signs that will be visible from and are located within 500 feet of the main traveled roadway of a freeway; and

ii. All other permit applications and any signs that are determined by the Department of Building and Safety to have a potential for hazard.

c. Hazard Determination

LADOT will return to the Department of Building and Safety each application given to it together with a statement of its determination. If LADOT determines that the sign or sign support structure will constitute a hazard, the Department of Building and Safety shall deny the application for permit.

6. Freeway Exposure

a. No person shall erect, construct, install, paint or maintain, and no building or electrical permit can be issued for, any sign or sign support structure within 2,000 feet of a freeway unless the Department of Building and Safety has determined that the sign will not be viewed primarily from a main traveled roadway of a freeway or an on-ramp/off-ramp.

b. The phrase viewed primarily from means that the message may be seen with reasonable clarity for a greater distance by a person traveling on the main traveled roadway of a freeway or on-ramp/off-ramp than by a person traveling on the street adjacent to the sign.

7. Sign Permit Priority Status

a. To maintain location, area, frontage, or spacing status, signs shall be installed within 6 months of issuance of a building permit and prior to expiration of any permit extension granted by the Department of Building and Safety.

b. When more than one permit is issued for a sign or signs on a lot and the more recently issued permit or permits cause such sign or signs to violate this Division, the more recently issued permit or permits are invalid and are subject to revocation. Any prior issued permits remain valid provided that such permits were issued in compliance with this Division.

8. Prohibited Signs

Signs are prohibited if they:

a. Contain obscene matters, as defined in *California Penal Code, Section 311*.

b. Contain or consist of posters, pennants, banners, ribbons, streamers or spinners, except as permitted in *Sec. 4C.11.2 (Temporary Signs)*.

c. Contain flashing, mechanical and strobe lights in conflict with the provisions of *Chapter VIII., Division B, Section 80.08.4 (Flashing Lights – Interference With Traffic Signals)* and *Chapter 9, Article 3, Section 93.0107 (Distracting, Confusing or Nuisance Lighting Viewed From Public Streets, Highways or Other Public Thoroughfares Used by Vehicular Traffic)*.

d. Are revolving and where all or any portion rotate at greater than 6 revolutions per minute.

e. Are tacked, pasted or otherwise temporarily affixed on the walls of buildings, barns, sheds, trees, poles, posts or fences, except as permitted in *Sec. 4C.11.2 (Temporary Signs)*.

f. Are affixed to any vehicle or trailer on private property if the vehicle or trailer is not intended to be otherwise used in the business and the sole purpose of attaching the sign to the vehicle or trailer is to attract people to a place of business.

g. Emit audible sounds, odor or visible matter.

h. Use human beings, live animals, animated figures, motion pictures or projectors or any other means that causes continuous motion in connection with any sign.

i. Are supergraphic signs, except where supergraphic signs are specifically permitted pursuant to a legally-adopted Specific Plan, a Supplemental Use District, an approved development agreement or a Sign District. In addition, despite the provisions of *Sec. 13B.10.1.B. (Vesting of Development Plan)*, this prohibition does not apply to any building permit issued prior to August 14, 2009 if the Department of Building and Safety determines that both substantial liabilities have been incurred, and substantial work has been performed on-site, in accordance with the terms of that permit pursuant to *Chapter 9, Section 91.106.4.3.1.*

j. Are off-site signs, including off-site digital displays, except when off-site signs are specifically permitted by pursuant to a relocation agreement entered into pursuant to *California Business and Professions Code Section 5412*. This prohibition also applies to alterations, enlargements or conversions to digital displays of legally existing off-site signs, except for alterations that conform to the provisions of *Chapter 9, Section 91.6216 (Existing Signs)* and all other requirements of this Code. This prohibition does not apply to off-site signs, including off-site digital displays, that are specifically permitted pursuant to a legally-adopted Specific Plan, a Supplemental Use District, an approved development agreement or a Sign District. In addition, despite the provisions of *Sec. 13B.10.1.B. (Vesting of Development Plan)*, this prohibition does not apply to any building permit issued prior to August 14, 2009 if the Department of Building and Safety determines that both substantial liabilities have been incurred, and substantial work has been performed on-site, in accordance with the terms of that permit pursuant to *Chapter 9, Section 91.106.4.3.1. (Limit of Authorization)*.

k. Are inflatable devices, except where inflatable devices are specifically permitted pursuant to a legally-adopted Specific Plan, a Supplemental Use District, an approved development agreement or a Sign District.

9. Prohibited Locations

a. No sign or sign support structure shall project into any public alley, except that a sign or sign support structure above a height of 14 feet may project no more than 6 inches into a public alley.

b. No sign or sign support structure shall be located less than 6 feet horizontally or 12 feet vertically from overhead electrical conductors energized in excess of 750 volts. As used here, the term overhead electrical conductors means any electrical conductor, either bare

or insulated, installed above-ground, except electrical conductors that are enclosed in iron pipe or other material covering of equal strength. Arcs of 6-foot radius may be used to define corners of the prohibition area.

c. No sign or sign support structure shall be erected in a visibility triangle as defined by *LAMC Chapter 6, Section 62.200 (Street Intersections - Obstructions to Visibility)*.

d. No sign or sign support structure shall be located within 2 feet of the curb or edge of any roadway.

10. Temporary Signs

For additional standards applicable to temporary signs, see *Sec. 4C.11.2 (Temporary Signs)*.

11. Off-site Signs

For additional standards applicable to off-site signs, see *Sec. 4C.11.3 (Off-Site Signs)*.

12. On-Site Signs

For additional standards applicable to on-site signs, see *Sec. 4C.11.4 (On-Site Signs)*.

D. Measurement

For the measurement of footcandle, see Sec. 4C.10.1.D. (Measurement).

E. Exceptions

1. Wall Signs

Wall signs in compliance with all of the standards below are exempt from the limitations in *Sec. 4C.11.1.C.6. (Freeway Exposure)*.

a. The total area of all wall signs on a building shall not exceed 100 square feet.

b. An individual wall sign shall not exceed 50 square feet in area.

c. Wall signs that can be viewed primarily from an off ramp and not from the main traveled roadway of a freeway.

d. Wall signs shall not have moving parts or any arrangement of lights that create the illusion of movement.

2. Original Art Murals, Vintage Original Art Murals and Public Art Installations

a. General

i. A building permit from the Department of Building and Safety is required for the necessary physical alterations to a building or other structures due to a new hand-tiled or digitally printed original art mural or any public art installation that may require a building permit.

ii. If any part, sentence, phrase, clause, term or word in this *Sec. 4C.11.1.E.2. (Original Art Murals, Vintage Original Art Murals and Public Art Installations)*, relating to original art murals, vintage original art murals, or public art installations is declared invalid or unconstitutional by a valid court judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality does not affect the constitutionality or lawfulness of the remainder of this zoning code (Chapter 1A), the *LAAC* or any other City regulation regulating signage, billboards or original art murals.

b. 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.

i. An original art mural that conforms to the requirements of *Chapter 7, Section 22.119 (Original Art Murals on Private Property)* of the Los Angeles Administrative Code is not considered a sign and is not subject to the provisions of this *Div. 4C.11. (Signs)* or any other ordinance that regulates signs.

ii. Any supposed "mural" that does not conform to the requirements of *Chapter 7, Section 22.119 (Original Art Murals on Private Property)* of the Los Angeles Administrative Code is considered a sign and is subject to the provisions of this *Div. 4C.11. (Signs)* or any other ordinance that regulates signs and digital displays.

c. Vintage Original Art Mural

An original art mural that existed prior to October 12, 2013 (the operative date of Los Angeles Ordinance No. 182706).

i. A vintage original art mural that conforms to the requirements of *LAAC Chapter 7, Section 22.119.(c) (Grandfathering of Vintage Original Art Murals)* is not considered a sign and is not subject to the provisions of this *Div. 4C.11. (Signs)* or any other ordinance that regulates signs.

d. 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 *LAAC Chapter 6, Section 19.85.4* or approved pursuant to *LAMC Chapter 9, Section 91.107.4.6 (Arts Development Fee)*.

i. A public art installation registered pursuant to the requirements of *LAMC Chapter 6, Section 19.85.4 (Direct Expenditures on Approved Arts Projects)* or the requirements of *LAMC Chapter 9, Section 91.107.4.6. (Arts Development Fee)* is not considered a sign, but is subject to *Sec. 4C.11.1.C.3. (Sign Illumination Limitations)* and any other applicable zoning and land use regulations set forth in the *LAMC*.

F. Relief

1. A deviation from any rules for all signs dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

2. Deviation from any rules for all signs standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.11.2. TEMPORARY SIGNS

Any sign that is to be maintained for a limited duration, including paper signs, posters, pennants, banners, ribbons, streamers, spinners, and other signs that are not permanently affixed to the ground or building.

A. Intent

See *Sec. 4C.11.1.A. (Intent)*.

B. Applicability

All temporary signs and sign support structures not located entirely in the public right-of-way shall conform to the requirements of this *Div. 4C.11. (Signs)* and all other applicable provisions of this zoning code (Chapter 1A).

C. Standards

1. Permit Required

a. A building permit is required for a temporary sign, pennant, banner, ribbon, streamer or spinner. The permit application shall specify the dates being requested for authorized installation and the proposed location.

b. Notwithstanding any other provision of this zoning code (Chapter 1A), a building permit shall be required for a temporary sign, other than one that contains a political, ideological or other noncommercial message. The permit application shall specify the dates being requested for authorized installation and the proposed location.

2. General

Temporary signs may display only on-site or noncommercial messages.

3. Temporary Signs

a. Location

Temporary signs may, including those that do not require a building permit, be tacked, pasted or otherwise temporarily affixed to windows or on the walls of buildings, barns, sheds or fences.

b. Area

i. The combined sign area of temporary signs shall not exceed 10 square feet in an Agricultural or Residential Use District, or 2 square feet for each foot of street frontage in all other Use Districts. Square footage for temporary signs shall not be counted toward the total sign area allocation from the Sign Packages, See *Sec. 4C.11.5. (Sign Packages)*.

ii. The combined sign area of temporary signs, when placed upon a window and any other window signs shall not exceed a maximum of 10% of the window area.

c. Construction

Temporary signs may be made of paper or any other material. If the temporary sign is made of cloth, it shall be flame-proofed when the aggregate area exceeds 100 square feet. Every temporary cloth sign shall be supported and attached with stranded cable of 1/16-inch minimum diameter or by other methods as approved by the Department of Building and Safety.

d. Time Limit

i. Temporary signs that require a permit shall be removed within 30 days of installation and shall not be reinstalled for a period of 30 days of the date of removal of the previous sign. The installation of temporary signs shall not exceed a total of 90 days in any calendar year.

ii. Temporary signs that do not require a permit shall be removed within 30 days of the date of installation of the sign.

D. Measurement

[Reserved]

E. Relief

1. A deviation from any temporary sign dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

2. Deviation from any temporary sign standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.11.3. OFF-SITE SIGNS

A 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.

A. Intent

See *Sec. 4C.11.1.A. (Intent)*.

B. Applicability

All exterior off-site signs, including window signs, and sign support structures not located entirely in the public right-of-way shall conform to the requirements of this Section and all other applicable provisions of this Zoning Code (Chapter 1A).

C. Standards

1. Location

a. No portion of an off-site sign with a sign area greater than 80 square feet shall be placed within 200 feet of a lot or a property zoned with a Residential Use District, which is located on the same side of the same street as the lot on which the sign is placed. However, where a lot has 2 or more street frontages, a sign may be located on that street frontage, which is not on the same street as the lot or property zoned with a Residential Use District; provided the sign and sign support structure are placed in that half of the lot that is the farthest from the street frontage on which the lot is located.

b. No portion of an off-site sign or sign support structure can be located in that half of a lot located farthest from the street frontage when a lot or a property zoned with a Residential Use District is located to the rear of that street frontage.

c. Off-site signs are not permitted along that portion of a lot having a street frontage of less than 50 feet.

d. No more than 4 off-site signs can be located at the intersection of 2 or more streets when the off-site signs are located within 150 feet of the intersection of 2 street frontages.

e. An off-site sign face shall not be located within 1 foot of a side lot line.

2. Area

The sign area of a single face cannot exceed 800 square feet.

3. Height

a. The height to the top of the off-site sign is limited to a maximum of 42 feet above the sidewalk grade or edge of roadway grade nearest the sign, except that a sign that is more than 80% above a roof of a building may extend to the top of the sign a maximum of 30 feet above the surface of the roof under the sign.

b. In no event can the height to the top of the off-site sign exceed a height greater than that height specified in the Form District in which the sign is located, or a height of 60 feet above the sidewalk grade or edge of roadway grade nearest the sign, whichever is more restrictive.

c. The bottom of the off-site sign shall be at least 8 feet above the sidewalk grade or edge of roadway grade nearest the sign.

4. Spacing

An off-site sign, which is either single-faced or parallel double-faced, shall be spaced as specified below from any other existing or previously permitted off-site sign, which is single-faced or parallel double-faced.

SPACING REQUIREMENTS BETWEEN OFF-SITE SIGNS

Existing or Permitted Sign by Sign Area	Proposed Sign by Sign Area		
	<80 SF	80 - 300 SF	>300 SF
<80 SF	100'	100'	200'
80 - 300 SF	100'	300'	300'
>300SF	200'	300'	600'

5. Double-Faced Off-site Signs

a. Off-site signs may be either single or double-faced.

b. For double-faced off-site signs whose faces are parallel, the distance between sign faces cannot exceed 6 feet.

c. For double-faced off-site signs whose faces are not parallel, the distance between sign faces at their widest point cannot exceed 35 feet. The separation of sign faces at their closest point cannot exceed 6 feet. In no event can the angle between sign faces exceed 37 degrees.

6. Projection

Off-site signs shall not project over the public right-of-way.

7. Covering

The backs of off-site signs exposed to public view shall be covered with a finished surface or material and shall be properly maintained.

8. Other Requirements

a. A maximum of two poles are permitted for any off-site sign. The maximum cross-sectional dimension of a pole cannot exceed 10% of the overall height of the sign.

b. Off-site sign supports shall be structurally independent of a building.

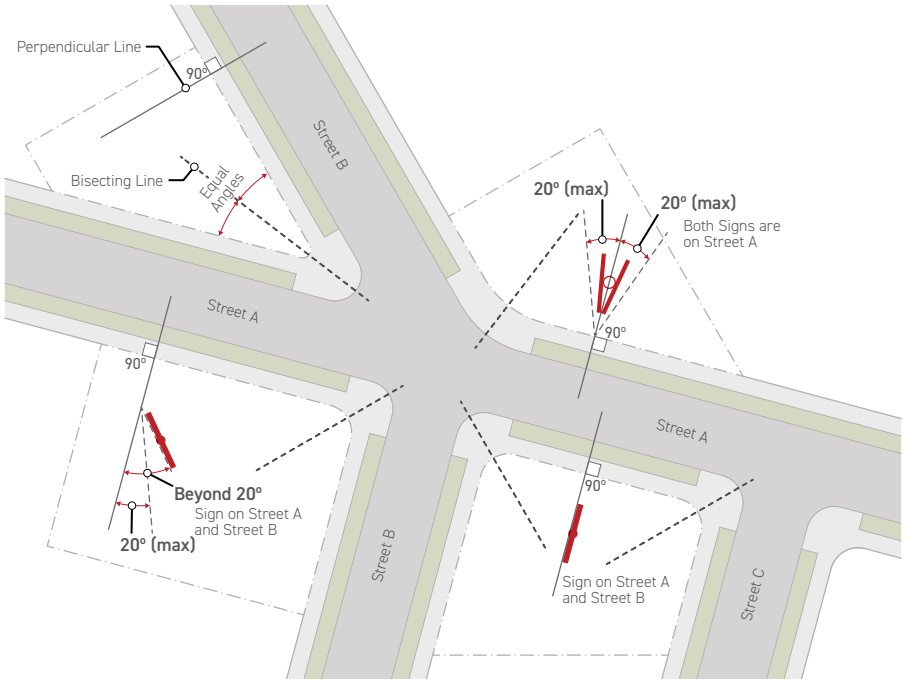
c. Sign support structures shall be located directly under the sign face as viewed from the front of the sign. The maximum horizontal distance between the center of the sign support structure and the sign face can not exceed 10 feet.

D. Measurement

1. Lots with Multiple Street Frontages

If a lot is a corner lot or any other lot with two or more street lot lines, the following rules for the determination of which street an off-site sign is located on shall apply:

a. For the purposes of *Sec. 4C.11.3.C.2 (Area)* and *Sec. 4C.11.3.D. (Measurement)*, an off-site sign shall be considered to be on a single street, if the sign and its support structure are located entirely on the side of the bisecting line closest to that street and the sign face is placed at the same angle as the perpendicular line or at an angle not to exceed 20 degrees from either side of the perpendicular line.



b. An off-site sign located on a through lot shall be located on a single street if the sign and its support structure are located entirely on that half of the lot closest to the lot line adjoining that street.

c. Any off-site sign not in conformance with either *Sec. 4C.11.3.D.1.a.* or *Sec. 4C.11.3.D.1.b.* is considered to be located on more than one street frontage.

2. Spacing

a. For any double-faced off-site sign, the spacing requirements are based on the area of the largest sign face.

b. For double-faced off-site signs whose faces are not parallel, the spacing between any proposed, permitted or existing off-site sign is determined by the following formula:

$$D = S \left[1 + \frac{(B - 5)}{90} \right]$$

Where:

D = required spacing between signs, in feet.

S = sign spacing determined by the table in *Sec. 4C.11.3.C.4. (Spacing)*.

B = widest edge separation of sign faces in feet.

c. Spacing is measured between off-site signs that are located on the same side of the same street. Spacing is measured from a line that is perpendicular to the street line and that passes through a point on the street line that is closest to the nearest sign face edge. Spacing is measured along the center line of the street.

E. Relief

1. A deviation from any off-site sign dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

2. Deviation from any off-site sign standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.11.4. ON-SITE SIGNS

A sign that is other than an off-site sign.

A. Intent

See *Sec. 4C.11.1.A. (Intent)*.

B. Applicability

All exterior signs, including window signs, and sign support structures not located entirely in the public right-of-way shall conform to the requirements of *Div. 4C.11. (Signs)* and all other applicable provisions of this Zoning Code (Chapter 1A).

C. Standards

1. Sign Packages

On-site signs shall comply with all the applicable sign package.

2. Sign Types

On-site signs shall comply with all applicable sign type standards.

3. Street Address Requirement

No sign shall be maintained on any property unless a street address for the property has been obtained, and is maintained in accordance with the provisions of *LAMC Chapter 6, Section 63.113 (Street Address Numbers - Responsibility Therefor, Designation, Location, Size, Maintenance, Change and Removal)*.

4. Projection Over the Public Right-Of-Way

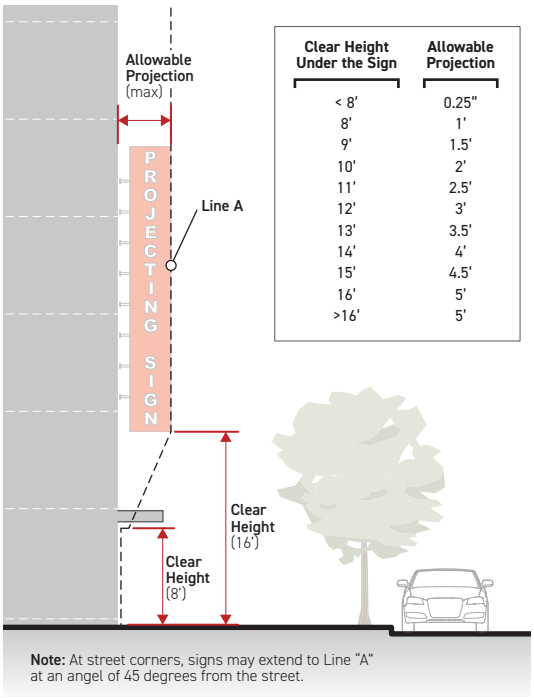
Where on-site signs are allowed to project over the public right-of-way, they shall comply with the following standards:

a. An on-site sign with a clear height less than 8 feet has a maximum projection allowance of 0.25 inches.

b. An on-site sign with a clear height equal to 8 feet has a maximum projection allowance of 1 foot.

c. For every extra foot of clear height over 8 feet, the projection maximum for on-site signs increases by half an inch.

d. The maximum allowed projection for any on-site sign is 5 feet, which applies to on-site signs with a clear height of 16 feet or greater.



Clear Height Under the Sign	Allowable Projection
< 8'	0.25"
8'	1'
9'	1.5'
10'	2'
11'	2.5'
12'	3'
13'	3.5'
14'	4'
15'	4.5'
16'	5'
>16'	5'

D. Measurement

See *Sec. 4C.11.6.D. (Measurement, Sign Types)*.

E. Relief

1. A deviation from any on-site sign dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

2. Deviation from any on-site sign standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.11.5. SIGN PACKAGES

A. Intent

The intent of the sign packages is to provide variety in the sign allocation based on the extent of reliance on specific modes of travel.

1. Sign Package 1 is intended for areas with a variety of transportation modes.

2. Sign Package 2 is intended for areas with a focus on pedestrian experience and alternative transportation modes besides automobiles.

B. Applicability

Sign package standards apply to all on-site signs determined by the sign package assigned by the applicable Development Standards District.

C. Standards

1. Digital Display

Digital displays are prohibited in Sign Package 2.

2. Total Sign Area Allowed

a. The maximum total area of on-site signs allowed on a lot is specified by sign package according to the category of the applied Use District (Part 5B) as specified below:

	Sign Package 1	Sign Package 2
AGRICULTURAL, RESIDENTIAL & OPEN SPACE USE DISTRICTS		
Total Sign Area Allocation for All Sign Types Allowed (max)	30 SF	30 SF
ALL OTHER USE DISTRICTS		
Total Sign Area Allocation for All Sign Types Allowed (max)	4 SF per foot of street frontage	4 SF per foot of building frontage
Combined Sign Area of Illuminated Canopy Signs, Roof Signs, Roof Signs: Open Panel & Wall Signs Facing the Same Direction (max)	2 SF per foot of street frontage, + 1 SF for each foot of building frontage	n/a

b. In Sign Package 1, Awning Signs, High Rise Signs and Marquee Signs do not count towards the total sign area allocation of 4 square feet per foot of street frontage.

c. In Sign Package 2, Awing Signs and Tall Building Signs do not count towards the total sign area allocation of 4 square feet per foot of street frontage.

3. Sign Types Allowed

		Sign Package 1	Sign Package 2
AGRICULTURAL, RESIDENTIAL & OPEN SPACE USE DISTRICTS			
Awning Sign	*(Sec. 4C.11.6.C.1.)*	●	●
High Rise Sign 1	*(Sec. 4C.11.6.C.2.)*	○	○
Illuminated Canopy Sign	*(Sec. 4C.11.6.C.3.)*	○	○
Marquee Sign	*(Sec. 4C.11.6.C.4.)*	○	○
Monument Sign	*(Sec. 4C.11.6.C.5.)*	●	●
Pedestrian Sign	*(Sec. 4C.11.6.C.6.)*	○	○
Pole Sign	*(Sec. 4C.11.6.C.7.)*	●	○
Projecting Sign	*(Sec. 4C.11.6.C.8.)*	○	○
Roof Sign	*(Sec. 4C.11.6.C.9.)*	○	○
Roof Sign: Open Panel	*(Sec. 4C.11.6.C.10.)*	○	○
High-Rise 2 Sign	*(Sec. 4C.11.6.C.11.)*	○	○
Wall Sign	*(Sec. 4C.11.6.C.12.)*	●	●
Window Sign	*(Sec. 4C.11.6.C.13.)*	○	○
Yard Sign	*(Sec. 4C.11.6.C.14.)*	●	●
ALL OTHER USE DISTRICTS			
Awning Sign	*(Sec. 4C.11.6.C.1.)*	●	●
High Rise Sign 1	*(Sec. 4C.11.6.C.2.)*	●	○
Illuminated Canopy Sign	*(Sec. 4C.11.6.C.3.)*	●	○
Marquee Sign	*(Sec. 4C.11.6.C.4.)*	●	●
Monument Sign	*(Sec. 4C.11.6.C.5.)*	●	●
Pedestrian Sign	*(Sec. 4C.11.6.C.6.)*	●	●
Pole Sign	*(Sec. 4C.11.6.C.7.)*	●	○
Projecting Sign	*(Sec. 4C.11.6.C.8.)*	●	●
Roof Sign	*(Sec. 4C.11.6.C.9.)*	●	○
Roof Sign: Open Panel	*(Sec. 4C.11.6.C.10.)*	○	●
High-Rise 2 Sign	*(Sec. 4C.11.6.C.11.)*	○	●
Wall Sign	*(Sec. 4C.11.6.C.12.)*	●	●
Window Sign	*(Sec. 4C.11.6.C.13.)*	●	●
Yard Sign	*(Sec. 4C.11.6.C.14.)*	○	○

● = Sign type not allowed
○ = Sign type allowed

a. Where a sign meets the standards and definition of both an allowed sign type and a sign type that is not allowed per the table in this paragraph, the sign is considered to be the allowed sign type.

D. Measurement

1. Sign Area

a. Maximum sign area is measured independently for each sign face.

b. Sign area is measured as the 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:

i. 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.

ii. For spherical, cylindrical or other three-dimensional signs, the area of the sign shall be computed from the smallest two-dimensional geometrical shape or shapes, which will best approximate the greatest actual surface area visible from any one direction. Sign support structures are excluded if neutral in color.

2. Sign Area Allocation

a. Sign area allocation, either total or by sign type, when specified per foot of street frontage is calculated by multiplying the specified area by the length of the street frontage.

b. Sign area allocation, either total or by sign type, when specified per foot of building frontage is calculated by multiplying the specified area by the length of the building frontage.

c. The sign area for all signs, including required signs and signs displaying addresses, is counted toward the total sign area allocation as specified in Sec.4C.11.5.C. (Sign Packages).

E. Exceptions

Flag lots containing less than 50 feet of street frontage are allotted 50 feet of street frontage for the purpose of determining the type of sign permitted and for the allowable sign area.

F. Relief

1. In sign package 2, deviations from the dimensional standards for projecting signs shall be authorized in accordance with *Sec. 13B.2.5. (Director Determination)*. In addition to the findings otherwise required by *Sec. 13B.2.5. (Director Determination)*, the Director of Planning shall find that the proposed projecting sign meets the following criteria:

a. The total sign area of all projecting signs, including existing projecting signs and existing pole signs *(Sec. 4C.11.6.C.8.ii.)*, does not exceed 25 SF plus 1.5 SF per foot of street frontage, with no individual projecting sign exceeding 300 SF per sign face; and

b. The proposed projecting sign contributes to the existing pattern and character of signs of the area within a 500 foot radius of the site.

2. A deviation from any sign package dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. Deviation from any sign package standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.11.6. SIGN TYPES

A. Intent

That the regulations will provide reasonable protection to the visual environment by controlling the size, height, spacing and location of signs.

B. Applicability

1. General

a. Any project including the construction or modification of an on-site sign.

b. Sign type standards apply to each lot according the Sign Package (Sec. 4C.11.5.C.) specified by the applied Development Standards District.

2. Combination Signs

A sign subject to more than one type of classification, shall meet the requirements for the type to which each portion is subject.

C. Standards

The standards for each sign type are specified in the tables below:

1. Awning Sign

DEFINITION

A sign painted, sewn, or otherwise adhered to the material of an awning as an integrated part of the awning itself.

GENERAL STANDARDS

i. Signs are only allowed on awnings that comply with all applicable provisions of *LAMC Sec. 91.3202 (General)*, *LAMC Sec. 91.3202.3.1 (Awnings, Canopies, Marquees and Signs)*.

ii. No sign can be placed on any portion of an awning except the valance that is parallel to the building face. No sign can extend outside the awning.

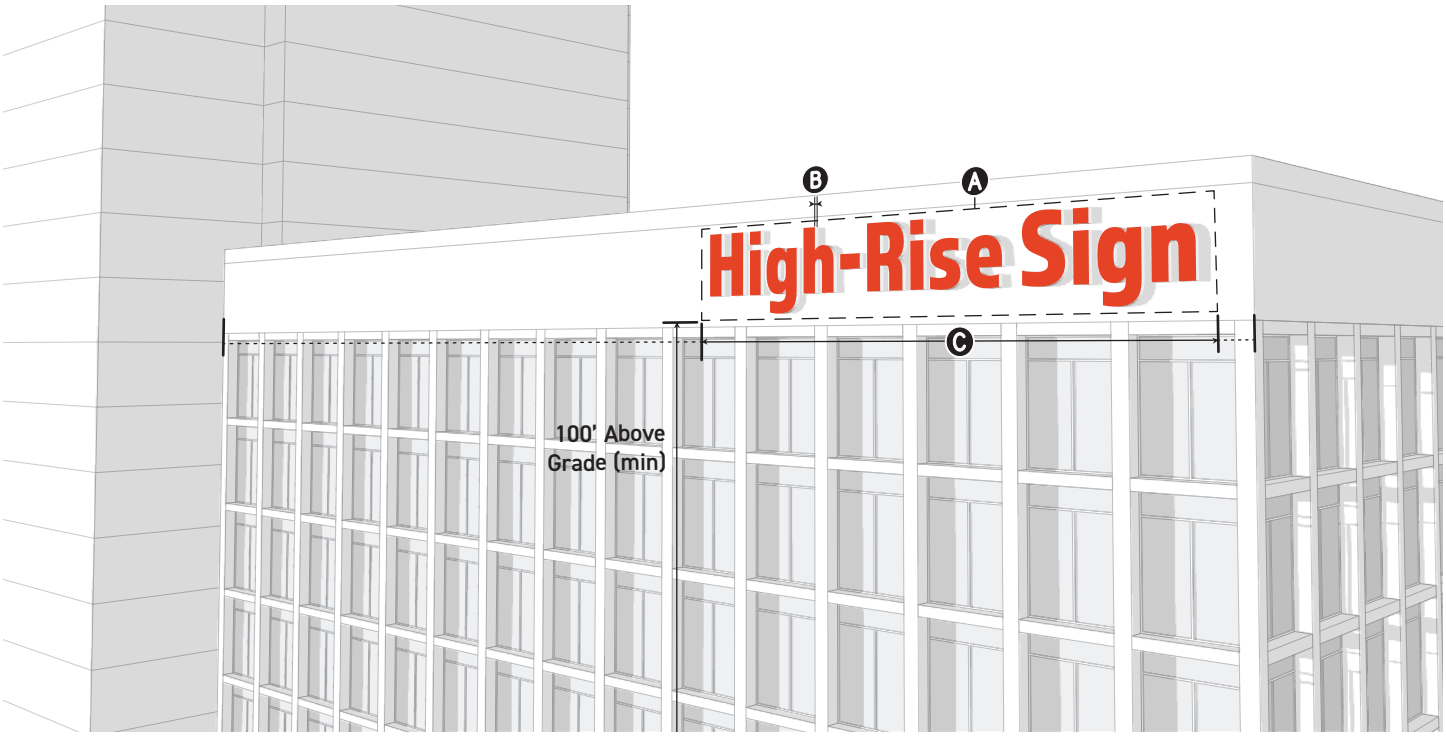
iii. Signs are not allowed on awnings with a valance above 14 feet in height measured from the nearest sidewalk or edge of roadway grade to the top of the valance.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	●	●
All other Use Districts	●	●

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS	Sign Package 1	Sign Package 2
Combined sign area for all Awning Signs (max)		
OS, A, & RG Use Districts	n/a	n/a
All other Use Districts	2 SF per foot of street frontage	2 SF per foot of street frontage
Ⓐ **Area of individual Awning Sign** (max)		
OS, A, & RG Use Districts	20 SF	20 SF
All other Use Districts	n/a	12 SF
Ⓑ **Sign display height** (max)	1'	1'

2. High-Rise Sign 1



DEFINITION

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

GENERAL STANDARDS

i. The plane of the sign face of a high-rise 1 sign shall be approximately parallel to the face of the building.

ii. A high-rise 1 sign shall not extend above the top of the wall of the building, except where there is less than 3 feet between the top of the wall and the top of a window, the high-rise 1 sign may extend above the top of the wall by a maximum of 3 feet.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	○	○
All other Use Districts	●	○

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS	
Combined sign area for all High-Rise 1 Signs (max)	n/a
Ⓐ **Area of individual High-Rise 1 Sign** (max)	5% of the area of the building wall to which the sign is attached
Ⓑ **Projection from building face** (max)	2'
Ⓒ **Width** (max % of facade length)	80%

3. Illuminated Canopy Sign

DEFINITION

A sign integrated into an enclosed internally illuminated canopy that is attached to the wall of a building.

GENERAL STANDARDS

i. An illuminated canopy sign shall not extend above the top of the wall of a building.

ii. For emergency personnel access, illuminated canopy signs shall not occupy a 4-foot distance along the exterior wall at one corner of the building's street frontage and an additional 4-foot distance along every 50 feet of the building frontage.

iii. An illuminated canopy sign shall bear the electric sign label of an approved testing agency with a re-inspection service.

iv. Only canopies at grade level may contain illuminated canopy signs over a door or window.

v. An illuminated canopy sign shall be internally illuminated so as to illuminate the canopy and the exterior wall below.

vi. Illuminated canopy signs may project over a public right-of-way.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	○	○
All other Use Districts	●	○

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS	
Combined sign area for all Illuminated Canopy Signs (max)	2 SF per foot of street frontage
Ⓐ **Area of individual Illuminated Canopy Sign** (max)	n/a
Ⓑ **Sign display height** (max)	3'
Depth (max)	8"
Ⓒ **Clear height** (min)	8'-2"
Ⓓ **Projection from building face** (max)	3'

4. Marquee Sign

DEFINITION

A sign attached to the periphery of a marquee.

GENERAL STANDARDS

i. Signs shall not extend above or below the marquee.

ii. Signs shall not be attached to any portion of the marquee except on the periphery.

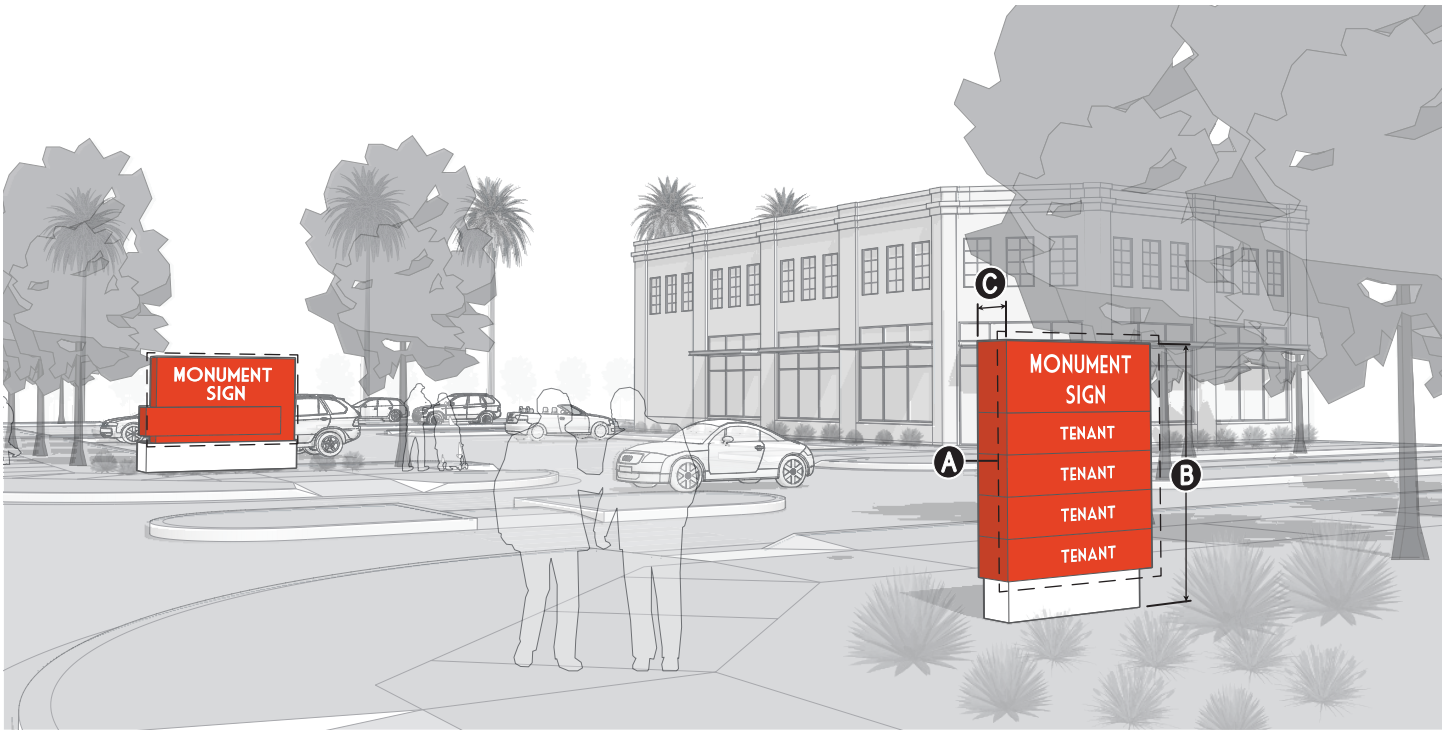
iii. Cloth or banner signs or drop-roll curtains may be suspended below the exterior periphery and extend within 7 feet of the grade.

	Sign Package 1	Sign Package 2
SIGN TYPE PERMISSIONS		
OS, A, & RG Use Districts	○	○
All other Use Districts	●	●

● = Sign type allowed ○ = Sign type not allowed

	DIMENSIONAL STANDARDS	
	Combined sign area for all Marquee Signs (max)	n/a
Ⓐ	**Area of individual Marquee Sign** (max)	Limited by marquee size

5. Monument Sign



DEFINITION

A freestanding sign which is wholly independent of a building for support, erected directly upon the original grade or finished grade, or that is raised no more than 12 inches from the grade to the bottom of the sign.

GENERAL STANDARDS

i. A monument sign shall be set back at least 7.5 feet from a side lot line.

ii. A monument sign shall be located at least 15 feet from any other monument sign, projecting sign or pole sign in any direction.

iii. A monument sign shall be located so as not to present a physical visibility obstruction that could interfere with or present a hazard to pedestrian or vehicular traffic.

iv. A monument sign shall not project over a public right-of-way.

	Sign Package 1	Sign Package 2
SIGN TYPE PERMISSIONS		
OS, A, & RG Use Districts	●	●
All other Use Districts	●	●

● = Sign type allowed ○ = Sign type not allowed

	Sign Package 1	Sign Package 2
DIMENSIONAL STANDARDS		
Combined sign area for all Monument Signs (max)		
OS, A, & RG Use Districts	n/a	n/a
All other Use Districts	1.5 SF per foot of street frontage	1.5 SF per foot of building frontage
Ⓐ **Area of individual Monument Sign** (max)		
OS, A, & RG Use Districts	9 SF per sign face	9 SF per sign face
All other Use Districts	75 SF per sign face	32 SF per sign face
Number of Monument Signs allowed (max)		
OS, A, & RG Use Districts	1	1
All other Use Districts	n/a	n/a
Ⓑ **Height** (max)		
A & RG Use Districts	6'	6'
All other Use Districts	8'	8'
Ⓒ **Depth** (max)	2'	2'

6. Pedestrian Sign

DEFINITION

A small sign attached perpendicular to the building facade that hangs from a bracket or support.

GENERAL STANDARDS

i. A hanging bracket shall be an integral part of the sign design.

ii. Pedestrian signs shall be located below the window sills of the 2nd story on a multi-story building or below the top of the exterior wall on a single-story building.

iii. Pedestrian signs shall be located within 5 feet horizontally of a ground story tenant entrance.

iv. Pedestrian signs shall be located at least 15 feet from any other pedestrian sign or projecting sign.

v. Pedestrian signs shall be attached to a building to withstand the loads as required by *LAMC Sec. 91.6212*.

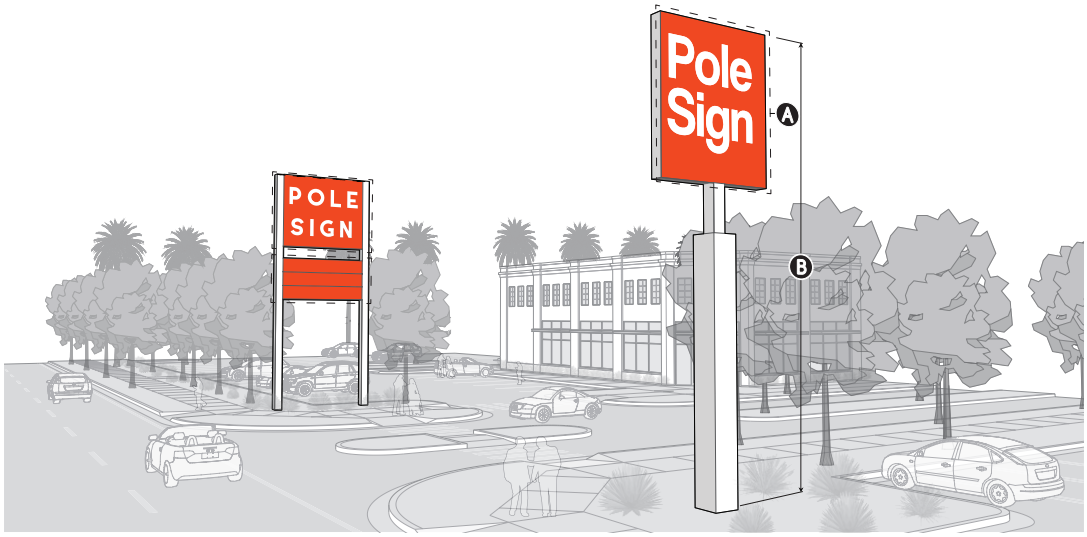
vi. Pedestrian signs shall comply with *Sec. 4C.11.4.C.4. (Projection Over the Public Right-Of-Way)*.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	○	○
All other Use Districts	●	●

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS	
Combined sign area for all Pedestrian Signs (max)	n/a
Ⓐ **Area of individual Pedestrian Sign** (max)	9 SF per sign face
Ⓑ **Sign display height** (max)	3'
Ⓒ **Projection from building face** (min/max)	1'/3'
Ⓓ **Depth** (max)	6"
Ⓔ **Clear height** (min)	8'

7. Pole Sign



DEFINITION

A freestanding sign that is wholly independent of a building for support, permanently affixed to the ground using one or more poles or posts.

GENERAL STANDARDS

i. A pole sign shall be located at least 10 feet from a side lot line; however, on a corner lot, a pole signs may be at least 5 feet from side lot lines.

ii. A pole sign shall be located at least 15 feet from any other pole sign, projecting sign or monument sign.

iii. The maximum width of a pole or post shall not exceed 10% of the overall sign height.

iv. A pole sign shall be located so as not to interfere or present a hazard to pedestrian or automobile traffic.

v. Where the lower part of a pole sign is less than 8 feet above sidewalk grade or the edge of roadway grade nearest the sign, the sign shall extend to 18 inches from grade or be installed in a planter that extends beyond the edges of the sign and any support structure that is 18 inches minimum in height.

vi. A pole sign may project over a public right-of-way, but shall comply with *Sec. 4C.11.4. (Projection Over the Public Right-Of-Way)*. Sign projections shall fall within an area that is perpendicular to the public right-of-way and has a width of 3 feet as measured parallel to the public right-of-way.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	●	○
All other Use Districts	●	○

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS

	Combined sign area for all Pole Signs (max)	
	OS, A & RG Use Districts	n/a
	All other Use Districts	2 SF per foot of street frontage + 1 SF per foot of building frontage
	Total number of Pole Signs & Projecting Signs (max)	
	OS, A & RG Use Districts	1
	All other Use Districts	
	0' to < 50' of street frontage	0
	50' to ≤ 200' of street frontage	1
	>200' to ≤ 400' of street frontage	2
	>400' to ≤ 600' of street frontage	3
	>600' of street frontage	+1 / 200' of street frontage
Ⓐ	**Area of individual Pole Sign (max)**	
	OS, A & RG Use Districts	9 SF per sign face
	All other Use Districts	400 SF per sign face
Ⓑ	**Height[(1)] including pole** (max)	
	A & RG Use Districts	6'
	All other Use Districts	
	0' to < 50' of street frontage	none
	50' of street frontage	25'
	>50' to ≤ 100' of street frontage	35'
	>100' of street frontage	42'

(1) Any pole sign located at the street corner of a corner lot may use the greater street frontage for determining height limitations. In no event may a pole sign, including the pole, exceed the maximum building height specified by the applied Form District.

8. Projecting Sign

DEFINITION

A sign attached approximately perpendicular to the building facade that does not meet the standards for a *pedestrian sign (Sec. 4C.11.6.C.6.)*.

GENERAL STANDARDS

i. The plane of the sign face shall be within 15 degrees of a line perpendicular to the face of the building, except at the corner of the building.

ii. A projecting sign shall not extend above the top of the building wall.

iii. A projecting sign shall be located at least 7.5 feet from any side lot line and be located at least 15 feet from any other projecting sign, monument sign or pole sign, measured in any direction.

iv. Projecting signs shall be attached to a building to withstand the loads as required by *LAMC Sec. 91.6212.*

v. A projecting sign may project over the public right-of-way, but shall comply with *Sec. 4C.11.4. (Projection Over the Public Right-Of-Way)*. Sign projections shall fall within an area that is perpendicular to the public right-of-way and has a maximum width of 3 feet as measured parallel with the public right-of-way.

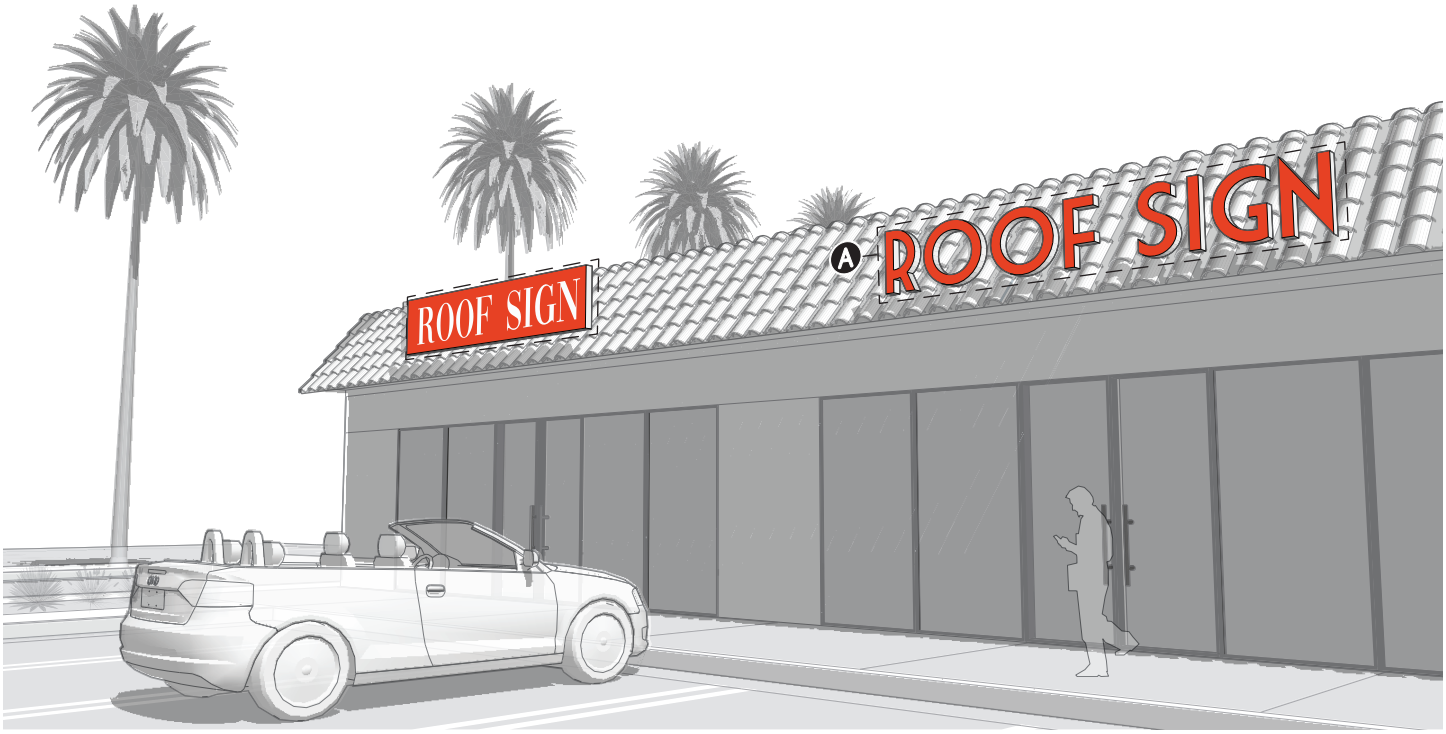
vi. For projecting signs located above 16 feet and on a lot having a street frontage greater than 50 feet, projections over the public right-of-way may vary linearly from 5 feet at 50 feet to 8 feet at 100 feet of street frontage. This is an exception to the provision above (Sec 4C.11.6.C.8.vi.)., and does not require compliance with Sec. 4C.11.6.D.2.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	○	○
All other Use Districts	●	●

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS		Sign Package 1	Sign Package 2
	Combined sign area for all Projecting Signs (max)	25 SF + 1.5 SF per foot of street frontage	25 SF + 1.5 SF per foot of building frontage
	Total number of Pole Signs & Projecting Signs (max)		
	0' to < 50' of street frontage	0	0
	50' to ≤ 200' of street frontage	1	1
	>200' to ≤ 400' of street frontage	2	2
	>400' to ≤ 600' of street frontage	3	3
	>600' of street frontage	+1 / 200' of street frontage	+1 / 200' of street frontage
Ⓐ	**Area of individual Project Sign (max)**	300 SF per sign face	48 SF per sign face
Ⓑ	**Projection from building face** (max)	8'	5'
Ⓒ	**Clear height** (min)	8'	8'

9. Roof Sign



DEFINITION

A sign erected on a roof of a building.

GENERAL STANDARDS

i. Roof signs are allowed only when placed directly upon a roof that slopes downward toward and extends to or over the top of an exterior wall.

ii. The top of the roof sign shall be located at least 2 feet below the highest point of the roof where the sign is located.

iii. Roof signs shall be located at least 2 feet from the edge of the roof.

iv. Roof signs shall be located at least 10 feet from side lot lines.

v. The plane of the sign face of a roof sign shall be approximately parallel to the face of the building.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	○	○
All other Use Districts	●	○

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS		
	Combined sign area for all Roof Signs (max)	2 SF per foot of street frontage, + 1 SF for each foot of building frontage
A	**Area of individual Roof Sign** (max)	300 SF

10. Roof Sign: Open Panel

[Reserved]

DEFINITION

A sign erected on a roof of a building consisting of channel letters, graphic segments, open lighting elements, or other open forms affixed to a non-solid panel sign support structure.

GENERAL STANDARDS

i. The sign shall be located on the roof of a building.

ii. The plane of the sign face shall be approximately parallel to the face of the building.

iii. The sign shall consist of open channel lettering or graphic segments. Box and cabinet signs are not allowed.

APPROVAL

Sign type only allowed accordance with *Sec. 13B.2.5. (Director Determination)*.

Supplemental Findings. The proposed sign contributes to the existing pattern and character of signs of the area within a 500 foot radius of the site.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	○	○
All other Use Districts	○	●

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS		
	Combined sign area for all Open Panel Roof Signs (max)	2 SF per foot of building frontage
Ⓐ	**Area of individual Open Panel Roof Sign** (max)	80 SF
Ⓑ	**Sign display height** (max height above roof-line or parapet)	3'
Ⓒ	**Distance from another roof sign** (min)	15'

11. High-Rise Sign 2

[Reserved]

DEFINITION

A sign located at least 120 feet above grade and attached to the wall of a building.

GENERAL STANDARDS

i. No building may have more than two high-rise 2 signs and no more than one on any side of the building. In the case of a cylindrical or elliptical building, the building should be considered to have four quadrants, which will in no case exceed 25% of the perimeter of the building. Both tall building signs on a building must be identical in design.

ii. The plane of the sign face of a high-rise 2 sign shall be approximately parallel to the face of the building.

iii. On a flat-topped building, high-rise 2 signs must be located between the top of the windows on the topmost floor and the top of the roof parapet or within an area 16 feet below the top of the roof parapet.

iv. On buildings with stepped, non-flat, or otherwise articulated tops, high-rise 2 signs may be located within an area 16 feet below the top of the building or within an area 16 feet below the top of the parapet of the main portion of the building below the stepped or articulated top.

GENERAL STANDARDS

i. High-rise 2 signs must be located on a wall and may not be located on a roof, including a sloping roof, and may not block any windows.

ii. The sign shall consist of open channel lettering or graphic segments. Box and cabinet signs are not allowed.

iii. High-rise 2 signs are limited to one line of text.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	○	○
All other Use Districts	○	●

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS	
Combined sign area for all High-Rise 2 Signs (max)	n/a
Ⓐ **Area of individual High-Rise 2 Sign** (max)	50% of the area of the building wall to which the sign is attached or 800 SF, whichever is less

12. Wall Sign

DEFINITION

A sign on the wall of a building or structure, with the exposed face of the sign in a plane approximately parallel to the plane of the wall, that has been attached to, painted on, or erected against the wall, projected onto the wall, or printed on any material which is supported and attached to the wall by an adhesive or other materials or methods.

GENERAL STANDARDS

i. For wall signs made up of individual letters that use the wall of the building as background, sign area allocated in *Sec. 4C.11.5.C.2.* and *Sec. 4C.11.5.C.3.* may be increased by 20%, provided there is no change in color between the background and the surrounding wall area.

ii. If any message is placed on the edge of a wall sign, then that portion of the wall sign is regulated as a pedestrian sign or a projecting sign.

iii. A wall sign cannot extend above the top of the wall of the building, except where there is less than 3 feet between the top of the wall and the top of a window, the wall sign may extend above the top of the wall by a maximum of 3 feet.

iv. The plane of the sign face of a wall sign shall be approximately parallel to the face of the building.

v. Wall signs cannot be illuminated when installed on a wall that faces the rear or side lot line that is located within 30 feet of properties zoned with an Agricultural or Residential Use District and a Density District of 8 to 60 or 1L to 4L.

vi. No wall sign shall project over any public property or any public right-of-way greater than that permitted in *Sec. 4C.11.4. (Projection Over the Public Right-Of-Way)*.

vii. Where a parking lot exists between a wall sign and the street, and there is a freestanding wall or fence between the parking lot and the street, a sign may be placed on the wall or fence provided the sign does not project beyond the lot line. The sign is limited to that portion of the wall or fence between 2.5' and 3.5' in height above the finished grade at the base of the wall generally facing the street.

	Sign Package 1	Sign Package 2
SIGN TYPE PERMISSIONS		
OS, A, & RG Use Districts	●	●
All other Use Districts	●	●

● = Sign type allowed ○ = Sign type not allowed

		Sign Package 1	Sign Package 2
DIMENSIONAL STANDARDS			
	Combined sign area for all Wall Signs (max)		
	OS, A, & RG Use Districts	n/a	n/a
	All other Use Districts		
	Single story buildings	2 SF per foot of street frontage, + 1 SF for each foot of building frontage.	3 SF per foot of building frontage
	Multistory buildings	2 SF per foot of street frontage,+ 1 SF for each foot of building frontage, + 10% for each additional story (not to exceed 150% of single story max).	2 SF per foot of building frontage
Ⓐ	**Area of individual Wall Sign (max)**		
	OS, A, & RG Use Districts	20 SF	20 SF
	All other Use Districts	n/a	80 SF
Ⓑ	**Projection from building face** (max)	2'	1'

13. Window Sign

DEFINITION

A sign, except for a supergraphic sign, that is attached to, affixed to, leaning against, or otherwise placed within 6 feet of a window or door in a manner so that the sign is visible from outside the building.

GENERAL STANDARDS

The total area of all window signs shall not exceed 10% of the area of a single window pane or 10% of the aggregate area of all immediately adjacent window panes separated at most by a mullion, muntin or grid no thicker than 6 inches in width.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	○	○
All other Use Districts	●	●

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS	Sign Package 1	Sign Package 2
Combined sign area for all Window Signs (max)	n/a	
Ⓐ Area of individual Window Sign (max)	n/a	32 SF

14. Yard Sign

DEFINITION

A small sign placed in a yard or other amenity space.

GENERAL STANDARDS

Yard signs shall not have mechanical or moving parts and no electricity or other source of illumination or power may be attached or made a part of the sign.

SIGN TYPE PERMISSIONS	Sign Package 1	Sign Package 2
OS, A, & RG Use Districts	●	●
All other Use Districts	○	○

● = Sign type allowed ○ = Sign type not allowed

DIMENSIONAL STANDARDS	
Combined sign area for all Yard Signs (max)	n/a
Ⓐ **Area of individual Yard Sign** (max)	
Agricultural Use Districts	20 SF
OS & RG Use Districts	12 SF
Ⓑ **Height** (max)	6'

D. Measurement

1. Sign Height

a. The height of all signs permitted by this article, except for yard signs, shall be measured as the distance in a straight vertical line from the top of the sign to the sidewalk grade, or to the edge of roadway grade nearest the sign if there is no sidewalk. Yard sign height is measured from finished grade at the base of the sign.

b. Any pole sign located at the street corner on a corner lot may use the greater of the two intersecting street frontages for determining maximum sign height. In no event can a sign exceed the height in which the sign is located.

E. Relief

1. A deviation from any sign type dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

2. Deviation from any sign type standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

DIV. 4C.12. SITE ELEMENTS

SEC. 4C.12.1. ROOF-MOUNTED EQUIPMENT

A. Intent

To ensure roof mounted equipment is designed to minimize effects on surrounding properties and the public realm and to ensure roof-mounted equipment is obscured from view on the city skyline.

B. Applicability

All mechanical or utility equipment located on a roof, with the exception of solar panels and their required appurtenances and equipment for wireless telecommunication uses, shall meet the following screening standards. Rooftop wireless telecommunication uses shall be screened according to *Sec. 4C.8.8. (Wireless Telecommnication Facilities)*.

C. Standards

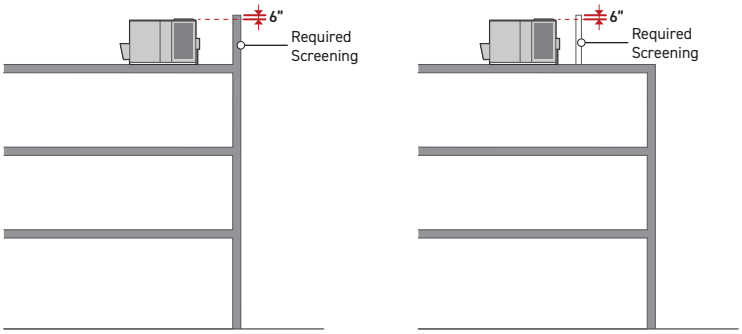
1. Roof-mounted mechanical or utility equipment (including but not limited to, compressors, condensers, conduits, pipes, vents, and ducts) shall be screened on all sides by a parapet or screening enclosure that:

a. Is no less than 75% opaque;

b. Has a minimum height 6 inches greater in height than the topmost point of the equipment; and

c. Encloses the equipment 100% up to the minimum height of the screening structure.

2. The screening structure shall meet *Sec. 4C.7.3 (Fence/Wall Design & Installation)*.



D. Measurement

1. For measurement of opacity see *Sec. 14.1.13. (Opacity %)*.

2. For measurement of enclosure see *Sec. 14.1.4. (Enclosure)*.

3. Height from topmost point of the equipment is measured to the top of the screening structure at its lowest height.

E. Exceptions

The following are exempt:

1. Sustainable energy systems;
2. Los Angeles Fire Department equipment;
3. Helipads; and
4. Window cleaning systems.

F. Relief

1. An alternative to roof-mounted equipment screening standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.
2. A deviation from any roof-mounted equipment screening dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.
3. Deviation from any roof-mounted equipment screening standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.12.2. GROUND-MOUNTED EQUIPMENT

A. Intent

To minimize visibility of ground-mounted equipment from the public realm and support the intent of the applicable *Frontage District (Part 3B)*.

B. Applicability

1. Mechanical or utility equipment having the following characteristics:

a. Publicly or privately owned.

b. Located at an elevation within 6 feet of surrounding grade.

c. Serves 5 or more dwelling units or at least 5,000 square feet of floor area.

d. Does not include equipment for wireless telecommunication uses. These uses shall comply with *Sec. 4C.8.8. (Wireless Telecommunication Facilities)*.

2. Ground-mounted equipment screening standards do not apply to lots owned or leased by the Los Angeles Department of Water and Power.

3. Ground-mounted equipment standards do not apply to fire hydrants.

C. Standards

1. Location

a. Ground mounted equipment located in a frontage yard shall be installed entirely below finished grade in a vault.

b. Ground mounted equipment may be located within a building or structure, such as a utility room or parking garage, provided no portion of the equipment faces a frontage yard unobstructed.

c. Ground mounted equipment may be located outdoors and above-grade provided that it meets the following standards:

i. No portion of the equipment is located in a frontage yard.

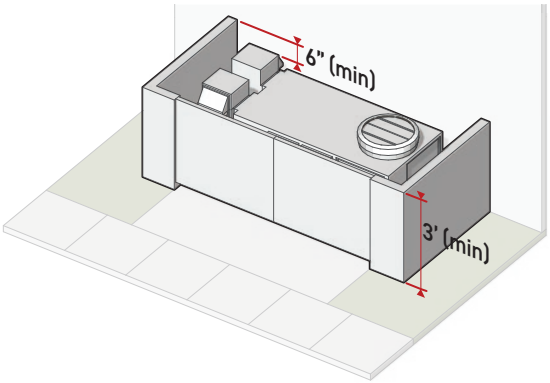
ii. When located on a corner lot, the equipment and its padmount shall not be located in the parking setback specified by the applied *Frontage District (Part 3B)*.

iii. Equipment is screened with a a fence/wall screen that meets the requirements of *Sec. 4C.12.C.2. (Fence/Wall Screen)* or a landscape screen that meets the requirements of *Sec. 4C.12.C.3. (Landscape Screen)*. Fence/wall screens and landscape screens may be combined to achieve full screening of the subject equipment.

2. Fence/Wall Screen

Fences or walls used to meet ground mounted equipment screening requirements shall meet the following standards:

a. Form a screening enclosure that creates a contiguous perimeter around 100% of the subject equipment for a height no less that 6 inches taller than the topmost point of the equipment. In no case may the screening enclosure be less than 3 feet in height.



b. Have a minimum opacity of 90%

c. Access gates provided in the screening enclosure shall meet the following standards:

i. Shall have a height no less that 6 inches taller than the topmost point of the equipment.

ii. Where a screening enclosure is taller than the minimum height, gates may be no more than 1 foot shorter than the height of the wall or fence provided.

iii. In no case shall gates exceed the height of the screening enclosure by more than 1 foot.

iv. Has a minimum opacity of 90%.

d. A building wall of an existing or proposed building may serve as a partial element of the screening enclosure, provided that the building wall meets the height requirements outlined in *Sec. 4C.12.C.2.a.* and the opacity requirements outlined in *Sec. 4C.12.C.2.b.*

e. Areas within the screening enclosure shall be maintained free of trash and debris.

f. Screening enclosure shall comply with *Sec. 4C.7.3 (Fence/Wall Design & Installation)*.

g. Screening may need to comply with additional access and clearance standards as may be required by LADWP.

3. Landscape Screen

Plants and landscaping used meet ground mounted equipment screening requirements shall meet the following standards:

a. General

i. Landscape screens shall be composed of hedges meeting the requirements of *Sec. 4C.12.2.C.3.b. (Hedges)* or screening plants meeting the requirements of *Sec. 4C.12.2.C.3.c. (Screening Plants).* Landscape screens may be composed of a combination of screening plants and hedges.

ii. All required screening plants and hedges shall have a minimum height at maturity no lower than the height of the topmost point of the equipment subject to screening.

iii. All required screening plants and hedges shall comply with *Sec. 4C.6.4. (Plant Design and Installation)*.

iv. Areas within the landscape screen shall be maintained free of trash and debris.

v. All plants provided in a landscape screen shall be planted and maintained so as to ensure a minimum of 3 feet of clearance between all portions of the equipment and the plants, based on spread at maturity.

vi. Screening may need to comply with additional access and clearance standards as may be required by LADWP

b. Hedges

i. A continuous perimeter of hedge shall surround 100% of the subject equipment. A maximum gap of 3 feet breaking the continuous perimeter is permitted to allow for equipment access, provided that the access gap does not face a frontage lot line.

ii. Hedges shall meet the requirements of *Sec.4C.6.4.C.3.d. (Hedges)*.

c. Screening Plants

i. Screening plants shall be planted in a planting area no less than 3 feet in depth that creates a contiguous perimeter surrounding 100% of the subject equipment. A maximum gap of 3 feet breaking the contiguous perimeter is permitted to allow for equipment access, provided that the access gap does not face a frontage lot line.

ii. A minimum of 20 screening plants shall be planted for every 50 linear feet of planting area, measured at the outside perimeter of the planting area.

iii. Screening plants shall meet the requirements of *Sec.4C.6.4.C.3.b. (Screening Plants)*.

D. Measurement

1. For measurement of opacity see *Sec. 14.1.13. (Opacity %)*.

2. For measurement of enclosure see *Sec. 14.1.4. (Enclosure)*.

3. Height from topmost point of the equipment is measured to the top of the screen and gate at their lowest point.

4. For measurement of plant and hedge height at maturity, see *Sec. 4C.6.4.D.11, (Height at Maturity)*.

5. For measurement of plant and hedge spread at maturity, see *Sec.4C.6.4.D.3. (Canopy Diameter, Spread, and Height at Maturity)*.

6. For measurement of planting area width, see *Sec. 4C.6.4.D.1. (Planting Area Width)*.

7. For measurement of parking setback see *Sec. 3C.2.1.D. (Measurement, Parking Setback)*.

8. For measurement of building width see *Sec 2C.6.1.D. (Building Width)*.

E. Relief

1. Where Los Angeles Department of Water and Power determines that utility equipment must be located in the frontage yard and that locating the equipment in a below grade vault is infeasible for reasons not related to cost, the applicant may request an alternative to the ground-mounted equipment location standards in accordance with Sec. 13B.5.2 (Alternative Compliance) allowing for the utility equipment to be located above-grade and in a frontage yard.

2. A deviation from any ground-mounted equipment screening dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. Deviation from any ground-mounted equipment screening standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.12.3. WALL-MOUNTED EQUIPMENT

A. Intent

To ensure wall-mounted equipment is concealed to minimize effects on the public realm.

B. Applicability

Wall mounted equipment standards apply to all mechanical or utility equipment attached to the exterior wall of a building or structure, with the exceptions of wireless telecommunication uses. Wireless telecommunication uses shall meet the screening requirements outlined in *Sec. 4C.8.8. (Wireless Telecommunication Facilities*). Wall-Mounted Equipment standards do not apply to fire alarms.

C. Standards

1. Location

Wall-mounted electrical meters, gas meters, cable boxes and other utility equipment shall not be attached to a building facade facing a frontage yard and shall not be located in a frontage yard unless it is fully screened with a screening enclosure meeting the standards below and that screening enclosure complies with the frontage yard fences and walls type standards allowed in the applicable Frontage District.

2. Screening Enclosure

Wall-mounted equipment located on a building or structure facade abutting a frontage yard shall be screened with an enclosure that meets the following requirements:

a. Has a minimum of 75% enclosure for a height of at least 6 inches taller than the topmost point of the equipment. For wall mounted equipment located more than 3 feet above the base of the wall, the enclosure shall have a minimum of 75% enclosure for no less than 6 inches below the bottommost point of the equipment.

b. Has a minimum opacity of 75%.

c. Access gates provided in the screening enclosure shall meet the following standards:

i. Shall have a height no less than 6 inches taller than the topmost point of the equipment and, where located more than 3 feet above the base of the wall, shall continue no less than 6 inches below the bottommost point of the equipment.

ii. Where a screening structure is taller than the minimum height, gates may differ no more than 1 foot from the height of the wall or fence provided.

iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.

iv. Has a minimum opacity of 90%.

d. The screening structure shall comply with *Sec. 4C.7.3 (Fence/Wall Design & Installation)*.

D. Measurement

1. For measurement of opacity see *Sec. 14.1.13. (Opacity %)*.

2. For measurement of enclosure see *Sec. 14.1.4. (Enclosure)*.

3. Height from topmost point of the equipment is measured to the top of the screen and gate at their lowest height.

E. Exceptions

[Reserved]

F. Relief

1. An alternative to wall-mounted equipment screening standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any wall-mounted equipment screening dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. Deviation from any wall-mounted equipment screening standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.12.4. WIRELESS TELECOMMUNICATION FACILITIES

A. Intent

To minimize visual impacts, make the installation, operation, and appearance of wireless telecommunication facilities as inconspicuous as possible, to prevent the facility from visually dominating the surrounding area, and to hide the installation from predominant views from surrounding properties.

B. Applicability

All wireless telecommunications uses, excluding satellite dish antennae, radio, and television transmitters and antennae incidental to residential uses.

C. Standards

Wireless telecommunications facilities shall meet the following screening design standards. Specific screening and design requirements depend on the proposed site and surroundings based on discretionary review by the approving authority.

1. General

a. All wireless telecommunications facilities shall meet the minimum siting distances to habitable structures required for compliance with Federal Communications Commission (FCC) regulations and standards governing the environmental effects of radio frequency emissions.

b. New wireless telecommunication equipment shall be installed at an approved existing facility, when co-location is feasible.

c. Existing rooftop facilities in which new wireless telecommunication equipment is installed shall be subject to the standards included in Sec. 4C.8.8.C.2.

d. Existing monopole facilities in which new wireless telecommunication equipment is installed shall be subject to the standards included in Sec. 4C.8.8.C.3.

2. Rooftop Wireless Telecommunications Facilities

Rooftop wireless telecommunications facilities, including antennas and any associated equipment shall meet the following standards:

a. Rooftop Wireless Telecommunications facilities are only allowed where they are a permitted use in the applied *Use District (Part 5B)*.

b. Where located on the rooftop of a designated historic resource or a surveyed historic resource rooftop Wireless Telecommunications facilities require review and approval pursuant to Sec. 13B.2.2. (Class 2 Conditional Use Permit).

c. Shall be located on rooftops no less than 40 feet above grade.

d. Shall be screened on all sides by a parapet or screening enclosure that meet the standards provided in *Sec. 4C.8.5.C (Roof-Mounted Equipment)*.

e. The structure covering the antenna and any equipment cabinet shall be painted and textured to match the exterior walls of the building.

f. Any wireless antenna structures and associated equipment shall have a height no greater than 10 feet, measured from rooftop surface at the base of the structures or equipment.

g. Where mounted on the walls of a rooftop enclosure for mechanical equipment or vertical circulation, wireless antenna structures and associated equipment cabinets shall not exceed the height of the rooftop enclosure.

h. The cumulative area occupied by all rooftop wireless telecommunications facilities and associated equipment shall not exceed 10% of the total area of the rooftop.

3. Monopole Installations

Monopole wireless telecommunications facilities, including antennas and any associated equipment shall meet the following standards:

a. The footing of a monopole antenna shall be structurally designed to support a monopole which is at least 15 feet higher than the monopole under review, while being within the applicable requirements of the maximum height specified in the applied *Form District (Part 2C)*, in order to allow a future wireless network to replace an existing monopole with a new monopole capable of supporting equipment co-location.

b. Monopoles shall be set back a minimum distance equal to 20 percent of the monopole height or 35 feet, whichever is greater, from the following lot lines:

i. Primary and side street lot lines;

ii. Lot lines shared with a lot that includes a sensitive use; and

iii. Lot lines shared with a lot that zoned with a residential or agricultural use district.

c. Monopoles shall be screened on all sides with a planting area meeting the following standards:

i. Shall have a minimum width of 5 feet.

ii. Shall provide a screening plant at a frequency of 30 per 50 feet of planting area.

iii. Shall provide a large species tree at a frequency of 3 per 50 feet of planing area.

d. All monopole wireless telecommunication facilities shall use surfacing and camouflaging techniques that satisfy the following criteria:

i. Exterior colors, textures, and shapes are visually compatible with the surrounding built or natural environment.

ii. Exterior finish is non-reflective, unless otherwise required by the Federal Aviation Administration

iii. Shall be situated so as to utilize existing natural or man-made features including topography, vegetation, buildings, or other structures to provide the greatest amount of visual screening.

e. The approving authority may require additional measures designed to camouflage a monopole wireless telecommunication facility, including placing the facility entirely within a vertical screening structure. Suitable architectural features include, but are not limited to, clock towers, bell towers, church steeples, icon signs, lighthouses, flagpoles or utility poles. All facility components, including the antennas, shall be mounted inside said structure.

f. Monopoles that are not vertically screened shall be of tapered design (3 foot diameter at the base up to 1.5 foot diameter at the top).

g. All wireless telecommunication facilities shall be removed within 90 days of discontinuance of use.

D. Measurement

1. Setbacks from Lot Lines are measured according to *Sec. 2C.2.2.D. (Building Setbacks)*.

2. Planting area width is measured according to *Sec. 4C.6.4.D.1. (Planting Area Width)*.

3. Planting frequency is measured according to *Sec. 14.1.8. (Frequency)*.

4. Screening Plants are measured as provided or not provided, based on the presence of screening plants that comply with *Sec. 4C.6.4.C.3.b. (Screening Plants)* and all other applicable provisions of *Sec. 4C.6.4. (Plant Design and Installation)*.

5. Large species trees are measured as provided or not provided, based on the presence of large species trees that comply with *Sec. 4C.6.4.C.3.a. (Trees)* and all other applicable provisions of *Sec. 4C.6.4. (Plant Design and Installation)*.

E. Relief

1. An alternative to wireless telecommunication facilities standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any wireless telecommunication facilities dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. Deviation from any wireless telecommunication facilities standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.12.5. WASTE RECEPTACLES

A. Intent

To ensure waste receptacle service areas are designed in a manner that does not detract from the safety, comfort, or enjoyment of users of the lot, neighboring lots or the public realm.

B. Applicability

1. All solid waste, recycling, and organic waste receptacles 96 gallon in size or greater stored on a lot, with the exception of lots containing only residential uses and 4 or fewer dwelling units.

2. Use modification project activities on a site having less than 2,500 square feet of lot area shall be exempt from waste receptacle screening and enclosure standards.

C. Standards

1. Location

a. Waste receptacles and their screening enclosures shall not be located in a frontage yard.

b. Waste receptacles may be located within a building or structure provided they are located in a room with 100% enclosure.

c. Waste receptacles may be located in the same area, room, or enclosure as required recycling areas as long as the area, room, or enclosure meets both the *waste receptacle standards (Sec. 4C.9.5.)* and the recycling areas standards outlined in *Sec. 4C.12.6. (Recycling Areas)*.

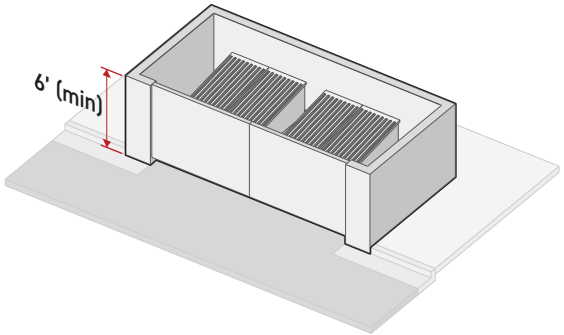
d. Waste receptacle storage areas shall be made accessible to the public right of way, a driveway, or a motor vehicle use area through a pedestrian accessway with a minimum width of 4 feet in order to accommodate waste hauling services.

2. Screening Enclosure

The outdoor waste receptacle shall be screened with an enclosure that meets the following requirements:

a. Has 100% enclosure for a minimum height of 6 feet , but no less than 1 foot taller than the height of the waste receptacles the facility is designed to enclose.

b. Has a minimum opacity of 90%.



c. Outdoor waste receptacle enclosures located on a lot zoned with a Residential or Agricultural Use Uistrict or located on a lot abutting a Residential or Agricultural use district shall be sheltered. The sheltering structure shall meet the following standards:

i. Shall have a slope of no less than 5 degrees;

ii. Shall be and made of non pervious material to ensure runoff; and

iii. Shall provide a minimum clear height of 8 feet under the structure.

d. Wheel stops with a minimum height of 8 inches shall be installed a minimum of 6 inches from interior walls of waste receptacle enclosures to prevent damage to walls.

e. Access gates provided in the screening enclosure shall meet the following standards:

i. Shall have a height of no less than 6 feet.

ii. Where a screening structure is 7 feet or greater in height, gates may be no more than 1 foot shorter than th height of the screening enclosure provided.

iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.

iv. Has a minimum opacity of 90%.

f. All provided screening enclosures shall comply with *Sec. 4C.7.3 (Fence/Wall Design & Installation)*.

D. Measurement

1. For frontage yard designation see *Sec. 14.1.16.G. (Frontage Yard)*.

2. For measurement of height see *Sec. 4C.7.1.D.1 (Fence and Wall Height)*.

3. For measurement of enclosure see *Sec. 14.1.4. (Enclosure)*.

4. For measurement of opacity see *Sec. 14.1.13. (Opacity %)*.

E. Relief

1. An alternative to waste receptacle standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any waste receptacle dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. Deviation from any waste receptacle standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.12.6. RECYCLING AREAS

An outdoor enclosure or a room within a building which is designated for the collection of recyclable materials generated by the use(s) on a lot.

A. Intent

To ensure that adequate facilities for collecting and loading recyclable materials are provided in order to divert solid waste, address source reduction, and facilitate recycling and composting activities by users, tenants, and residents.

B. Applicability

1. Recycling areas standards apply to projects involving new construction resulting in:

a. A 25% increase in floor area for residential projects with four or more dwelling units; or

b. a 30% increase of floor area for non-residential projects. For marinas, floor area includes the space dedicated to the docking or mooring of marine vessels

2. Any site where multiple building permits are issued within a 12-month period that result in the addition of floor area beyond the above thresholds is also required to meet the recycling areas standards.

C. Standards

1. General

a. Recycling areas shall be equipped with recycling receptacle containers that are covered, durable, waterproof, rustproof, and of incombustible construction, and that either provide protection against the environment or are located in a building or structure that is covered and enclosed. Containers must be clearly labeled to indicate the type of material to be deposited, and all recyclable materials must be placed or stored in such containers.

b. When a project provides a trash chute, including adding a trash chute to an existing development, a recycling chute shall also be provided. Recycling chutes shall be clearly marked "recycling only" at every point of entry.

c. Outdoor recycling areas shall be constructed with a concrete floor sloped to drain, and a water faucet for hose attachment shall be located adjacent to or within the enclosure.

d. The recycling area shall be clearly identified by one or more signs with a minimum dimension of 16 inches by 20 inches that designate the area for recycling collection and loading;

e. The recycling area shall be available for use by persons residing or employed on the property

f. No payment shall be made to persons depositing recycling materials in the recycling area and no processing of recycling materials shall be permitted within the recycling area. For recyclable materials deposited or redeemed for monetary value, see Sec.5C.1.8.D.1. (Recycling Facility, Collection). For sorting or processing of recyclable materials from off-site sources, see Sec.5C.1.8.D.3. (Recycling Facility, Sorting & Processing).

g. Each property owner or lessee shall contract with a recycler or hauler for the pick-up of recyclable materials, separate from trash collection, when receptacles are full or every week, whichever occurs first.

h. To encourage active participation in recycling to the maximum extent possible, each property owner, manager, or lessee shall inform all tenants and/or employees living or working on the property of the availability and location of the recycling area(s), the types of materials that are collected for recycling, and that the recycling collection facilities are located on the property pursuant to state law requiring the diversion of a substantial portion of solid waste.

i. No toxic or hazardous material shall be stored in recycling areas or receptacles;.

j. Recycling areas shall be kept free of litter, debris, spillage, bugs, rodents, odors, and other similar undesirable hazards.

2. Location

a. Outdoor recycling areas and their screening enclosures shall not be located in a frontage yard.

b. Recycling areas may be located within a building or structure provided they have 100% enclosure.

c. Recycling areas shall be placed within 10 feet of waste receptacles or waste receptacle service areas or rooms wherever feasible. Where multiple recycling areas are provided, at least one recycling area must be placed within 10 feet of at least one waste receptacle or waste receptacle service area or room.

d. Recycling areas may be located in the same area, room, or enclosure as waste receptacles as long as the area, room, or enclosure meets both the recycling area standards and the waste receptacle standards outlined in Sec. 4C.12.5. (Waste Receptacles).

e. Recycling areas shall not diminish the required number of automobile parking stalls or bicycle parking spaces or impair traffic flow.

3. Size

a. For residential uses with 20 or fewer dwelling units or any other uses with a total floor area of less than 3,000 square feet, the minimum area of the required recycling area shall be 30 square feet;

b. For residential uses of 21 to 50 dwelling units or any other uses having a total floor area of 3,001 to 7,500 square feet, the minimum area of the required recycling area shall be 60 square feet;

c. For residential uses of 51 or more dwelling units, or any other uses having a total floor area of greater than 7,500 square feet, the minimum area of the required recycling room shall be 100 square feet;

d. No individual area recycling area shall exceed an area of 300 square feet.

e. Multiple recycling areas on the same lot may be combined to meet the applicable required minimum area, as long as no individual recycling area has an area of less than 30 feet and the total combined area of the provided recycling areas does not exceed 300 square feet.

f. Every recycling area shall contain a minimum clear height at least eight feet.

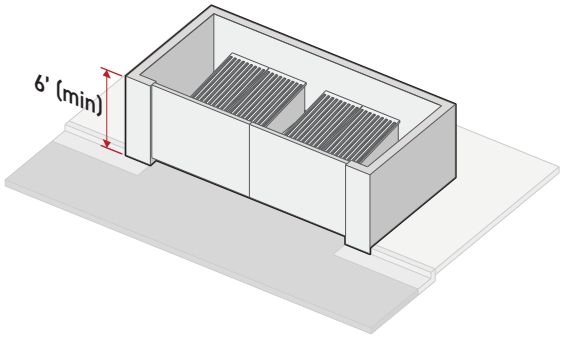
g. The recycling area shall be of adequate size for the collection of all recyclable materials generated by the use(s) occupying the site, without such materials overflowing the area or forcing significant amounts of recycling to be discarded as general refuse. If the Department of Building and Safety determines the proposed recycling area to be inadequate, they may require a larger space, even if the proposed area exceeds the minimum requirements listed in Sec. 4C. 12.C.3.a-c. (Size) above.

4. Screening Enclosure

Outdoor recycling areas shall be screened with an enclosure that meets the following requirements:

a. Has 100% enclosure for a minimum height of 6 feet.

b. Has a minimum opacity of 90%.



c. Access gates provided in the screening enclosure shall meet the following standards:

i. Shall have a height of no less than 6 feet.

ii. Where a screening structure is 7 feet or greater in height, gates may be no more than 1 foot shorter than th height of the screening enclosure provided.

iii. In no case shall gates exceed the height of the screening structure by more than 1 foot.

iv. Has a minimum opacity of 90%.

d. All provided screening enclosures shall comply with Sec. 4C.7.3 (Fence/Wall Design & Installation).

D. Measurement

1. For frontage yard designation see *Sec. 14.1.16.G. (Frontage Yard)*.

2. For measurement of height see *Sec. 4C.7.1.D.1 (Fence and Wall Height)*.

3. For measurement of enclosure see *Sec. 14.1.4. (Enclosure)*.

4. For measurement of opacity see *Sec. 14.1.13. (Opacity %)*.

E. Relief

1. An alternative to recycling receptacle standards may be requested in accordance with *Sec. 13B.5.1 (Alternative Compliance)*.

2. A deviation from any recycling receptacle dimensional standard of up to 15% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. Deviation from any recycling receptacle standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

SEC. 4C.12.7. SHOPPING CART CONTAINMENT

A. Intent

To prevent or reduce the accumulation of abandoned shopping carts in the City, which may obstruct pedestrian and vehicular traffic, and constitute a hazard to the health, safety, and general welfare of the public.

B. Applicability

Shopping cart containment requirements apply to projects involving new construction, site modification, use modification, and major renovation for commercial uses established in *Sec. 5C.1.5. (General Commercial Uses)* that provide six or more shopping carts.

C. Standards

1. General

a. Shopping Cart Noticing

Every shopping cart owned or provided by any business establishment in the City must have a notice permanently affixed to it that:

i. Identifies the owner of the cart or the name of the business establishment, or both.

ii. Notifies the public of the procedure to be utilized for authorized removal of the cart from the business premises.

iii. Notifies the public that the unauthorized removal of the cart from the premises or parking area of the business establishment is a violation of State and City law.

iv. Lists a telephone number to contact to report the location of the abandoned cart.

v. Lists an address for returning the cart to the owner or business establishment.

b. Shopping Cart Collection Areas

Shopping cart corrals and/or storage areas shall be provided with a minimum width of 5 feet and minimum depth of 15 feet, but shall not be located within a required frontage yard.

c. Signs

Signs that warn customers that shopping cart removal is prohibited and constitutes a violation of *Sec. 22435.1. of the California Business and Professions Code* and *Sec. 41.45. of Chapter 4 (Public Welfare) of the LAMC* shall be installed and maintained at exits, shopping cart collection areas, and any vehicular or pedestrian accessways. Signs shall be no less than 16 inches by 20 inches, and placed at a minimum height of 3 feet and a maximum height of 6 feet.

2. Containment Methods

A project shall include a practical containment approach with one or more of the following containment methods to ensure that shopping carts remain on the premises.

a. Wheel Locking or Stopping Mechanisms

Shopping carts shall be equipped with a wheel locking or stopping mechanism that is used in conjunction with an electronic magnetic barrier along the perimeter of the commercial use or lot, including customer entrances, loading areas, basements, landscaped areas, along crossings and access points required for driveways, drive aisles, pedestrian accessways, and pedestrian passageways, or any other perimeter identified on a shopping cart containment plan. The wheel locking or stopping mechanism must activate when the shopping cart crosses the electronic or magnetic barrier.

b. Screening Plants

A type F1 frontage screen, in accordance with *Sec. 4C.8.1.C.2.a. (F-Screen 1)*, shall be provided along the perimeter of the commercial use or lot, or any other perimeter identified on a shopping cart containment plan.

c. Bollards

Bollards shall be installed at customer entrances, or within 10 feet of the entrances, and shall be spaced at a maximum distance of 17 inches from each other or nearby enclosed space.

d. Other Methods

Other methods for shopping cart containment so long as the Department of Public Works, Bureau of Sanitation, or its successor agency, has approved the system or method which would effectively contain or control shopping carts on the premises.

3. Performance Standards

Applicants shall execute and record a covenant and agreement to the satisfaction of the Department of Public Works, Bureau of Sanitation, meeting the following standards:

a. Daily After Hours Cart Containment

A plan for securing shopping carts whenever the store is not open for business shall be provided.

b. Shopping Cart Retrieval

The owner shall be responsible for retrieving their own carts or provide evidence of a contract with a shopping cart retrieval service with terms requiring collection of abandoned shopping carts within 24 hours of notification of an abandoned shopping cart.

c. Employee Training

The owner of the retail establishment shall implement and maintain a periodic training program for its new and existing employees designed to educate employees about the abandonment and retrieval of shopping carts from the premises of the retail establishment.

D. Measurement

1. Shopping Cart Containment Plan

A shopping cart containment plan shall be prepared that identifies areas on a lot where shopping carts can be removed from the lot and identifies the proposed containment method for each area.

2. Recorded Agreement

Prior to issuance of a Building Permit, a covenant acceptable to the Department of Public Works, Bureau of Sanitation and consistent with *Sec. 1.3.2.C.6. (Recorded Agreements)* shall be recorded with the Los Angeles County Recorder, guaranteeing that the contaminants methods, general requirements, and performance standards established in this Section are met.

E. Relief

1. A deviation from shopping cart containment standards established in this Section may be requested in accordance with *Sec. 13B.5.1. (Alternative Compliance)*.

2. A deviation from any shopping cart containment dimensional standard of up to 10% may be requested in accordance with *Sec. 13B.5.2 (Adjustment)*.

3. A deviation from any shopping cart containment standard may be allowed as a variance in accordance with *Sec. 13B.5.3 (Variance)*.

F. Enforcement

Regardless of *Div. 13B.10. (Department of Building and Safety)*, the Department of Public Works, Bureau of Sanitation shall have the authority and responsibility to enforce the provisions of this Section.

DIV. 4C.13. ENVIRONMENTAL PROTECTION

SEC. 4C.13.1. ENVIRONMENTAL PROTECTION MEASURES

A. Intent

1. Ensure that development in the City does not result in detrimental impacts to those residing or working in and around construction activities, and to abutting properties, and the public right of way, including the habitat, cultural resources, and historic or fragile buildings.

2. Provide a mechanism for mitigation measures adopted to certify environmental impact reports for City plans, policies, or regulations to be made enforceable on future development projects consistent with *CEQA Guidelines, Section 15162.4*.

3. Provide a flexible mechanism to adopt and amend uniformly applicable development standards to allow streamlined environmental review, including pursuant to *CEQA Guidelines Section 15183.3*.

B. Applicability

No permit shall be issued by the Department of Building and Safety without the applicant demonstrating compliance with applicable environmental protection measures.

C. Adoption and Maintenance of the Environmental Protection Measures

The Director of Planning, as they deem necessary and appropriate, shall have the authority to prepare, maintain, amend, and adopt the environmental protection measures. The Director of Planning may, as they deem appropriate, use technical consultants or a consultant advisory panel to make recommendations on new environmental protection measures or updates to existing environmental protection measures.

D. Noncompliance

Failure to comply with the environmental protection measures or any condition or commitments made in compliance with the environmental protection measures is a violation of the Code, subject to all available administrative, criminal and civil remedies. Additionally, upon confirmation of non-compliance, the Director of Planning may require as deemed necessary and appropriate the applicant or property owner to retain at its own expense an independent consultant, subject to the Director of Planning's approval, to ensure compliance with the environmental protection measures and any conditions or commitments made in compliance with the environmental protection measures.

DIV. 4C.14. DEVELOPMENT REVIEW

SEC. 4C.14.1. DEVELOPMENT REVIEW THRESHOLD PACKAGES

A. Intent

To require the discretionary review of development projects when certain thresholds are met, and to allow for variation in these thresholds appropriate to the context of development.

Applicability

Individual projects and related or successive project activities which are determined by the Director to be part of a larger project, meeting a condition specified in either *development review threshold package 1 (Sec. 4C.14.1.C.1.)* or *development review threshold package 2 (Sec. 4C.14.1.C.2.)*.

B. Standards

1. Development Review Threshold Package 1

a. Project Review Thresholds

When the applicable *Development Standards District (Part 4B)* specifies development review threshold package 1, the following development projects are subject to *Sec. 13B.2.4. (Project Review)*:

i. Any development project which creates, or results in an increase of, 50,000 square feet or more of nonresidential floor area.

ii. Any development project which creates, or results in an increase of, 50 or more dwelling units.

iii. Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.

iv. Any change of use which results in a net increase of 1,000 or more average daily trips.

v. Any one unit development with a floor area of 17,500 square feet or larger located in the Hillside Area Map (Sec. 1.4.4).

b. Major Development Project Review Thresholds

When the applied *Development Standards District (Part 4B)* specifies Development Review Threshold Package 1, development projects having one or more of the characteristics listed below are subject to *Sec. 4C.14.C.3. (Supplemental Procedure)*:

i. Any development project that creates or results in an increase of 250,000 square feet or more of warehouse floor area.

ii. Any development project that creates or results in an increase of 250 or more lodging units.

iii. Any development project that creates or results in an increase of 100,000 square feet or more of floor area in other non-residential or non-warehouse uses.

2. Development Review Threshold Package 2

a. Project Review Thresholds

When the applicable *Development Standards District (Part 4B)* specifies development review threshold package 2, development projects participating in the *community benefits program (Div. 9.3.)* having one or more of the characteristics listed below are subject to *Sec. 13B.2.4. (Project Review)*. Any development project that is not participating in the community benefits program is subject to development review threshold package 1:

i. Any development project including a building or structure having a height of 500 feet or taller.

ii. Any development project which adds at least 500,000 square feet of nonresidential floor area.

iii. Any development project which adds at least 500 dwelling units.

iv. Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.

v. Any change of use which results in a net increase of 1,000 or more average daily trips.

vi. Any one unit development with a floor area of 17,500 square feet or larger located in the Hillside Area Map (Sec. 1.4.4).

b. Major Development Project Review Thresholds

When the applied *Development Standards District (Part 4B)* specifies Development Review Threshold Package 2, no development projects participating in the *Community Benefits Program (Div. 9.3.)* are subject to the review process outlined in *Sec. 4C.14.C.3.(Supplemental Procedure)*. Any development project that is not participating in the community benefits program is subject to Development Review Threshold Package 1, including the review process and review thresholds outlined in Sec. 4C.14.C.1.b. (Major Development Project Review Thresholds) and the review thresholds outlined in Sec. 4C.14.C.3. (Supplemental Procedure)

3. Supplemental Proceedure

Development projects meeting the thresholds outlined in *Sec. 4C.14.C.1.b. (Major Development Project Review Thresholds)*, shall use an alternative project review approval process. These projects are subject to the process outlined in *Sec. 13B.2.4. (Project Review)*; however, development approval decisions shall be appealed to the City Planning Commission,

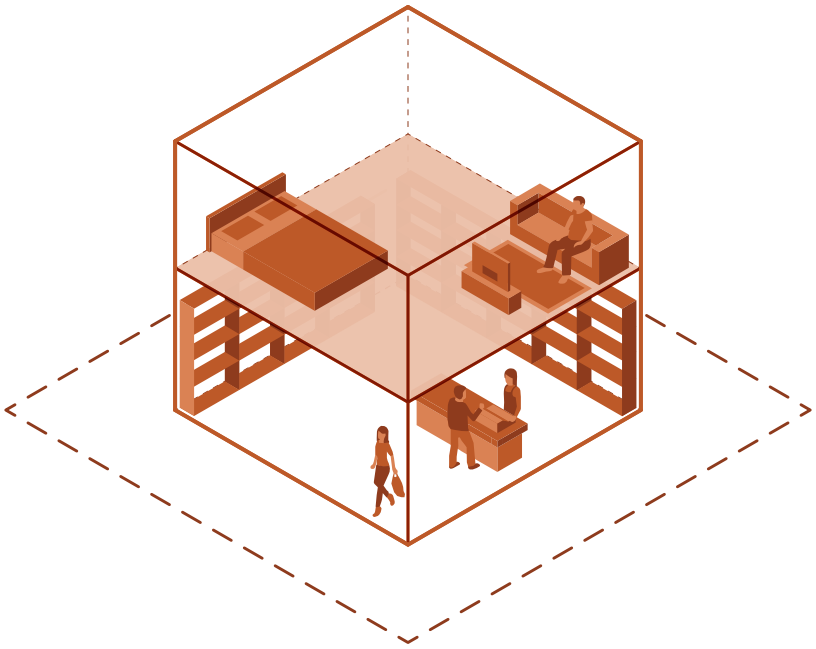
rather than the Area Planning Commission, as described in Sec. 13B.2.4. (Project Review). Additionally, if the Director of Planning fails to make a decision on an application within the time limit specified in Sec. 13B.2.4. (Project Review), the applicant may file a request for transfer of jurisdiction to the City Planning Commission pursuant to Sec. 13.2.6. (Transfer of Jurisdiction), rather than a transfer of jurisdiction to the Area Planning Commission.

C. Measurement

1. For calculating floor area see *Sec. 14.1.7. (Floor Area)*.
2. Average daily trips are determined by, and using the trip generation factors promulgatd the Department of Transportation.
3. For building height in feet see *Sec. 2C.4.2.D. (Height in Feet)*.

D. Relief

None.



ARTICLE 5. **USE**

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

Part 5A. **Introduction**

Part 5B. **Use Districts**

Part 5C. **Use Rules**

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DIV. 5A.1. ORIENTATION

SEC. 5A.1.1. RELATIONSHIP TO ZONE STRING

A zone string is composed of the following Districts:

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

SEC. 5A.1.2. HOW TO USE ARTICLE 5 (USE)

A. Identify the Applied Use District

The fourth component in a zone string identifies the Use District applied to a property.

B. Determine What Uses are Permitted

1. Reference the Use District Table

Each Use District outlines the permissions levels and use limitations for all uses in a table that is organized by a uniform list of use categories and uses.

2. Reference the Use Permissions

Permission levels are outlined in *Div. 5C.2. (Use Permissions)*, and a key is also included in the footer of each page of the Use District table for each Use District.

3. Reference the Use Definitions

Refer to *Div. 5C.1. (Use Definitions)* to confirm the definition of any use listed in each Use District.

C. Identify Use Standards

Use District standards are outlined in *Div. 5C.3. (Use Standards)*. Each Use District page identifies the applicable standards specific to each use within that Use District.

1. Identify Supplemental Standards

When identified as a use standard on the Use District table, supplemental standards are required. The required supplemental standards for each use are outlined after the allowed uses and standards table for each Use District established in *Part 5B. (Use Districts)*.

2. Identify Supplemental Procedures

When identified as a use standard on the Use District table, supplemental procedures are required. The required supplemental procedures for each use are outlined after the supplemental standards for each Use District established in *Part 5B. (Use Districts)*.

D. Interpret Use Standards

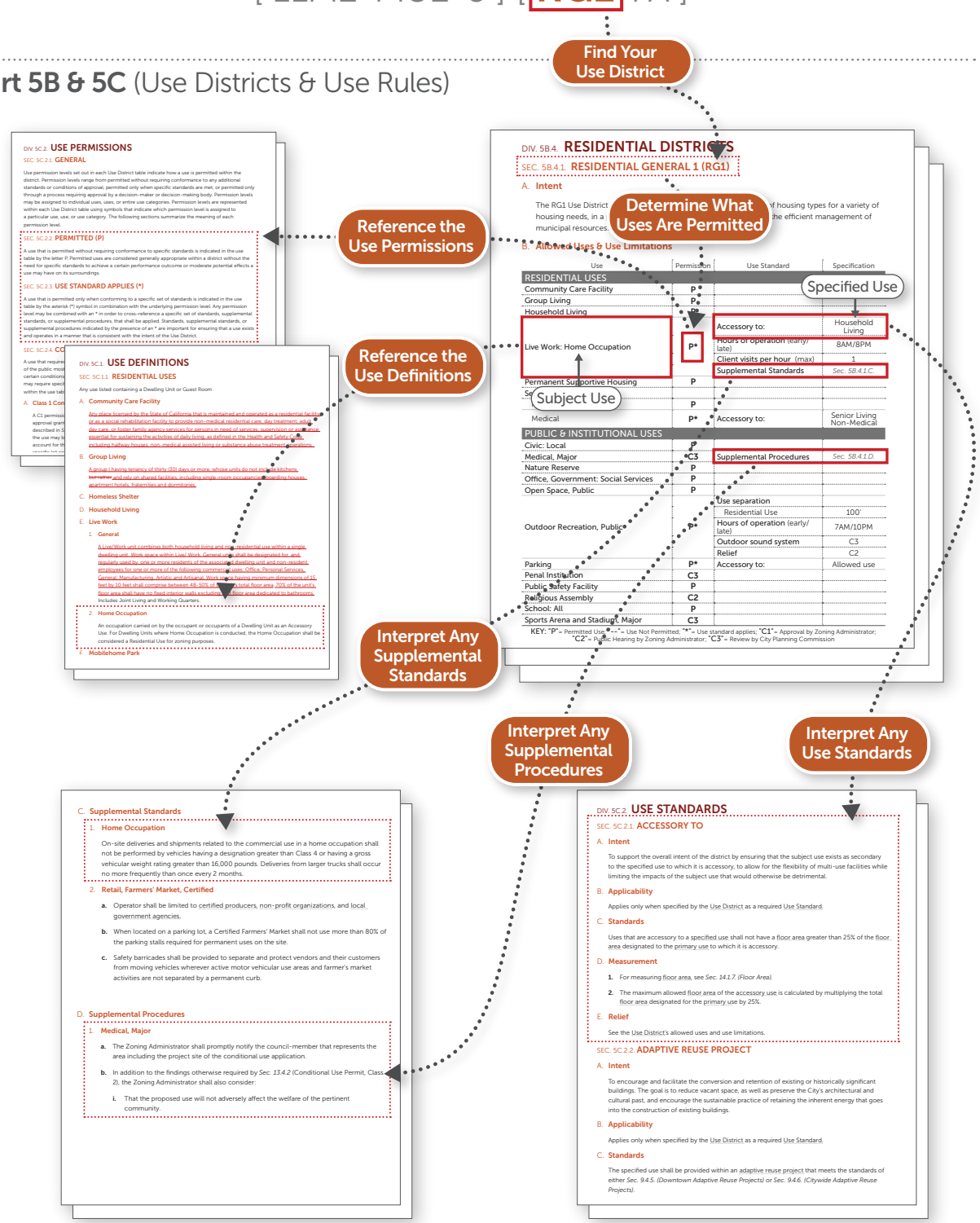
Each use standard on a Use District page in *Part 5B. (Use Districts)* corresponds with a Section in *Part 5C. (Use Rules)*, where the use standard is explained in detail.

Use District Example:

Zone String

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

Part 5B & 5C (Use Districts & Use Rules)



SEC. 5A.1.3. USE DISTRICT NAMING CONVENTION

All Use District names are comprised of two components: a Use District Category and a variation number.

A. Use District Category

The first component of each Use District name is a Use District Category. Use District Category group all districts with similar characteristics. Use District Category are organized as follows:

1. Open Space
2. Agricultural
3. Residential
4. Residential-Mixed
5. Commercial-Mixed
6. Commercial
7. Industrial-Mixed
8. Industrial
9. Public

B. Variation Number

The last component of each Use District name is a variation number. All Use Districts are numbered in the order they fall within Article 5 (Use).

DIV. 5A.2. OPENING PROVISIONS

SEC. 5A.2.1. USE INTENT

The intent of Article 5 (Use) is to establish the Use Districts, Use Standards, and Use Definitions in order to regulate the activities on a lot, and to mitigate any potential impacts within a lot and on surrounding property as a result of those activities.

SEC. 5A.2.2. USE APPLICABILITY

A. General

1. Most lots, operations, and facilities will contain more than one use. No use that is not permitted by the Use District shall be allowed with the exception of incidental uses as established in *Sec. 5A.1.2.A.4. (Incidental Uses)*.

2. All projects filed after the effective date of this Zoning Code (Chapter 1A) shall comply with the Use District standards and all other provisions in Article 5 (Use), as further specified below. For vested rights, see *Sec. 1.4.5. (Vested Rights)*, and for continuance of existing development, see *Sec. 1.4.6. (Continuance of Existing Development)*.

3. Project Activities

4. Categories of Use rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition will also include a use modification).

USE RULE CATEGORY		PROJECT ACTIVITIES								
		New Construction	Major Demolition	Lot Modification	Site Modification	Facade Modification	Use Modification	Temporary Use	Renovation	Maintenance & Repair
Div. 5C.1.	Use Definitions	●	○	○	○	○	●	●	○	○
Div. 5C.2.	Use Permissions	●	○	○	○	○	●	●	○	○
Div. 5C.3.	Use Standards	●	●	●	●	○	●	●	○	○

● = Rules generally apply to this project activity
○ = Rules are not applicable

5. Project activities are defined in *Sec. 14.1.15. (Project Activities)*.

6. Where a category of the Use rules are listed as generally applicable in the table above, the project activity shall meet all applicable Use standards within that Division. This general applicability may be further specified for each standard in the applicability provisions in *Part*

5C. (Use Rules). Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a category of Use rules is listed as not applicable in the table above, no standards from that Use rule category apply to the project activity.

B. Applicable Components of Lots, Buildings, and Structures

1. Use regulations apply to all portions of a lot.
2. Use regulations apply to all portions of buildings and structures on a lot.
3. Specific use regulations may further limit which components of buildings and lots are required to comply with *Part 5C (Use Rules)*.

C. Nonconformity

Article 12. (Nonconformity) provides relief from the requirements of Article 5 (Use) for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current Use District standards or use permissions. For lots with uses nonconforming as to the provisions of *Div. 5C.2. (Use Permissions)*, *Div. 5C.3. (Use Standards)*, or *Div. 5C.1. (Use Definitions)* specified by the applied *Use District (Part 5B)*, no project activity may decrease the conformance with any regulations specified in Article 5 (Use), unless otherwise specified by *Div. 12.6. (Nonconforming Use)*. Consider the following examples:

1. An addition to an existing counter service business: Where the current total floor area of the use exceeds the maximum allowed commercial tenet size of the applied Use District, the addition is not allowed; however, the existing nonconforming tenet area is allowed to be continued.
2. Building a screening wall along the edge of a motor vehicle use area at a gas station: Where fueling station is not a permitted use in applied Use District, the screening wall site modification is allowed because it does not decrease the degree of non-conformity.
3. Demolition of a brewery facility where an accessory restaurant use remains: Where the restaurant is allowed only accessory to food and beverage manufacturing, this major demolition is not allowed unless the restaurant use is discontinued.

D. Incidental Uses

1. A use may be allowed as an incidental use, provided the Zoning Administrator determines it is incidental to and directly associated with an allowed use.

2. The Zoning Administrator shall consider the following characteristics when determining whether a use is incidental to and directly associated with an allowed use:

   a. The use is customarily associated with the permitted use;

   b. The use is subordinate in both intent and size to the permitted use;

   c. The use is located on the same lot as the permitted use;

   d. The use is abutting, adjacent to, or integrated within the use area of the permitted use;

   e. The impact of the use is not detrimental when compared to the impact of the permitted use.

3. Where a use standard specifies the use is allowed only when incidental to a specified use, the subject use may not be allowed incidental to any other use except the specified use. See *Sec. 5C.3.14. (Incidental To)* for more standards rules.

SEC. 5A.2.3. RELATIONSHIP TO FORM, FRONTAGE, & DEVELOPMENT STANDARDS

Regardless of allowed uses, the form of a building, its architectural elements, and site improvements are regulated by Form, Frontage, and Development Standards Districts which shall be met. For example, an eating & drinking use might be allowed, but the Development Standard regulations may prohibit drive-through facilities.

SEC. 5A.2.4. RELATIONSHIP TO DENSITY DISTRICTS

Use Districts that contain provisions for Residential Uses do not include regulations regarding the number of dwelling units that are permitted. The Density District component of the zone-string, as described in *Article 6 (Density)*, is the mechanism that regulates the number of dwelling units permitted on any lot.

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DIV. 5B.1. OPEN SPACE DISTRICTS

Open Space Use Districts regulate open spaces to be preserved as natural resources or used for outdoor recreation opportunities.

SEC. 5B.1.1. OPEN SPACE 1 (OS1)

A. Intent

The OS1 Use District is intended to protect and preserve natural resources, provide outdoor recreation opportunities, and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	**P***	**Building separation**	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	**P**		
Regional	--		
Detention Facility	**C3**		
Fleet Services	--		
Medical:			
Local	--		
Regional	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Office, Government	--		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Religious Assembly	--		
School:			
Preschool/Daycare	--		
K-12	--		
Post-secondary	--		
Social Services	--		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.1.1.C.1.*
Wireless Facility, Rooftop	C2*	Supplemental standards	*Sec. 5B.1.1.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	C3*	Government owned	*Required*
Golf Course	C3*	Government owned	*Required*
Recreation, Public	P*	Use separation	
		Residential Use	100'
		Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
		Relief	C2
Amphitheater or Stadium			
Local	C3		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Railway Facility	--		
Transit Station	--		
Heliport	--		

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Use	Permission	Use Standard	Specification
GENERAL COMMERCIAL	*	Government owned	Required
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	C2*	*(see General Commercial)*	
		In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.1.1.D.1.*
Bar	--		
Counter Service	C1*	*(see General Commercial)*	
Restaurant	C1*	*(see General Commercial)*	
Entertainment Venue, Indoor:			
Local	C2*	*(see General Commercial)*	
Regional	C3*	*(see General Commercial)*	
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	C1*	*(see General Commercial)*	
Alcohol	C1*	*(see General Commercial)*	
Farmers' Market, Certified	C1*	*(see General Commercial)*	
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	C1*	*(see General Commercial)*	
Large Format	--		
Merchant Market	--		
Pet Shop	--		

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Use	Permission	Use Standard	Specification
Temporary, Outdoor	C1*	*(see General Commercial)*	
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	**Accessory to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	C3*	**Government owned**	*Required*
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Manufacturing, Heavy:	--		
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:	--		
Collection	--		
Donation Bin	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	**C2***	**Supplemental standards**	*Sec. 5B.1.1.C.2.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	--		
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	**P**		
Farming	--		
Truck Gardening	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

DIV. 5B.2. AGRICULTURAL DISTRICTS

Agricultural Use Districts emphasize agriculture-related uses while also allowing for residential uses.

SEC. 5B.2.1. AGRICULTURAL 1 (A1)

A. Intent

The A1 Use District is intended to protect and preserve agricultural resources and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	**P**		
Household Business:			
Family Child Care	**P***	**In conjunction with:**	Dwelling
		Persons in care (max)	20
		Relief	C2
Home Occupation	**P***	**In conjunction with:**	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.2.1.C.1.*
Home Sharing	**P***	**In conjunction with:**	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	**--**		
Live/Work	**--**		
Mobilehome Park	**P***	**Screening**	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	**P**		
Medical Care	**C2***	**Accessory to:**	Supportive Housing: Non-medical
Transitional Shelter	**--**		
PUBLIC & INSTITUTIONAL			
Cemetery	**P***	**Building separation**	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Civic Facility:			
Local	**P**		
Regional	**--**		
Detention Facility	**C3**		
Fleet Services	**--**		
Medical:			
Local	**C2**		
Regional	**C3**		
Office, Government	**--**		
Parking	**P***	**In conjunction with:**	Other allowed use
Public Safety Facility	**P**		
Religious Assembly	**C2**		
School:			
Preschool/Daycare	**P***	**Persons in care** (max)	20
		Relief	C2
K-12	**--**		
Post-secondary	**--**		
Social Services	**--**		
Utilities:			
Minor	**P***	**Screening**	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	**C3**		
Solar Energy Facility	**C2***	**In conjunction with:**	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	**C2***	**Supplemental standards**	*Sec. 5B.2.1.C.2.*
Wireless Facility, Rooftop	**C2***	**Supplemental standards**	*Sec. 5B.2.1.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	**--**		
Nature Reserve	**P**		
Open Space, Public	**P**		
Outdoor Recreation, Commercial:			
General	**C2**		
Golf Course	**P**		
Recreation, Public	**P***	**Use separation**	
		Residential Use	100'
		Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
		Relief	C2

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Use	Permission	Use Standard	Specification
Amphitheater or Stadium			
Local	C3		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	• Residential Use • Medical
Railway Facility	--		
Transit Station	--		
GENERAL COMMERCIAL			
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	--		
Bar	--		
Counter Service	--		
Restaurant	--		
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			
General	--		
Alcohol	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Farmers' Market, Certified	C1*	**Hours of operation** (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	--		
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	**Accessory to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		

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Use	Permission	Use Standard	Specification
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	**C2**		
Soundstages & Backlots	**C3**		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	--		
Donation Bin	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	**C2***	**Supplemental standards**	*Sec. 5B.2.1.C.3.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	**C3**		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:	*	**Building separation**	
		On-site dwelling units	35'
		Off-site dwelling units	75'
		Relief	C1

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Use	Permission	Use Standard	Specification
Bees	P*	**Lot Area** (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.2.1.C.4.*
Dairy	P*	**Lot area** (min)	871,200 SF
Equine, Commercial	C2*	**Lot area** (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		(see Animal Keeping)	
Equine, Non-commercial	P*	**Lot area** (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		(see Animal Keeping)	
Livestock	P*	**Lot area** (min)	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
		(see Animal Keeping)	
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	P*	**Lot area** (min)	
		Commercial purposes	217,800 SF
		Non-commercial purposes	n/a
		(see Animal Keeping)	
Wild Animals	C2*	*(see Animal Keeping)*	
Plant Cultivation:			
Community Garden	P		
Farming	P*	**Supplemental standards**	*Sec. 5B.2.1.C.5.*
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

4. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

5. Plant Cultivation, Farming

One farm stand having a floor area no larger than 200 square feet is allowed accessory to farming provided it meets the following standards:

a. Only agricultural products produced on the lot may be sold at the farm stand.

b. The farm stand shall be set back a minimum of 10 feet from all frontage lot lines.

DIV. 5B.3. RESIDENTIAL DISTRICTS

Residential Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities.

SEC. 5B.3.1. RESIDENTIAL 1 (RG1)

A. Intent

The RG1 Use District is intended to: accommodate a wide variety of housing types for a variety of housing needs, in a predominately residential setting and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	**P**		
Household Business:			
Family Child Care	**P***	**In conjunction with:**	Dwelling
		Persons in care (max)	20
		Relief	C2
Home Occupation	**P***	**In conjunction with:**	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.3.1.C.1.*
Home Sharing	**P***	**In conjunction with:**	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	**--**		
Live/Work	**--**		
Mobilehome Park	**P***	**Screening**	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	**P**		
Medical Care	**P***	**Accessory to:**	Supportive Housing, Non-medical
Transitional Shelter	**--**		
PUBLIC & INSTITUTIONAL			
Cemetery	**--**		
Civic Facility:			
Local	**P**		
Regional	**--**		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	--		
Parking	P*	In conjunction with:	Allowed use
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P*	Persons in care (max)	20
		Relief	C2
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.3.1.C.2.*
Wireless Facility, Rooftop	C2*	Supplemental standards	*Sec. 5B.3.1.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Recreation, Public	P*	Use separation	
		Residential Use	100'
		Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
		Relief	C2
Amphitheater or Stadium			
Local	C3		
Regional	C3		
TRANSPORTATION			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Airport	--		
Freight Terminal	--		
Heliport	**C2***	Incidental to:	• Residential • Office • Medical Use
Railway Facility	--		
Transit Station	--		
GENERAL COMMERCIAL			
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	--		
Bar	--		
Counter Service	--		
Restaurant	--		
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	--		
Alcohol	--		
Farmers' Market, Certified	**C1***	**Hours of operation** (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	**Accessory to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	In conjunction with:	Public & Institutional use
		Area (max)	200 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Screening	
		Outdoor storage screen	S-Screen 2
		Supplemental standards	*Sec. 5B.3.1.C.3.*
		Supplemental procedures	*Sec. 5B.3.1.D.1.*
Donation Bin	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.3.1.C.4.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Bees	P*	**Accessory to:**	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.3.1.C.5.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	P*	**Lot area** (min)	20,000SF
		Per equine	5,000SF
		Building separation	
		On-site Residential building	35'
		Off-site Residential building	75'
		Relief	C1
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Recycling Facility, Collection

a. All recycled goods, temporary installations, debris, trash, and any other material associated with the use, shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or stored outdoors beyond the hours of operation.

b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle shall clearly indicate the type of material to be deposited.

4. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

5. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.3.2. RESIDENTIAL 2 (RG2)

A. Intent

The RG2 Use District is intended to accommodate a wide variety of housing types for a variety of housing needs in a predominantly residential setting supported by local civic and recreational uses providing resources to a residential community.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	**P**		
Household Business:			
Family Child Care	**P***	**In conjunction with:**	Dwelling
		Relief	C2
Home Occupation	**P***	**In conjunction with:**	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.3.3.C.1.*
Home Sharing	**P***	**In conjunction with:**	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	**--**		
Live/Work	**--**		
Mobilehome Park	**P***	**Screening**	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	**P**		
Medical Care	**P***	**Accessory to:**	Supportive Housing General
Transitional Shelter	**--**		
PUBLIC & INSTITUTIONAL			
Cemetery	**--**		
Civic Facility:			
Local	**P**		
Regional	**--**		
Detention Facility	**C3**		
Fleet Services	**--**		
Medical:			
Local	**C2**		
Regional	**C3**		
Office, Government	**--**		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Parking	P*	In conjunction with:	Allowed use
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P*	Persons in care (max)	20
		Relief	C2
K-12	C3		
Post-secondary	C3		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.3.3.C.2.*
Wireless Facility, Rooftop	C2*	Supplemental standards	*Sec. 5B.3.3.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P*		
Commercial	--		
Golf Course	--		
Amphitheater or Stadium			
Minor	C3		
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	• Residential • Office • Medical Use
Railway Facility	--		
Transit Station	--		
GENERAL COMMERCIAL			
Animal Services:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	--		
Bar	--		
Counter Service	--		
Restaurant	--		
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	--		
Alcohol	--		
Farmers' Market, Certified	**C1***	**Hours of operation** (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	--		
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Car Wash	--		
Commercial	--		
Fueling Station:			
Gas Station, Standard	--		
Gas Station, Commercial	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	--		
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	--		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL	*		
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	**In conjunction with:**	Public & Institutional use
		Area (max)	200 SF
		Building separation	
		Agricultural, Residential, or Residential-Mixed Use District (min)	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (open/ close)	7AM/7PM
		Supplemental standards	*Sec. 5B.3.3.C.3.*
		Supplemental procedures	*Sec. 5B.3.3.D.1.*
Donation Bin	--	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.3.3.C.4.*
		Supplemental procedures	*Sec. 5B.3.3.D.1.*
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.3.3.C.5.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Bees	P*	**Accessory to:**	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.3.3.C.6.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Recycling Facility, Collection

a. All recycled goods, temporary installations, debris, trash, and any other material associated with the use, shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or stored outdoors beyond the hours of operation.

b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle shall clearly indicate the type of material to be deposited.

4. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

5. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

6. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.3.3. RESIDENTIAL AGRICULTURE (RG4)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
		Relief	C2
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.3.1.xx*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	P		
Medical Care	P*	Accessory to:	Supportive Housing General
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	--		
Parking	P*	In conjunction with:	Allowed use
Public Safety Facility	--		
Religious Assembly	C2		
School:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Preschool/Daycare	P*	Persons in care (max)	20
		Relief	C2
K-12	C3		
Post-secondary	C3		
Social Services	--		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.3.1.xx*
Wireless Facility, Rooftop	C2*	Supplemental standards	*Sec. 5B.3.1.xx*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	--		
Nature Reserve	P		
Open Space, Public			
Outdoor Recreation, Commercial:			
General	--		
Golf Course	P		
Recreation, Public	P*	Use separation	
		Residential Use	100'
		Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
		Relief	C2
Amphitheater or Stadium			
Local	C3		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	• Residential • Office • Medical Use
Railway Facility	--		
Transit Station	--		
GENERAL COMMERCIAL			
Animal Services:			
General	--		
Kennel	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	--		
Bar	--		
Counter Service	--		
Restaurant	--		
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	--		
Alcohol	--		
Farmers' Market, Certified	**C1***	**Hours of operation** (early/late)	7AM/7PM
		Service hours (early/late)	6AM/8PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	--		
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	--		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Recycling Facility:			
Collection	**P***	**In conjunction with:**	Public & Institutional use
		Area (max)	200 SF
		Building separation	
		Agricultural, Residential, or Residential-Mixed Use District (min)	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (open/close)	7AM/7PM
		Supplemental standards	*Sec. 5B.3.1.xx*
		Supplemental procedures	*Sec. 5B.3.1.xx*
Donation Bin	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	**C2***	**Supplemental standards**	*Sec. 5B.3.1.xx*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	**P***	**Accessory to:**	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.3.1.xx*

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Dairy	P*	In conjunction with:	Dwelling
		Lot area (min)	871,200 SF
Equine, Commercial	--	In conjunction with:	Dwelling
		Lot area (min)	17,500SF
		Per equine	4,000SF
		Building separation	
		On-site residential building	35'
		Off-site residential building	75'
		Relief	C2
Equine, Non-commercial	P*	Lot area (min)	17,500SF
		Per equine	4,000SF
		Building separation	
		On-site residential building	35'
		Off-site residential building	75'
		Relief	C2
Livestock	P*	In conjunction with:	Dwelling
		Lot area (min)	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Building separation	
		On-site residential building	35'
		Off-site residential building	75'
		Relief	C2
Pets	P*	In conjunction with:	Other allowed use
Small Animals	P*	Lot area (min)	Dwelling
		Commercial purposes	217,800 SF
		Non-commercial purposes	n/a
		Building separation	
		On-site residential building	35'
		Off-site residential building	75'
		Relief	C2
Wild Animals	C2*	Building separation	
		On-site residential building	35'
		Off-site residential building	75'
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards	*Sec. 5B.3.1.xx*
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Recycling Facility, Collection

a. All recycled goods, temporary installations, debris, trash, and any other material associated with the use, shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or stored outdoors beyond the hours of operation.

b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle shall clearly indicate the type of material to be deposited.

4. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

5. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

DIV. 5B.4. RESIDENTIAL-MIXED DISTRICTS

Residential-Mixed Use Districts emphasize residential uses and only allow a minimal amount of compatible services and amenities and limited commercial uses.

SEC. 5B.4.1. RESIDENTIAL-MIXED 1 (RX1)

A. Intent

The RX1 Use District is intended to accommodate a wide variety of housing types for a variety of housing needs, in a primarily residential setting supported by neighborhood-serving commercial uses and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	**P**		
Household Business:			
Family Child Care	**P***	**In conjunction with:**	Dwelling
Home Occupation	**P***	**In conjunction with:**	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.4.1.C.1.*
Home Sharing	**P***	**In conjunction with:**	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	**--**		
Live/Work	**--**		
Mobilehome Park	**P***	**Screening**	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	**P**		
Medical Care	**P**		
Transitional Shelter	**P**		
PUBLIC & INSTITUTIONAL			
Cemetery	**--**		
Civic Facility:			
Local	**P**		
Regional	**--**		
Detention Facility	**C3**		
Fleet Services	**--**		
Medical:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Local	C2		
Regional	C3		
Office, Government	P*	Non-residential tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Parking	P*	In conjunction with:	Allowed use
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.4.1.C.2.*
Wireless Facility, Rooftop	C2*	Supplemental standards	*Sec. 5B.4.1.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P*	Non-residential tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Nature Reserve	P		
Open Space, Public	P		
Recreation, Public	P*	Use separation	
		Residential Use	100'
		Hours of operation (early/late)	7AM/10PM
		Outdoor sound system	C3
		Relief	C2
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Amphitheater or Stadium			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Local	C3		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Use, Office or Medical
Railway Facility	--		
Transit Station	--		
GENERAL COMMERCIAL	*	Non-residential tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	C2*	*(see General Commercial)*	
		In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.4.1.D.1.*
Bar	C2*	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.4.1.D.2.*
Counter Service	P*	*(see General Commercial)*	
Restaurant	P*	*(see General Commercial)*	
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	*(see General Commercial)*	
Lodging	--		
Medical Clinic	--		
Office	P*	*(see General Commercial)*	
Personal Services:			
General	P*	*(see General Commercial)*	
Massage, Licensed	P*	*(see General Commercial)*	
Massage, Unlicensed	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Postmortem Services	--		
Retail:			
General	**P***	*(see General Commercial)*	
Alcohol	**C2***	*(see General Commercial)*	
Farmers' Market, Certified	**C1***	**Hours of operation** (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	**P***	*(see General Commercial)*	
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:	--		
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Household Moving Truck Rental	--		
Standard Vehicle	--		
Commercial Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	**P***	**Accessory to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
Cargo Container	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
Commercial Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	--		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	**In conjunction with:**	Public & Institutional use
		Area (max)	200 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Screening	
		Outdoor storage screen	S-Screen 2
		Supplemental standards	*Sec. 5B.4.1.C.3.*
		Supplemental procedures	*Sec. 5B.4.1.D.3.*
Donation Bin	--		
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.4.1.C.3.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		

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Use	Permission	Use Standard	Specification
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	**Accessory to:**	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Use Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.4.1.C.4.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Recycling Facility, Collection

a. All recycled goods, temporary installations, debris, trash and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or stored outdoors beyond the hours of operation.

b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle shall clearly indicate the type of material to be deposited.

4. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

5. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.4.2. RESIDENTIAL-MIXED 2 (RX2)

[Introduced with the Boyle Heights Proposed Draft]

SEC. 5B.4.3. SMALL SHOP RESIDENTIAL (RX3)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	**P**		
Household Business:			
Family Child Care	**P***	**In conjunction with:**	Dwelling
Home Occupation	**P***	**In conjunction with:**	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.4.2.C.1.*
Home Sharing	**P***	**In conjunction with:**	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	**P***	**Designated work space:**	
		Work space area (min)	20%
Live/Work	**P***	**Designated work space:**	
		Work space dimensions (min):	Depth: 20'
			Width: 15' (frontage)
			Height: 14'
		Location	Ground floor
Mobilehome Park	**P***	**Screening**	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	**P**		
Medical Care	**P**		
Transitional Shelter	**P**		
PUBLIC & INSTITUTIONAL			
Cemetery	**--**		
Civic Facility:			
Local	**P**		
Regional	**--**		
Detention Facility	**C3**		

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Use	Permission	Use Standard	Specification
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	--		
Parking	P*	In conjunction with:	Allowed use
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P*	Persons in care (max)	20
		Relief	C2
K-12	C3		
Post-secondary	C3		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.4.2.C.2.*
Wireless Facility, Rooftop	C2*	Supplemental standards	*Sec. 5B.4.2.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P*	In conjunction with:	Residential use
		Non-residential tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	--		
Golf Course	--		
Amphitheater or Stadium			
Minor	C3		

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Use	Permission	Use Standard	Specification
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Use, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL	*	Non-residential tenant size (max)	1,500 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	--		
Bar	--		
Counter Service	P*	*(see General Commercial)*	
Restaurant	P*	*(see General Commercial)*	
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services:			
General	P*	*(see General Commercial)*	
Massage, Licensed	P*	*(see General Commercial)*	
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	P*	*(see General Commercial)*	
Alcohol	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Farmers' Market, Certified	C1*	**Hours of operation** (early/late)	7AM/7PM
		Service hours (early/late)	8AM/8PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	P*	*(see General Commercial)*	
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:	--		
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Car Wash	--		
Commercial	--		
Fueling Station	--		
Gas Station, Standard	--		
Gas Station, Commercial	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Garment & Accessory	--		
Textile	--		
Research & Development	--		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL	*		
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	**In conjunction with:**	Public & Institutional use
		Area (max)	200 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Other buildings on site	10'
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.4.2.C.3.*
		Supplemental procedures	*Sec. 5B.4.2.D.1.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.4.2.C.4.*
		Supplemental procedures	*Sec. 5B.4.2.D.1.*
Sorting & Processing	--		
Resource Extraction:			

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Use	Permission	Use Standard	Specification
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.4.2.C.5.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Use Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.4.2.C.6.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Recycling Facility, Collection

a. All recycled goods, temporary installations, debris, trash and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or stored outdoors beyond the hours of operation.

b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle shall clearly indicate the type of material to be deposited.

4. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

5. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

6. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the proposed use will not adversely affect the welfare of the pertinent community.

ii. That the granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a 1,000-foot radius of the lot, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

iii. That the proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from sensitive uses, and other establishments dispensing alcoholic beverages, including beer and wine.

c. Permission for multiple approvals to allow bars for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.4.4. MIXED-USE NEIGHBORHOOD (RX4)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	**P**		
Household Business:			
Family Child Care	**P***	**In conjunction with:**	Dwelling
Home Occupation	**P***	**In conjunction with:**	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.4.3.C.1.*
Home Sharing	**P***	**In conjunction with:**	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	**P***	**Designated work space:**	
		Work space area (min)	20%
Live/Work	**P***	**Designated work space:**	
		Work space dimensions (min):	Depth: 20'
			Width: 15' (frontage)
			Height: 14'
		Location	Ground floor
Mobilehome Park	**P***	**Screening**	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	**P**		
Medical Care	**P**		
Transitional Shelter	**P**		
PUBLIC & INSTITUTIONAL			
Cemetery	**--**		
Civic Facility:			
Local	**P**		
Regional	**--**		
Detention Facility	**C3**		
Fleet Services	**--**		
Medical:			
Local	**C2**		
Regional	**C3**		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Office, Government	--		
Parking	P*	In conjunction with:	Allowed use
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P		
K-12	C3		
Post-secondary	C3		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	C2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.4.3.C.2.*
Wireless Facility, Rooftop	C2*	Supplemental standards	*Sec. 5B.4.3.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P*	Non-residential tenant size (max)	3,000 SF
		Relief	
		Upper story location	Prohibited
		Hours of operation (open/close)	6AM/10PM
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	--		
Golf Course	--		
Amphitheater or Stadium			
Minor	C3		
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Use, Office or Medical

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Use	Permission	Use Standard	Specification
Railway Facility	--		
Transit Station	--		
GENERAL COMMERCIAL	3,000 SF @ ground story	Non-residential tenant size (max)	3,000 SF
		Relief	C2
		Upper story location	Prohibited
		Hours of operation (early/late)	6AM/10PM
Animal Services:			
General	P*	Use enclosure	Fully indoor
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
Alcohol Service	S*	*(see General Commercial)*	
		In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.4.3.D.1.*
Bar	S*	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.4.3.D.1.*
Counter Service	P*	*(see General Commercial)*	
Restaurant	P*	*(see General Commercial)*	
Entertainment Venue, Indoor:			
Local	P*	*(see General Commercial)*	
		In conjunction with:	Restaurant
		Relief	C2
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	*(see General Commercial)*	
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services:			
General	P*	*(see General Commercial)*	
Massage, Licensed	P*	*(see General Commercial)*	
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	P*	*(see General Commercial)*	
Alcohol	S*	Supplemental procedures	*Sec. 5B.4.3.D.2.*
Farmers' Market, Certified	C1*		
Firearms	--		

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Use	Permission	Use Standard	Specification
Food & Beverage	P*	*(see General Commercial)*	
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Temporary, Outdoor	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Car Wash	--		
Commercial	--		
Fueling Station			
Gas Station, Standard	--		
Gas Station, Commercial	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Garment & Accessory	--		

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Use	Permission	Use Standard	Specification
Textile	--		
Research & Development	--		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL	*		
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	**In conjunction with:**	Public & Institutional use
		Area (max)	200 SF
		Building separation	
		Agricultural, Residential, or Residential-Mixed Use District (min)	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (open/close)	7AM/7PM
		Supplemental standards	*Sec. 5B.4.3.C.3.*
		Supplemental procedures	*Sec. 5B.4.3.D.3.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.4.3.C.4.*
		Supplemental procedures	*Sec. 5B.4.3.D.3.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.4.3.C.5.*

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Use	Permission	Use Standard	Specification
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	**Accessory to:**	Dwelling
		Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Use Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.4.2.C.6.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Recycling Facility, Collection

a. All recycled goods, temporary installations, debris, trash and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling collection facility and not be left or stored outdoors beyond the hours of operation.

b. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, telephone number, hours of operation, and a notice that no material shall be left outside the enclosure, and each recycling receptacle shall clearly indicate the type of material to be deposited.

4. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

5. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

6. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

DIV. 5B.5. COMMERCIAL-MIXED DISTRICTS

Commercial-Mixed Use Districts promote neighborhoods with a mixture of uses including commercial and residential.

SEC. 5B.5.1. COMMERCIAL-MIXED 1 (CX1)

A. Intent

The CX1 Use District allows for commercial uses generally within a 10,000 square foot establishment size on the ground story, as well as a wide range of housing types. The Use District is intended to support the clustering of commercial, cultural, entertainment, and institutional uses that cater to immediately surrounding neighborhoods.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.1.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Live/Work	P*	**Unit size** (min avg.)	750 SF
		Designated work space:	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
Mobilehome Park	P*	**Screening**	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	**Building separation**	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		

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Use	Permission	Use Standard	Specification
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.5.1.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.5.1.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P*	Non-residential tenant size (max)	10,000 SF
		Relief	C2
		Upper story location	Prohibited
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P*	Non-residential tenant size (max)	10,000 SF
		Relief	C2
		Upper story location	Prohibited
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Local	C2		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL	*	Non-residential tenant size (max)	15,000 SF
		Relief	C2
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	--		

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Use	Permission	Use Standard	Specification
Veterinary Care	P*	*(see General Commercial)*	
		Use enclosure	Fully indoor
Commissary Kitchen	P*	*(see General Commercial)*	
Eating & Drinking:			
Alcohol Service	P*	*(see General Commercial)*	
		In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.1.D.1.*
Bar	C2*	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.5.2.D.2.*
Counter Service	P*	*(see General Commercial)*	
Restaurant	P*	*(see General Commercial)*	
Entertainment Venue, Indoor:			
Local	P*	*(see General Commercial)*	
Regional	C3		
Financial Services:			
General	P*	*(see General Commercial)*	
Alternative	--		
Lodging	P*	Use separation	
		Agricultural, Residential, or Residential Mixed Use District (min)	500'
		Supplemental standards	*Sec. 5B.5.1.C.3.*
		Relief	C2
Medical Clinic	P*	*(see General Commercial)*	
Office	P*	*(see General Commercial)*	
Personal Services:			
General	P*	*(see General Commercial)*	
Massage, Licensed	P*	*(see General Commercial)*	
Massage, Unlicensed	--		
Postmortem Services	C2*	*(see General Commercial)*	
Retail:			
General	P*	*(see General Commercial)*	
Alcohol	C2*	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.5.1.D.3.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Food & Beverage	P*	*(see General Commercial)*	

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Use	Permission	Use Standard	Specification
Large Format	--		
Merchant Market	P		
Pet Shop	P*	*(see General Commercial)*	
Temporary Outdoor	C2		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	**Accessory to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	**Non-residential tenant size** (max)	10,000 SF
		Relief	C2
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Research & Development	C3*	*(see Light Industrial)*	
Soundstages & Backlots	C3*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	In conjunction with:	Other allowed use
		Area (max)	200 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.1.C.4.*
		Supplemental procedures	*Sec. 5B.5.1.D.4.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.5.1.C.5.*
		Supplemental procedures	*Sec. 5B.5.1.D.5.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.5.1.C.6.*

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Use	Permission	Use Standard	Specification
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other Allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. The Zoning Administrator shall promptly notify the council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider, the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).

4. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.5.2. COMMERCIAL-MIXED 2 (CX2)

A. Intent

The CX2 Use District allows for commercial uses generally within a 50,000 square foot establishment size on the ground story, as well as a wide range of housing types. The Use District is intended to support a broad range of residential, commercial, and civic facility uses to serve surrounding neighborhoods as well as visitors to the area. Public and institutional services and amenities are also allowed.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	**P**		
Household Business:			
Family Child Care	**P***	**In conjunction with:**	Dwelling
Home Occupation	**P***	**In conjunction with:**	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.2.C.1.*
Home Sharing	**P***	**In conjunction with:**	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	**P***	**Designated work space:**	
		Work space area (min/max)	10%/50%
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
Live/Work	**P***	**Unit size** (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%

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Use	Permission	Use Standard	Specification
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3

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Use	Permission	Use Standard	Specification
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.5.2.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.5.2.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P*	Non-residential tenant size (max)	50,000 SF
		Upper story location	Prohibited
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P*	Non-residential tenant size (max)	50,000 SF
		Upper story location	Prohibited
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Local	P		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL	*	Non-residential tenant size (max)	50,000 SF
		Relief	C2
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	--		
Veterinary Care	P*	*(see General Commercial)*	
		Use enclosure	Fully indoor
Commissary Kitchen	P*	*(see General Commercial)*	
Eating & Drinking:			
Alcohol Service	P*	*(see General Commercial)*	
		In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	*C2*
		Supplemental procedures	*Sec. 5B.5.2.D.1.*
Bar	C2*	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.5.2.D.2.*
Counter Service	P*		
Restaurant	P*	*(see General Commercial)*	

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Use	Permission	Use Standard	Specification
Entertainment Venue, Indoor:			
Local	**P***	*(see General Commercial)*	
Regional	**P***	*(see General Commercial)*	
Financial Services:			
General	**P***	*(see General Commercial)*	
Alternative	**C2***	*(see General Commercial)*	
Instructional Services	**P***	*(see General Commercial)*	
Lodging	**P***	**Use separation**	
		Agricultural, Residential, or Residential Mixed Use District (min)	500'
		Exception	Regional Center, Transit Core, or Traditional Core General Plan Designation
		Supplemental standards	*Sec. 5B.5.2.C.3.*
		Relief	C2
Medical Clinic	**P***	*(see General Commercial)*	
Office	**P**		
Personal Services:			
General	**P***	*(see General Commercial)*	
Massage, Licensed	**P***	*(see General Commercial)*	
Massage, Unlicensed	**--**		
Postmortem Services	**C2***	*(see General Commercial)*	
Retail:			
General	**P***	*(see General Commercial)*	
Alcohol	**C2***	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.5.2.D.3.*
Farmers' Market, Certified	**C1***	**Hours of operation** (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Food & Beverage	**P***	*(see General Commercial)*	
Large Format	**--**		
Merchant Market	**P**		
Pet Shop	**P***	*(see General Commercial)*	
Temporary Outdoor	**C2**		
Smoke & Vape Shop	**P***	*(see General Commercial)*	
Sexually Oriented Business:			
General	**P***	*(see General Commercial)*	
Sexual Encounter	**--**		

HEAVY COMMERCIAL

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Use	Permission	Use Standard	Specification
Motor Vehicle Services:			
General	--		
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	**Accessory to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	**Non-residential tenant size** (max)	50,000 SF
		Relief	C2
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	C2*	*(see Light Industrial)*	
		Accessory to:	Restaurant
Artistic & Artisanal	P*	*(see Light Industrial)*	
		Accessory to:	General Retail or Merchant Market
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Textile & Apparel	--		
Research & Development	C3*	*see Light Industrial)*	
Soundstages & Backlots	C3*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		

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Use	Permission	Use Standard	Specification
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	**In conjunction with**	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.2.C.4.*
		Supplemental procedures	*Sec. 5B.5.2.D.4.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.5.2.C.5.*
		Supplemental procedures	*Sec. 5B.5.2.D.5.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.5.2.C.6.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		

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Use	Permission	Use Standard	Specification
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

4. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.5.3. COMMERCIAL-MIXED 3 (CX3)

A. Intent

The CX3 Use District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	**P**		
Household Business:			
Family Child Care	**P***	**In conjunction with:**	Dwelling
Home Occupation	**P***	**In conjunction with:**	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.3.C.1.*
Home Sharing	**P***	**In conjunction with:**	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	**P***	**Designated work space:**	
		Work space area (min/max)	10%/50%
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
Live/Work	**P***	**Unit size** (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
Mobilehome Park	**P***	**Screening**	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Supportive Housing:			
General	**P**		
Medical Care	**P**		
Transitional Shelter	**P**		
PUBLIC & INSTITUTIONAL			
Cemetery	**P***	**Building separation**	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	**P**		
Regional	**P**		
Detention Facility	**C3**		
Fleet Services	**--**		
Medical:			
Local	**P**		
Regional	**P**		
Office, Government	**P**		
Parking	**P**		
Public Safety Facility	**P**		
Religious Assembly	**P**		
School:			
Preschool/Daycare	**P**		
K-12	**P**		
Post-secondary	**P**		
Social Services	**P**		
Utilities:			
Minor	**P***	**Screening**	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	**C3**		
Solar Energy Facility	**P***	**In conjunction with:**	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	**C2***	**Supplemental standards**	*Sec. 5B.5.3.C.1.*
Wireless Facility, Rooftop	**P***	**Supplemental standards**	*Sec. 5B.5.3.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	**P**		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Local	P		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Allowed use
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	P*	In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	*C2*
		Supplemental procedures	*Sec. 5B.5.3.D.1.*
Bar	C2*	Supplemental procedures	*Sec. 5B.5.3.D.2.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		

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Use	Permission	Use Standard	Specification
Lodging	P*	Use separation	
		Agricultural, Residential, or Residential Mixed Use District (min)	500'
		Exception	Regional Center, Transit Core, or Traditional Core General Plan Designation
		Supplemental standards	*Sec. 5B.5.3.C.3.*
		Relief	C2
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			
General	P		
Alcohol	C2*	Supplemental procedures	*Sec. 5B.5.3.D.3.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.5.3.D.4.*
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	*Sec. 5B.5.3.D.5.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P		
Sexually Oriented Business:			
General	P		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	--		

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Use	Permission	Use Standard	Specification
Car Wash	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of service and operation (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.3.C.4.*
Commercial Vehicle	--		
Fueling Station	P*	**Use separation**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Service Hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.3.C.5.*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	C2*	**Accessory to:**	Self-Service Indoor Storage
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Standard Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	--		
Self-Service Facility	C2		
Storage, Outdoor:			

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Use	Permission	Use Standard	Specification
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	P*	Accessory to:	Restaurant
Artistic & Artisanal	P*	Accessory to:	Retail: General, Merchant Market
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	Accessory to:	Eating & Drinking: General, Restaurant
Textile & Apparel	P*	Accessory to:	Retail: General, Merchant Market
Research & Development	C3		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Collection	C2*	In conjunction with	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.3.C.6.*
		Supplemental procedures	*Sec. 5B.5.3.D.6.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.6.3.C.7.*
		Supplemental procedures	*Sec. 5B.6.3.D.7.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.6.3.C.8.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		

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Use	Permission	Use Standard	Specification
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A lodging use shall not be permitted where it requires a change of use from any residential use.

4. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

5. Motor Vehicle Services, Fueling Station

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

6. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius, based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area, as well as the anticipated customer volume of the study area, shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities, or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, Nature Reserve, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing, that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot, then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along, but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot, directing users to dedicated congregation areas and amenities.

5. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

6. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.5.4. COMMERCIAL-MIXED 4 (CX4)

A. Intent

The CX4 District allows for primarily commercial uses. This District is intended to accommodate a variety of uses, mixing housing with small and large-scale commercial amenities and services.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.4.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
Live/Work	P*	Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			

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Use	Permission	Use Standard	Specification
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.5.4.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.5.4.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		

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Use	Permission	Use Standard	Specification
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Local	P		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	P*	In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	*C2*
		Supplemental procedures	*Sec. 5B.5.4.D.1.*
Bar	P*	Special use program	*Sec. 5C.4.3.*
		Relief	*C2*
		Supplemental procedures	*Sec. 5B.5.4.D.2.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		
Lodging	P*	Supplemental standards	*Sec. 5B.5.4.C.3.*
		Relief	C2
Medical Clinic	P		
Office	P		

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Use	Permission	Use Standard	Specification
Personal Services:			
General	**P**		
Massage, Licensed	**P**		
Massage, Unlicensed	**--**		
Postmortem Services	**C2**		
Retail:			
General	**P**		
Alcohol	**C2***	**Supplemental procedures**	*Sec. 5B.5.4.D.3.*
Farmers' Market, Certified	**C1***	**Hours of operation** (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	**--**		
Food & Beverage	**P**		
Large Format	**C3***	**Supplemental procedures**	*Sec. 5B.5.4.D.4.*
Merchant Market	**P**		
Pet Shop	**P**		
Temporary Outdoor	**C2**		
Smoke & Vape Shop	**P**		
Sexually Oriented Business:			
General	**P**		
Sexual Encounter	**--**		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	**--**		
Car Wash	**--**		
Commercial Vehicle	**--**		
Fueling Station	**--**		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	**--**		
Household Moving Truck Rental	**--**		
Standard Vehicle	**P***	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	**--**		
Self-Service Facility	**--**		
Storage, Outdoor:			

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Use	Permission	Use Standard	Specification
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 1
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	P*	Accessory to:	Restaurant
Artistic & Artisanal	P*	Accessory to:	General Retail or Merchant Market
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	Accessory to:	General Eating & Drinking or Restaurant
Textile & Apparel	P*	Accessory to:	General Retail or Merchant Market
Research & Development	C3		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

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Use	Permission	Use Standard	Specification
Collection	C2*	**In conjunction with**	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.4.C.4.*
		Supplemental procedures	*Sec. 5B.5.4.D.5.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.5.4.C.5.*
		Supplemental procedures	*Sec. 5B.5.4.D.6.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.5.4.C.6.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing, that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot, then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along, but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

4. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

5. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.5.5. COMMERCIAL-MIXED 5 (CX5)

[Introduced with the Boyle Heights Proposed Draft]

SEC. 5B.5.6. NEIGHBORHOOD CENTER (CX6)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	**P**		
Household Business:			
Family Child Care	**P***	**In conjunction with:**	Dwelling
Home Occupation	**P***	**In conjunction with:**	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.5.C.1.*
Home Sharing	**P***	**In conjunction with:**	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	**P***	**Designated work space:**	
		Work space area (min)	20%
Live/Work	**P***	**Designated work space**	
		Work space dimensions (min)	Depth: 20' Width: 15' (frontage) Height: 14'
		Location	Ground floor
Mobilehome Park	**P***	**Screening**	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	**P**		
Medical Care	**P**		
Transitional Shelter	**P**		
PUBLIC & INSTITUTIONAL			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P		
K-12	C3		
Post-secondary	C2		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.5.5.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.5.5.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P*		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			

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Use	Permission	Use Standard	Specification
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			
Minor	P*	Use separation	
		Agricultural or Residential Use District (min)	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL	*	Non-residential tenant size (max) Relief Use Standard Applicability Abutting Screening Transition Screen	10,000 SF C2 Residential and Residential Mixed Use Districts T-Screen 1
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	--		
Veterinary Care	P*	*(see General Commercial)*	
		Use enclosure	Fully Indoor
Commissary Kitchen	P*	(see General Commercial)	
Eating & Drinking:			
Alcohol Service	S*	*(see General Commercial)*	
		In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.5.D.1.*
Bar	S*	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.5.5.D.1.*
Counter Service	P*	(see General Commercial)	
Restaurant	P*	(see General Commercial)	
Entertainment Venue, Indoor:			
Local	P*	(see General Commercial)	

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Use	Permission	Use Standard	Specification
Regional	--		
Financial Services:			
General	P*		
Alternative	--		
Instructional Services	P*	(see General Commercial)	
Lodging	C3		
Medical Clinic	P*	(see General Commercial)	
Office	P*	(see General Commercial)	
Personal Services:			
General	P*	(see General Commercial)	
Massage, Licensed	P*	(see General Commercial)	
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	P*	(see General Commercial)	
Alcohol	S*	(see General Commercial)	
		Supplemental procedures	*Sec. 5B.5.5.D.2.*
Farmers' Market, Certified	C1*	**Hours of operation** (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	P*	(see General Commercial)	
Large Format	--		
Merchant Market	P		
Pet Shop	P*	(see General Commercial)	
Temporary Outdoor	C2		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Car Wash	--		
Commercial	--		
Fueling Station:			
Gas Station, Standard	--		
Gas Station, Commercial	--		

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Use	Permission	Use Standard	Specification
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL			
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic, Pharmaceutical	--		
Food & Drink	--		
Garment & Accessory	--		
Textile	--		
Research & Development	--		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Collection	P*	**In conjunction with**	Other allowed use
		Area (max)	600 SF
		Building separation	
		Agricultural, Residential or Residential Mixed-Use District (min)	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.5.C.4.*
		Supplemental procedures	*Sec. 5B.5.5.D.3.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.5.5.C.4.*
		Supplemental procedures	*Sec. 5B.5.5.D.3.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.5.5.C.5.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Bees	P*	**Lot area (min)**	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear, and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.5.5.C.7.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Recycling Facility, All

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

7. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

4. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.5.7. COMMUNITY CENTER (CX7)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.6.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min)	20%
Live/Work	P*	Designated work space	
		Work space dimensions (min):	Depth: 20'
			Width: 15' (frontage)
			Height: 14'
		Location	Ground floor
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			

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Use	Permission	Use Standard	Specification
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	--		
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	**Screening**	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	**In conjunction with:**	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	**Supplemental standards**	*Sec. 5B.5.6.C.2.*
Wireless Facility, Rooftop	P*	**Supplemental standards**	*Sec. 5B.5.6.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			
Minor	P*	**Use separation**	
		Agricultural or Residential Use District (min)	500'
		Relief	C2
Major	C3		

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Use	Permission	Use Standard	Specification
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL	*	Non-residential tenant size (max) Relief Use Standard Applicability Abutting Screening Transition Screen	50,000 SF C2 Residential and Residential Mixed Use Districts T-Screen 1
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully Indoor
Veterinary Care	P*	*(see General Commercial)*	
		Use enclosure	Fully Indoor
Commissary Kitchen	P*	*(see General Commercial)*	
Eating & Drinking:			
Alcohol Service	S*	*(see General Commercial)*	
		In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.6.D.1.*
Bar	S*	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.5.6.D.1.*
Counter Service	P*	*(see General Commercial)*	
Restaurant	P*	*(see General Commercial)*	
Entertainment Venue, Indoor:			
Local	P*	*(see General Commercial)*	
Regional	C3*	*(see General Commercial)*	
Financial Services:			
General	P*	*(see General Commercial)*	
Alternative	--		
Instructional Services	P*	*(see General Commercial)*	
Lodging	C3		
Medical Clinic	P*	*(see General Commercial)*	
Office	P*	*(see General Commercial)*	
Personal Services:			

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Use	Permission	Use Standard	Specification
General	P*	*(see General Commercial)*	
Massage, Licensed	P*	*(see General Commercial)*	
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			
General	P*	*(see General Commercial)*	
Alcohol	C2*	*(see General Commercial)*	
		Supplemental procedures	*Sec. 5B.5.6.D.2.*
Farmers' Market, Certified	C1*	**Hours of operation (open/close)**	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	P*	*(see General Commercial)*	
Large Format	--		
Merchant Market	P		
Pet Shop	P*	*(see General Commercial)*	
Temporary Outdoor	C2		
Smoke & Vape Shop	P*	**Use separation (max)**	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P*	*(see General Commercial)*	
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Car Wash	--		
Fueling Station:			
Gas Station, Standard	--		
Gas Station, Commercial	--		
EV Charging Facility	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		

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Use	Permission	Use Standard	Specification
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	Non-residential tenant size Relief Use Standard Applicability Abutting Screening Transition Screen Use enclosure	10,000 SF C2 Sensitive Use Residential Use Districts Agricultural Use Districts T-Screen 1 Fully indoor
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	P*	*(see Light Industrial)* Incidental to: Relief	 General Commercial C2
Artistic & Artisanal	P		
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	*(see Light Industrial)* Incidental to: Relief	 General Commercial C2
Garment & Accessory	P*	*(see Light Industrial)* Incidental to: Relief:	 General Commercial C2
Textile	--		
Research & Development	C3		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		

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Use	Permission	Use Standard	Specification
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	**In conjunction with**	Other allowed use
		Area (max)	600 SF
		Building separation	
		Agricultural, Residential, or Residential Mixed Use District (min)	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.6.C.4.*
		Supplemental procedures	*Sec. 5B.5.6.D.3.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.5.6.C.5.*
		Supplemental procedures	*Sec. 5B.5.6.D.3.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.5.6.C.5.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			

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Use	Permission	Use Standard	Specification
Bees	P*	**Lot area (min)**	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear, and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.5.6.C.6.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. **Recycling Facility, All**

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

4. **Recycling Facility, Donation Bin**

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.5.8. AUTO SALES / ACCESSORY PRODUCTION (CX8)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (open/ close)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.7.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min)	20%
Live/Work	P*	Designated work space:	
		Work space dimensions (min):	Depth: 20'
			Width: 15' (frontage)
			Height: 14'
		Location	Ground floor
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			

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Use	Permission	Use Standard	Specification
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.5.7.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.5.7.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			

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Use	Permission	Use Standard	Specification
Minor	P*	Use Separation (min)	
		Agricultural, Residential, or Residential Mix Use District	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully Indoor
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	S*	In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.7.D.1.*
Bar	S*	Supplemental procedures	*Sec. 5B.5.7.D.1.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	C3		
Financial Services:			
General	P		
Alternative	--		
Instructional Services	P		
Lodging	C3		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	--		
Retail:			

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Use	Permission	Use Standard	Specification
General	P		
Alcohol	S*	Supplemental procedures	*Sec. 5B.5.7.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	--		
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	*Sec. 5B.5.7.D.3.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P*	Use separation (max)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Incidental to:	Motor Vehicle Sales & Rental
		Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.7.C.4.*
		Relief	C2

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Use	Permission	Use Standard	Specification
Heavy	P*	**Incidental to:**	Motor Vehicle Sales & Rental
		Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.7.C.4.*
Car Wash	P*	**Incidental to:**	Motor Vehicle Sales & Rental
		Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of service and operation (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.7.C.5.*
Commercial	--		
Fueling Station			

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Use	Permission	Use Standard	Specification
Gas Station, Standard	C2*	Incidental to:	Motor Vehicle Sales & Rental
		Use separation	
		Sensitive use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.7.C.6.*
Gas Station, Commercial	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	C2*	Accessory to:	Self-Service Indoor Storage
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Standard Vehicle	C2	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P*	Incidental to:	Other allowed use
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other self-service facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.7.D.4.*
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		

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Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL USES	*	Non-residential tenant size (max)	10,000 SF
		Relief	C2
		Use Standard Applicability	
		Abutting	Sensitive Use Residential Use Districts Agricultural Use Districts
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully indoor
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Artistic & Artisanal	P		
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Garment & Accessory	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Textile	--		
Research & Development	C2		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

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Use	Permission	Use Standard	Specification
Collection	P*	In conjunction with:	Other allowed use
		Area (max)	600 SF
		Building separation	
		Agricultural, Residential, or Residential-Mixed Use District (min)	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (open/close)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.7.C.7.*
		Supplemental procedures	*Sec. 5B.5.7.D.5.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.5.7.C.8.*
		Supplemental procedures	*Sec. 5B.5.7.D.5.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.5.7.C.9.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Bees	P*	**Lot area (min)**	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear, and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.5.7.C.10.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas *(Sec. 4C.2.2.3.)*, shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

5. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

6. Fueling Station: Gas Station, Standard

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

7. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

8. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

9. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use*

Permit), finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing, that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot, then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along, but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

4. Storage Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

5. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.5.9. AUTO SERVICE / ACCESSORY PRODUCTION (CX9)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (open/ close)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.8.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5B.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min)	20%
Live/Work	P*	Designated work space:	
		Work space dimensions (min):	Depth: 20'
			Width: 15' (frontage)
			Height: 14'
		Location	Ground floor
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			

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Use	Permission	Use Standard	Specification
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.5.8.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.5.8.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			

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Use	Permission	Use Standard	Specification
Minor	C2*	Use Separation (min)	
		Agricultural, Residential, or Residential Mix Use District	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully Indoor
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	S*	In conjunction with:	Restaurant
		Special use program	*Sec. 5B.4.2.*
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.8.D.1.*
Bar	S*	Supplemental procedures	*Sec. 5B.5.8.D.1.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	--		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		
Lodging	C3		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			

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Use	Permission	Use Standard	Specification
General	P		
Alcohol	S*	Supplemental standards	*Sec. 5B.5.8.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5B.4.1.*
Firearms	C2*	Supplemental standards	*Sec. 5B.5.8.D.3.*
Food & Beverage	P		
Large Format	--		
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P*	Use separation (max)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.8.C.4.*

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Use	Permission	Use Standard	Specification
Heavy	P*	**Use separation (min)**	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.8.C.4.*
Car Wash	P*	**Use separation (min)**	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of service and operation (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.8.C.5.*
Commercial	--		
Fueling Station			
Gas Station, Standard	P*	**Use separation (min)**	
		Sensitive use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.8.C.6.*

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Use	Permission	Use Standard	Specification
Gas Station, Commercial	C2*	**Use separation**	
		Sensitive use	200'
		Residential or Agricultural Use District (min)	200'
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.8.xx*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	C2*	**Accessory to:**	Self-Service Indoor Storage
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Standard Vehicle	C2	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P*	**Incidental to:**	Other allowed use
Self-Service Facility	P*	**In conjunction with:**	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other self-service facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.8.D.4.*
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		

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Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL USES	*	Non-residential tenant size (max)	10,000 SF
		Relief	C2
		Use Standard Applicability	
		Abutting	Sensitive Use Residential Use Districts Agricultural Use Districts
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully indoor
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Artistic & Artisanal	P		
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Garment & Accessory	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Textile	--		
Research & Development	C2		
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

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Use	Permission	Use Standard	Specification
Collection	P*	In conjunction with:	Other allowed use
		Area (max)	600 SF
		Building separation	
		Agricultural, Residential, or Residential-Mixed Use District (min)	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (open/close)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.8.C.7.*
		Supplemental procedures	*Sec. 5B.5.8.D.5.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.5.8.C.8.*
		Supplemental procedures	*Sec. 5B.5.8.D.5.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.5.8.C.9.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Bees	P*	**Lot area (min)**	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear, and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.5.8.C.10.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas *(Sec. 4C.2.2.3.)*, shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

5. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

6. Fueling Station: Gas Station, Standard

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

7. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

8. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

9. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use*

Permit), finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the proposed use will result in an over-concentration of this use in the area, and

b. The number of firearms available for sale at the lot.

4. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

5. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.5.10. REGIONAL PERMISSIVE (CX10)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (open/close)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.5.9.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	Designated work space:	
		Work space area (min)	20%
Live/Work	P*	Designated work space:	
		Work space dimensions (min):	Depth: 20'
			Width: 15' (frontage)
			Height: 14'
		Location	Ground floor
Mobilehome Park	P*	Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Relief	C2
Supportive Housing:			
General	P		
Medical Care	P		
Transitional Shelter	P		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.5.9.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.5.9.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			

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Use	Permission	Use Standard	Specification
Minor	P*	Use Separation (min)	
		Agricultural, Residential, or Residential Mix Use District	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully Indoor
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	S*	In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.9.D.1.*
Bar	S*	Supplemental procedures	*Sec. 5B.5.9.D.1.*
Counter Service	P*		
Restaurant	P*		
Entertainment Venue, Indoor:			
Local	P		
Regional	C3		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		
Lodging	C3		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			

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Use	Permission	Use Standard	Specification
General	P		
Alcohol	S*	Supplemental standards	*Sec. 5B.5.9.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.5.9.D.3.*
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	*Sec. 5B.5.9.D.4.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P*	Use separation (max)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P		
Sexual Encounter	C2*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Incidental to:	Motor Vehicle Sales & Rental
		Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Supplemental standards	*Sec. 5B.5.9.C.4.*
Heavy	--		

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Use	Permission	Use Standard	Specification
Car Wash	C2*	Incidental to:	
		Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of service and operation (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.9.C.5.*
Commercial	--		
Fueling Station			
Gas Station, Standard	C2*	Incidental to:	Motor Vehicle Sales
		Use separation (min)	
		Sensitive use	200'
		Residential or Agricultural Use District (min)	200'
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.5.9.C.6.*
Gas Station, Commercial	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	C2*	Accessory to:	Self-Service Indoor Storage
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Standard Vehicle	C2	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P*	Incidental to:	Other allowed use

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Use	Permission	Use Standard	Specification
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other self-service facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.5.9.D.5.*
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL USES	*	Non-residential tenant size (max)	10,000 SF
		Relief	C2
		Use Standard Applicability	
		Abutting	Sensitive Use Residential Use Districts Agricultural Use Districts
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully indoor
Electronics Assembly	--		
Maintenance & Repair Services	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Artistic & Artisanal	P		
Cosmetic, Pharmaceutical	--		
Food & Drink	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Garment & Accessory	P*	*(see Light Industrial)*	
		In conjunction with:	General Commercial
		Relief:	C2
Textile	--		
Research & Development	C2		

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Use	Permission	Use Standard	Specification
Soundstages & Backlots	C3		
Wholesale Trade & Warehousing	--		
HEAVY INDUSTRIAL	*		
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	In conjunction with:	Other allowed use
		Area (max)	600 SF
		Building separation	
		Agricultural, Residential, or Residential-Mixed Use District (min)	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (open/close)	7AM/7PM
		Supplemental standards	*Sec. 5B.5.9.C.7.*
		Supplemental procedures	*Sec. 5B.5.9.D.6.*
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.5.9.C.8.*
		Supplemental procedures	*Sec. 5B.5.9.D.6.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.5.9.C.9.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			

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Use	Permission	Use Standard	Specification
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	**Lot area (min)**	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear, and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.5.9.C.10.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	--		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas *(Sec. 4C.2.2.3.)*, shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

5. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

6. Fueling Station: Gas Station, Standard

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

7. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

8. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

9. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use*

Permit), finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the proposed use will result in an over-concentration of this use in the area, and

b. The number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing, that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot, then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along, but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

6. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

DIV. 5B.6. COMMERCIAL DISTRICTS

Commercial Use Districts cater to light industrial and commercial uses including ones that may create more significant impacts, such as vehicle repair and fueling stations.

[Reserved]

DIV. 5B.7. INDUSTRIAL-MIXED DISTRICTS

Industrial-Mixed Use Districts accommodate a mixture of light industrial, office, and research and development activity, with limited residential uses and other compatible uses.

SEC. 5B.7.1. INDUSTRIAL-MIXED 1 (IX1)

A. Intent

The IX1 District is intended to accommodate a wide variety of employment, cultural, and recreational opportunities while supporting vulnerable residents with affordable housing and social services, and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	C1
Dwelling	P*	*(see Residential)*	
		Restricted affordable units	100% of dwelling units
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.7.1.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	*(see Residential)*	
		Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Restricted affordable units	100%

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Use	Permission	Use Standard	Specification
Live/Work	P*	*(see Residential)*	
		Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
		Restricted affordable units	100%
Mobilehome Park	--		
Supportive Housing:			
General	P*	*(see Residential)*	
		Restricted affordable units	100%
Medical Care	P*	*(see Residential)*	
Transitional Shelter	P*	*(see Residential)*	
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P		

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Use	Permission	Use Standard	Specification
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.7.1.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.7.1.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Local	P		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully indoor
		Use separation	
		Residential Use District (min)	500'
		Relief	C2
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			

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Use	Permission	Use Standard	Specification
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.7.1.D.3.*
Bar	--		
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services	P		
Lodging	--		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			
General	P		
Alcohol	--		
Farmers' Market, Certified	C1*	**Hours of operation** (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	**Supplemental procedures**	*Sec. 5B.7.1.D.4.*
Food & Beverage	P		
Large Format	C3*	**Supplemental procedures**	*Sec. 5B.7.1.D.5.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	P		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			

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Use	Permission	Use Standard	Specification
General	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.1.C.3.*
		Relief	C2
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	**Accessory to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	P*	**Screening**	
		Frontage screen	F-Screen 1
		Transition screen	T-Screen 1
		Use separation (min)	
		Residential or Agricultural Use District	300'
Standard Vehicle	--		

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Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	Sensitive Use, Residential or Agricultural Use District
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Textile & Apparel	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	
		Non-residential tenant size (max)	50,000 SF
		Relief	C2
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

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Use	Permission	Use Standard	Specification
Collection	C2*	**In conjunction with**	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Agricultural or Residential Use District (min)	50'
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.7.1.C.4.*
		Supplemental procedures	*Sec. 5B.7.1.D.6.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.7.1.C.5.*
		Supplemental procedures	*Sec. 5B.7.1.D.7.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.7.1.C.6.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		

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Use	Permission	Use Standard	Specification
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Motor Vehicle Services, General

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

4. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the proposed use will result in an over-concentration of this use in the area, and

b. The number of firearms available for sale at the lot.

3. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities, or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

4. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

5. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.7.2. INDUSTRIAL-MIXED 2 (IX2)

A. Intent

The IX2 District is intended to accommodate light industrial uses, office space, and research and development activity. The Use District also allows a wide range of commercial uses as well as Joint Living and Work Quarters.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	**P***	**Designated work space:**	
		Work space area (min/max)	10%/50%
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Use separation	
		From Heavy Industrial Uses	50'
		Relief	C1
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	**P***	**Use separation**	
		From Heavy Industrial Uses	50'
		Relief	C2
PUBLIC & INSTITUTIONAL			

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Use	Permission	Use Standard	Specification
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P		
K-12	P		
Post-Secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.7.2.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.7.2.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		

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Use	Permission	Use Standard	Specification
Recreation, Public	P		
Amphitheater or Stadium			
Local	P		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully indoor
		Use separation	
		Residential Use District (min)	500'
		Relief	C2
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.7.2.D.1.*
Bar	C2*	Supplemental procedures	*Sec. 5B.7.2.D.2.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services	P		
Lodging	--		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	C2		
Postmortem Services	C2		
Retail:			

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Use	Permission	Use Standard	Specification
General	P		
Alcohol	C2*	Supplemental procedures	*Sec. 5B.7.2.D.3.*
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.7.2.D.4.*
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	*Sec. 5B.7.2.D.5.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:	*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
General	P*	*(see Sexually Oriented Business)*	
Sexual Encounter	C2*	*(see Sexually Oriented Business)*	
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.2.C.2.*

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Use	Permission	Use Standard	Specification
Car Wash	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	Prohibited
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.2.C.3.*
Commercial Vehicle	--		
Fueling Station	P*	**Use separation**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.2.C.4.*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	C2*	**Accessory to:**	Self-Service Storage
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Standard Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P		

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Use	Permission	Use Standard	Specification
Self-service Facility	P		
Storage, Outdoor:			
General	P*	**Accessory to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	P*	**Screening**	
		Frontage screen	F-Screen 1
		Transition screen	T-Screen 1
		Use separation (min)	
		Residential or Agricultural Use District	300'
Standard Vehicle	P*	**Accessory to:**	General Motor Vehicle Services
LIGHT INDUSTRIAL		**Use standard applicability**	
		Abutting	Sensitive Use, Residential or Agricultural Use District
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Textile & Apparel	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Salvage Yard	--		
Recycling Facility:			
Collection	C2*	**In conjunction with:**	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.7.2.C.5.*
		Supplemental procedures	*Sec. 5B.7.2.D.6.*
Donation Bin	P*	**In conjunction with**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.7.2.C.6.*
		Supplemental procedures	*Sec. 5B.7.2.D.7.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.7.2.C.7.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURE			
Animal Keeping:			
Bees	--		
Dairy	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Motor Vehicle Services, General

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Motor Vehicle Services, Fueling Station

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

5. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

6. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

7. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the proposed use will result in an over-concentration of this use in the area, and

b. The number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities, or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

6. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.7.3. INDUSTRIAL-MIXED 3 (IX3)

A. Intent

The IX3 District is intended to promote a mixing of uses that support creative production industries, accommodate a wide variety of employment, cultural and recreational opportunities, while supporting vulnerable residents with affordable housing and social services, and facilitate the efficient management of municipal resources.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	C1
Dwelling	P*	*(see Residential)*	
		In conjunction with:	• Office • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Floor area (min)	1.0 FAR
		Exception	Adaptive reuse projects
			100% Restricted affordable units
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.7.3.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	*(see Residential)*	
		Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal

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Use	Permission	Use Standard	Specification
Live/Work	P*	*(see Residential)*	
		Unit size (min avg.)	750 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
		In conjunction with:	• Office • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Floor area (min)	1.0 FAR
		Exception	Adaptive reuse projects, 100% Restricted affordable housing
		Supplemental standards	*Sec. 5B.7.2.C.2.*
Mobilehome Park	--		
Supportive Housing:			
General	P*	*(see Residential)*	
Medical Care	--		
Transitional Shelter	P*	*(see Residential)*	
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	P		
Medical:			

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Use	Permission	Use Standard	Specification
Local	C2		
Regional	C3		
Office, Government	**P**		
Parking	**P**		
Public Safety Facility	**P**		
Religious Assembly	**C2**		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	**P**		
Utilities:			
Minor	P*	**Screening**	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	**In conjunction with:**	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	**Supplemental standards**	*Sec. 5B.7.3.C.3.*
Wireless Facility, Rooftop	P*	**Supplemental standards**	*Sec. 5B.7.3.C.3.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	**P**		
Nature Reserve	**P**		
Open Space, Public	**P**		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	**P**		
Amphitheater or Stadium			
Local	P		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	**Incidental to:**	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	**P**		
GENERAL COMMERCIAL			
Animal Services:			

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Use	Permission	Use Standard	Specification
General	P*	Use enclosure	Fully Indoor
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.7.3.D.3.*
Bar	C2*	Supplemental procedures	*Sec. 5B.7.3.D.4.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services	P		
Lodging	C2*	Supplemental standards	*Sec. 5B.7.3.C.3.*
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			
General	P		
Alcohol	C2*	Supplemental procedures	*Sec. 5B.7.3.D.5.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.7.3.D.6.*
Food & Beverage	P		
Pet Shop	P		
Merchant Market	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:			

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Use	Permission	Use Standard	Specification
General	P*	**Use separation** (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.3.C.5.*
Car Wash	--		
Commercial Vehicle	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	**Accessory to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		

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Use	Permission	Use Standard	Specification
Official Motor Vehicle Impound	P*	Screening	
		Frontage screen	F-Screen 1
		Transition screen	T-Screen 1
		Use separation (min)	
		Residential or Agricultural Use District	300'
Standard Vehicle	P*	Accessory to:	General Motor Vehicle Services
LIGHT INDUSTRIAL		Use standard applicability	
		Abutting	Sensitive Use, Residential or Agricultural Use District
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services:		*(see Light Industrial)*	
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Textile & Apparel	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	
		Non-residential tenant size (max)	50,000 SF
		Relief	C2
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

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Use	Permission	Use Standard	Specification
Collection	C2*	**In conjunction with:**	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.7.3.C.6.*
		Supplemental procedures	*Sec. 5B.7.3.D.7.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.7.3.C.7.*
		Supplemental procedures	*Sec. 5B.7.3.D.8.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.7.3.C.8.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		

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Use	Permission	Use Standard	Specification
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Live/Work

The designated work space area within each Live/Work unit may count toward the minimum floor area requirement.

3. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

4. Lodging

A lodging use shall not be permitted where it requires a change of use from any residential use.

5. Motor Vehicle Services, General

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

6. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the proposed use will result in an over-concentration of this use in the area, and

b. The number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. **Recycling Facility, All**

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

6. **Recycling Facility, Donation Bin**

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.7.4. INDUSTRIAL-MIXED 4 (IX4)

A. Intent

The IX4 District supports office and commercial uses, as well as research and development, wholesale, and light industrial uses. The Use District allows for a limited amount of live/work units. The District is intended to promote productive industries and entrepreneurial activities.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	C1
Dwelling	P*	*(see Residential)*	
		Restricted affordable units	100% of dwelling units
Household Business:			
Family Child Care	P*	**In conjunction with:**	Dwelling
Home Occupation	P*	**In conjunction with:**	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.7.4.C.1.*
Home Sharing	P*	**In conjunction with:**	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	*(see Residential)*	
		Designated work space:	
		Work space area (min/max)	10%/50%
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Live/Work	P*	*(see Residential)*	
		Unit size (min avg.)	1,000 SF
		Designated work space	
		Work space area (min/max)	48%/50%
		Work space dimensions (min)	10' X 15'
		Workspace uses	• Office • Personal Services: General • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Open plan area (min)	70%
		In conjunction with	• Office • Manufacturing, Light: General • Manufacturing, Light: Artistic & Artisanal
		Floor area (min)	1.5 FAR
		Exception	Adaptive reuse projects
			100% Restricted affordable units
		Supplemental standards	*Sec. 5B.7.4.C.2.*
Mobilehome Park	--		
Supportive Housing:			
General	P*	*(see Residential)*	
Medical Care	--		
Transitional Shelter	P*	*(see Residential)*	
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		

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Use	Permission	Use Standard	Specification
Regional	C3		
Office, Government	**P**		
Parking	**P**		
Public Safety Facility	**P**		
Religious Assembly	**C2**		
School:			
Preschool/Daycare	P		
K-12	P		
Post-Secondary	P		
Social Services	**P**		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.7.4.C.3.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.7.4.C.3.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	**P**		
Nature Reserve	**P**		
Open Space, Public	**P**		
Outdoor Recreation, Commercial:			
General	P		
Golf Course	--		
Recreation, Public	**P**		
Amphitheater or Stadium			
Local	P		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	• Residential Uses • Office • Medical
Railway Facility	--		
Transit Station	**P**		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor

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Use	Permission	Use Standard	Specification
Kennel	--		
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.7.4.D.1.*
Bar	C2*	Supplemental procedures	*Sec. 5B.7.4.D.2.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	P		
Financial Services:			
General	P		
Alternative	--		
Instructional Services	P		
Lodging	C2*	Supplemental standards	*Sec. 5B.7.4.C.4.*
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	--		
Postmortem Services	C2		
Retail:			
General	P		
Alcohol	C2*	Supplemental procedures	*Sec. 5B.7.4.D.3.*
Farmers' Market, Certified	P*	**Hours of operation** (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.7.4.D.4.*
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	*Sec. 5B.7.4.D.5.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:			

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Use	Permission	Use Standard	Specification
General	P*	**Use separation** (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.4.C.5.*
Commercial Vehicle	--		
Car Wash	--		
Fueling Station	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	**Accessory to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	--		
Commercial Vehicle	--		

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Use	Permission	Use Standard	Specification
Official Motor Vehicle Impound	P*	Screening	
		Frontage screen	F-Screen 1
		Transition screen	T-Screen 1
		Use separation (min)	
		Residential or Agricultural Use District	300'
Standard Vehicle	P*	Accessory to:	General Motor Vehicle Services
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	• Sensitive Use • Residential Use District • Agricultural Use Districts
		Screening:	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Textile & Apparel	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	
		Non-residential tenant size (max)	50,000 SF
		Relief	C2
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

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Use	Permission	Use Standard	Specification
Collection	C2*	**In conjunction with**	Other allowed use
		Area (max)	600 SF
		Use separation	
		Agricultural or Residential Use District (min)	150'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.7.4.C.6.*
		Supplemental procedures	*Sec. 5B.7.4.D.6.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.7.4.C.7.*
		Supplemental procedures	*Sec. 5B.7.4.D.7.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.7.4.C.8.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	--		
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		

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Use	Permission	Use Standard	Specification
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Live/Work

The designated work space area within each live/work unit shall not count toward the minimum floor area requirement.

3. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

4. Lodging

A lodging use shall not be permitted where it requires a change of use from any residential use.

5. Motor Vehicle Services, General

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

6. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the proposed use will result in an over-concentration of this use in the area, and

b. The number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review

in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities, or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms, requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

6. Recycling Facility, Donation Bin

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.7.5. LIVE-WORK NEIGHBORHOOD (IX6)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	C1
Dwelling	P*	In conjunction with:	Productive Space *(Sec. 5C.3.34.)*
			and/or Legacy Small Business *(Sec. 5C.4.6.)*
		Floor Area (min)	0.5 FAR
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.7.5.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	*(see Residential)*	
		Designated work space:	
		Work space area (min/max)	20%
Live/Work	P*	*(see Residential)*	
		In conjunction with:	Designated Work Space *(Sec. 5C.3.35.)*
		Floor Area (min)	20%
Mobilehome Park	--		
Supportive Housing:			
General	P*	*(see Residential)*	
		Restricted affordable units	100%
Medical Care	P*	*(see Residential)*	
Transitional Shelter	P*	*(see Residential)*	
PUBLIC & INSTITUTIONAL			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural, Residential, or Residential Mixed Use District (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	P		
School:			
Preschool/Daycare	P		
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.7.5.C.2.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.7.5.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation			
Public	P		
Commercial	P		
Nature Reserve	P		

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Use	Permission	Use Standard	Specification
Open Space, Public	P		
Outdoor Recreation			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			
Minor	P		
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL	*	Non-residential tenant size (max)	10,000 SF
		Relief	C2
		Use standard applicability	
		Abutting	Agricultural, Residential and Residential Mixed Use District
		Transition Screen	T-Screen 1
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully indoor
		Use separation	
		Residential Use District (min)	500'
		Relief	C2
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P*	*(see General Commercial)*	
Eating & Drinking:			
Alcohol Service	S*	In conjunction with:	Restaurant
		Special use program	*Sec. 5C.4.2.*
		Relief	C2
		Supplemental procedures	*Sec. 5B.7.5.D.1.*
Bar	S*	Supplemental procedures	*Sec. 5B.7.5.D.1.*
Counter Service	P*	*(see General Commercial)*	
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	C3		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Financial Services:			
General	**P***	*(see General Commercial)*	
Alternative	**--**		
Instructional Services	**P***	*(see General Commercial)*	
Lodging	**C3**		
Medical Clinic	**P***	*(see General Commercial)*	
Office	**P***	*(see General Commercial)*	
Personal Services:			
General	**P***	*(see General Commercial)*	
Massage, Licensed	**P***	*(see General Commercial)*	
Massage, Unlicensed	**--**		
Postmortem Services	**--**		
Retail:			
General	**P***	*(see General Commercial)*	
Alcohol	**S***	**Supplemental procedures**	*Sec. 5B.7.5.D.2.*
Farmers' Market, Certified	**C1***	**Hours of operation** (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	**--**		
Food & Beverage	**P***	*(see General Commercial)*	
Large Format	**C3***	**Supplemental procedures**	*Sec. 5B.7.5.D.3.*
Merchant Market	**P**		
Pet Shop	**P***	*(see General Commercial)*	
Temporary Outdoor	**C2**		
Smoke & Vape Shop	**P***	*(see General Commercial)*	
Sexually Oriented Business:			
General	**P***	**Use separation (min)**	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District (min)	500'
Sexual Encounter	**--**		
HEAVY COMMERCIAL	*****	**Non-residential tenant size (max)**	10,000 SF
Motor Vehicle Services:			
Light	**--**		
Heavy	**--**		
Car Wash	**--**		
Commercial	**--**		

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Use	Permission	Use Standard	Specification
Fueling Station			
Gas Station, Standard	--		
Gas Station, Commercial	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	P*	Incidental to:	Other allowed use
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other Self-Service Facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.7.5.D.4.*
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	Non-residential tenant size (max)	10,000 SF
		Use standard applicability	
		Abutting	Sensitive Use, Agricultural, Residential or Residential Mixed Use District
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P		
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Garment & Accessory	P*	*(see Light Industrial)*	
Textile	P*	*(see Light Industrial)*	

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Use	Permission	Use Standard	Specification
Research & Development	**P***	*(see Light Industrial)*	
Soundstages & Backlots	**P***	*(see Light Industrial)*	
Wholesale Trade & Warehousing	**C3***	**Supplemental procedures**	*Sec. 5B.7.5.D.5.*
HEAVY INDUSTRIAL			
Animal Products Processing	**--**		
Manufacturing, Heavy:			
General	**--**		
Chemical Products	**--**		
Petroleum & Coal Products	**--**		
Salvage Yard	**--**		
Recycling Facility:			
Collection	**P***	**In conjunction with**	Other allowed use
		Area (max)	600 SF
		Building separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.7.5.C.4.*
		Supplemental procedures	*Sec. 5B.7.5.D.6.*
Donation Bin	**P***	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback (min)	
		Frontage lot line	20'
		Common lot line	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.7.5.C.5.*
		Supplemental procedures	*Sec. 5B.7.5.D.6.*
Sorting & Processing	**--**		
Resource Extraction:			
General	**--**		
Exploratory Core Hole	**C2***	**Supplemental standards**	*Sec. 5B.7.5.C.6.*
Off-Shore Drilling Servicing Installation	**--**		

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Use	Permission	Use Standard	Specification
Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	**Lot Area** (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.7.5.C.7.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	**Incidental to:**	Other allowed use
		Use enclosure	Fully indoor
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

5. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

6. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

7. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

4. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

5. Wholesale Trade & Warehousing

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents

b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

6. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.7.6. INDUSTRIAL-MIXED, TRANSITION (IX7)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	C1
Dwelling	P*	In conjunction with:	Productive Space *(Sec. 5C.3.34.)*
			and/or Legacy Small Business *(Sec. 5C.4.6.)*
		Floor Area (min)	0.5 FAR
Household Business:			
Family Child Care	P*	In conjunction with:	Dwelling
Home Occupation	P*	In conjunction with:	Dwelling
		Hours of operation (early/late)	8AM/8PM
		Client visits per hour (max)	1
		Supplemental standards	*Sec. 5B.7.6.C.1.*
Home Sharing	P*	In conjunction with:	Dwelling
		Special use program	*Sec. 5C.4.4.*
Joint Living & Work Quarters	P*	*(see Residential)*	
		Designated work space:	
		Work space area (min/max)	20%
Live/Work	P*	*(see Residential)*	
		In conjunction with:	Designated Work Space *(Sec. 5C.3.35.)*
		Floor Area (min)	20%
Mobilehome Park	--		
Supportive Housing:			
General	P*	*(see Residential)*	
		Restricted affordable units	100%
Medical Care	P*	*(see Residential)*	
Transitional Shelter	P*	*(see Residential)*	
PUBLIC & INSTITUTIONAL			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Cemetery	P*	**Building separation** (min)	
		Street	300'
		Agricultural, Residential, or Residential Mixed Use District	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Medical:			
Local	P		
Regional	P		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	P		
K-12	C3		
Post-secondary	C2		
Social Services	P		
Utilities:			
Minor	P*	**Screening**	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	**In conjunction with:**	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	**Supplemental standards**	*Sec. 5B.7.6.C.2.*
Wireless Facility, Rooftop	P*	**Supplemental standards**	*Sec. 5B.7.6.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation			
Public	P		
Commercial	P		
Nature Reserve	P		

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Use	Permission	Use Standard	Specification
Open Space, Public	P		
Outdoor Recreation			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			
Local	P		
Regional	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully indoor
		Use separation	
		Residential Use District (min)	500'
		Relief	C2
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	S*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.7.6.D.1.*
Bar	S*	Supplemental procedures	*Sec. 5B.7.6.D.1.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	C3		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		
Lodging	C3		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		

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Use	Permission	Use Standard	Specification
Massage, Licensed	P		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P		
Alcohol	S*	**Supplemental procedures**	*Sec. 5B.7.6.D.2.*
Farmers' Market, Certified	C1*	**Hours of operation** (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	**Use separation (min)**	
		Agricultural, Residential, or Residential Mixed Use District	*500'*
		Supplemental procedures	*Sec. 5B.7.6.D.3.*
Food & Beverage	P		
Large Format	C3*	**Supplemental procedures**	*Sec. 5B.7.6.D.4.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P*	**Use separation (min)**	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P*	**Use separation (min)**	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District (min)	500'
Sexual Encounter	C2*	**Use separation (min)**	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
HEAVY COMMERCIAL			
Motor Vehicle Services:			

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Use	Permission	Use Standard	Specification
Light	P*	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.6.C.4.*
Heavy	--		
Car Wash	C2*	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District (min)	200'
		Use enclosure	
		Car Wash, mechanized	Fully indoors
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.6.C.5.*
Commercial	--		
Fueling Station:			
Gas Station, Standard	P*	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District (min)	200'
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.6.C.6.*

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Use	Permission	Use Standard	Specification
Gas Station, Commercial	P*	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.6.C.6.*
EV Charging Facility	P		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	C2*	**Accessory to:**	Self-Service Storage
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Standard Vehicle	C2*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P*	**Incidental to:**	Other allowed use
Self-Service Facility	P*	**In conjunction with:**	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other Self-Service Facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.7.6.D.5.*
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		

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Use	Permission	Use Standard	Specification
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	Sensitive Use, Agricultural, Residential, or Residential Mixed Use District
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P		
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Textile & Apparel	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	C3*	Supplemental procedures	*Sec. 5B.7.6.D.6.*
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

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Use	Permission	Use Standard	Specification
Collection	P*	**In conjunction with**	Other allowed use
		Area (max)	600 SF
		Building separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	150'
		Other buildings on site	10'
		Relief	C2
		Use enclosure	Covered and enclosed
		Screening	
		Outdoor storage screen	S-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.7.6.C.7.*
		Supplemental procedures	*Sec. 5B.7.6.D.7.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.7.6.C.8.*
		Supplemental procedures	*Sec. 5B.7.6.D.7.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.7.6.C.9.*
Off-Shore Drilling Servicing Installation	--		
Solid Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Bees	P*	**Lot Area** (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.7.6.C.10.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	**Use enclosure**	Fully indoor
Truck Gardening	P		

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C. Supplemental Standards

1. Home Occupation

On-site deliveries and shipments related to the commercial use in a home occupation shall not be performed by vehicles having a gross vehicular weight rating designation greater than Class 4 or greater than 16,000 pounds. Deliveries from larger trucks shall occur no more frequently than once every 2 months.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

3. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

4. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

5. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

6. Fueling Station, All

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

7. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

8. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

9. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use*

Permit) finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

10. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

6. Wholesale Trade & Warehousing

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents

b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

7. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.7.7. INDUSTRIAL-MIXED, M1 TRANSLATION (IX8)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL	*	Use Separation (min)	
		Heavy Industrial	50'
		Relief	C1
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	C2*	*(see Residential)*	
		Designated work space:	
		Work space area (min)	20%
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	P*	*(see Residential)*	
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building separation	
		Street (min)	300'
		Agricultural, Residential, or Residential Mixed Use District	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		
Regional	C3		

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Use	Permission	Use Standard	Specification
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	--		
K-12	C3		
Post-secondary	C2		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.7.7.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.7.7.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			
Minor	P		
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Residential Uses, Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			

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Use	Permission	Use Standard	Specification
General	P*	Use enclosure	Fully Indoor
Kennel	P*	Use enclosure	Fully indoor
		Use separation	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
Veterinary Care	P*	Use enclosure	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	S*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.7.7.D.1.*
Bar	S*	Supplemental procedures	*Sec. 5B.7.7.xx*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	C3		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		
Lodging	C3		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P		
Alcohol	S*	Supplemental procedures	*Sec. 5B.7.7.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (open/close)	7AM/9PM
		Service hours	6AM/10PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Use separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Supplemental procedures	*Sec. 5B.7.7.D.3.*

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Use	Permission	Use Standard	Specification
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	*Sec. 5B.7.7.D.4.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	C2		
Smoke & Vape Shop	P*	Use separation (min)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
Sexual Encounter	C2*	Use separation (min)	
		Other Sexually Oriented Business Use	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Use separation (min)	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.7.C.3.*
Heavy	--		

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Use	Permission	Use Standard	Specification
Car Wash	C2*	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Use enclosure	
		Car Wash, mechanized	Fully indoors
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.7.C.4.*
Commercial	--		
Fueling Station:			
Gas Station, Standard	P*	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.7.C.5.*
Gas Station, Commercial	P*	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.7.7.C.5.*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		

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Use	Permission	Use Standard	Specification
Household Moving Truck Rental	C2*	Accessory to:	Self-Service Storage
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Standard Vehicle	C2*	Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P*	Incidental to:	Other allowed use
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other Self-Service Facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.7.7.D.5.*
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	Sensitive Use, Agricultural, Residential, or Residential Mixed Use District
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P		
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Garment & Accessory	P*	*(see Light Industrial)*	
Textile	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	

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Use	Permission	Use Standard	Specification
Soundstages & Backlots	**P***	*(see Light Industrial)*	
Wholesale Trade & Warehousing	**C3***	**Supplemental procedures**	*Sec. 5B.7.7.D.6.*
HEAVY INDUSTRIAL			
Animal Products Processing	**--**		
Manufacturing, Heavy:			
General	**--**		
Chemical Products	**--**		
Petroleum & Coal Products	**--**		
Salvage Yard	**--**		
Recycling Facility:			
Collection	**P***	**Use separation** (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (early/late)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Service hours (early/late)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/8PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Supplemental standards	*Sec. 5B.7.7.C.6.*
		Supplemental procedures	*Sec. 5B.7.7.D.7.*

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Use	Permission	Use Standard	Specification
Donation Bin	P*	In conjunction with:	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback (min)	
		Frontage lot line	20'
		Common lot line	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.7.7.C.7.*
		Supplemental procedures	*Sec. 5B.7.7.D.7.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	Supplemental standards	*Sec. 5B.7.7.C.8.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURAL			
Animal Keeping:			
Bees	P*	Lot Area (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.7.7.C.9.*
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		

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Use	Permission	Use Standard	Specification
Farming	P*	Use enclosure	Fully indoor
Truck Gardening	P		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

3. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

4. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

5. Fueling Station, All

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

6. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

9. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

6. Wholesale Trade & Warehousing

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents

b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

7. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

DIV. 5B.8. INDUSTRIAL DISTRICTS

SEC. 5B.8.1. INDUSTRIAL 1 (I1)

A. Intent

The I1 District allows heavy commercial and light industrial uses as well as a limited amount of commercial activity. This District intends to support employment, goods movement, and warehousing.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	**P***	**Building setbacks**	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Relief	C1
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	**P**		
Regional	**P**		
Detention Facility	**C3**		
Fleet Services	**P**		
Medical:			
Local	**C2**		

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Use	Permission	Use Standard	Specification
Regional	C3		
Office, Government	**P**		
Parking	**P**		
Public Safety Facility	**P**		
Religious Assembly	**C2**		
School:			
Preschool/Daycare	--		
K-12	--		
Post-Secondary	C2		
Social Services	**P**		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.8.1.xx*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.8.1.xx*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	**P**		
Nature Reserve	**P**		
Open Space, Public	**P**		
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Recreation, Public	**P**		
Amphitheater or Stadium:			
Local	C3		
Regional	C3		
TRANSPORTATION			
Airport	--		
Heliport	C2*	Incidental to:	Office or Medical
Freight Terminal	C3		
Railway Facility	C3		
Transit Station	**P**		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor

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Use	Permission	Use Standard	Specification
Kennel	P*	**Use enclosure**	
		Animal Keeping	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	**Use enclosure**	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.8.1.xx*
Bar	C2*	Accessory to:	Food & Drink Light Manufacturing
		Supplemental procedures	*Sec. 5B.8.1.xx*
Counter Service	P		
Restaurant	P*	Accessory to:	Food & Drink Light Manufacturing
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	Accessory to:	Other allowed use
Lodging	--		
Medical Clinic	--		
Office	P*	Accessory to:	Other allowed use
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P*	Accessory to:	Other allowed use
Alcohol	C2*	Accessory to:	• Food & Drink Light Manufacturing • Fueling Station
		Supplemental procedures	*Sec. 5B.8.1.xx*
Farmers' Market, Certified	C1*	**Hours of operation** (early/late)	7AM/9PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	**Supplemental procedures**	*Sec. 5B.8.1.xx*

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Use	Permission	Use Standard	Specification
Food & Beverage	P*	Accessory to:	• Food & Drink Light Manufacturing • Fueling Station
Large Format	C3*	Supplemental procedures	*Sec. 5B.8.1.xx*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:	*	Use separation (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
General	P*	*(see Sexually Oriented Business)*	
Sexual Encounter	C2*	*(see Sexually Oriented Business)*	
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.1.xx*

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Use	Permission	Use Standard	Specification
Car Wash	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.1.xx*
Commercial Vehicle	P*	**Use separation (min)**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Fueling Station	P*	**Use separation**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.1.xx*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1

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Use	Permission	Use Standard	Specification
Household Moving Truck Rental	P*	**Use separation (min)**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	**Accessory to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	P*	**Use separation** (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards	*Sec. 5B.8.1.xx*
		Supplemental procedures	*Sec. 5B.8.1.xx*
Commercial Vehicle	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1

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Use	Permission	Use Standard	Specification
Official Motor Vehicle Impound	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	• Sensitive Use • Residential Use Districts • Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Textile & Apparel	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	
HEAVY INDUSTRIAL			

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Use	Permission	Use Standard	Specification
Animal Products Processing	P*	**Use separation** (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards	*Sec. 5B.8.1.xx*
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	P*	**Use separation** (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental procedures	*Sec. 5B.8.1.xx*
Recycling Facility			

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Use	Permission	Use Standard	Specification
Collection	P*	**Use separation** (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (early/late)	
		Within 1000' of Residential or Agricultural Use District	7AM/7PM
		Beyond 1000' of Residential or Agricultural Use District	24-hours
		Service hours (early/late)	
		Within 1000' of Residential or Agricultural Use District	7AM/8PM
		Beyond 1000' of Residential or Agricultural Use District	24-hours
		Supplemental standards	*Sec. 5B.8.1.xx*
		Supplemental procedures	*Sec. 5B.8.1.xx*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.8.1.xx*
		Supplemental procedures	*Sec. 5B.8.1.xx*

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Use	Permission	Use Standard	Specification
Sorting & Processing	P*	**Use separation** (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Within 1000' of Residential or Agricultural Use District	7AM/7PM
		Beyond 1000' of Residential or Agricultural Use District	24-hours
		Service hours (early/late)	7AM/7PM
		Within 1000' of Residential or Agricultural Use District	7AM/8PM
		Beyond 1000' of Residential or Agricultural Use District	24-hours
		Supplemental standards	*Sec. 5B.8.1.xx*
		Supplemental procedures	*Sec. 5B.8.1.xx*
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.8.1.xx*
Off-Shore Drilling Servicing Installation	--		
Waste Facility			
Green Waste	P*	**Use separation** (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.8.1.xx*
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURE			

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Use	Permission	Use Standard	Specification
Animal Keeping:	*	**Building separation**	
		Off-site dwelling units	75'
		Relief	C1
Bees	P*	**Lot Area** (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.8.1.xx*
Dairy	P*	**Lot area** (min)	871,200 SF
Equine, Commercial	P*	**Lot area** (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		(see Animal Keeping)	
Equine, Non-commercial	--		
Livestock	P*	**Lot area** (min)	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
		(see Animal Keeping)	
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	P*	**Lot area** (min)	
		Commercial purposes	217,800 SF
		Non-commercial purposes	n/a
		(see Animal Keeping)	
Wild Animals	C2*	*(see Animal Keeping)*	
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Motor Vehicle Services, General

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Motor Vehicle Services, Fueling Station

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods and any other activities requiring the use of commercial vehicles for transportation.

5. Outdoor Storage, Cargo Container

a. The entire lot shall be graded pursuant to *Chapter 9, Division 70 (Grading, Excavation and Fills) of the LAMC*.

b. All driveways, accessways, and parking areas shall be covered with a decomposed granite, crushed gravel, or similar material and be treated with dust control methods.

c. All containers shall be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. Animal Products Processing

No hides (raw) curing, tanning, or storage permitted.

7. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

8. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

9. Recycling Facility, Sorting & Processing

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

10. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

11. Waste Facility, Green Waste and Wood Waste

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

12. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Outdoor Storage, Cargo Container

a. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).

b. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

6. Manufacturing Heavy, Salvage Yard

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

7. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.8.2. INDUSTRIAL 2 (I2)

A. Intent

The I2 District allows heavy commercial, light industrial, and heavy industrial uses as well as a limited amount of commercial activity. This District is intended to support employment and accommodate the most intense industrial activities while minimizing potential disruptions to surrounding uses.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL USES			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	**Building setbacks**	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Residential use (min)	300'
		Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		

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Use	Permission	Use Standard	Specification
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			
Preschool/Daycare	--		
K-12	--		
Post-Secondary	C3		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.8.2.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.8.2.C.2.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	--		
Golf Course	--		
Recreation, Public	P		
Amphitheater or Stadium			
Local	C3		
Regional	C3		
TRANSPORTATION			
Airport	C3		
Freight Terminal	C3		
Heliport	C2*	Incidental to:	Office or Medical
		Relief	C3
Railway Facility	C3		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor

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Use	Permission	Use Standard	Specification
Kennel	P*	**Use enclosure**	
		Animal Keeping	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	**Use enclosure**	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	**In conjunction with:**	Restaurant
		Supplemental procedures	*Sec. 5B.8.2.D.1.*
Bar	C2*	**Accessory to:**	Manufacturing, Light: Food & Drink
		Supplemental procedures	*Sec. 5B.8.2.D.2.*
Counter Service	P		
Restaurant	P*	**Accessory to:**	Manufacturing, Light: Food & Drink
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	**Accessory to:**	Other allowed use
Lodging	--		
Medical Clinic	--		
Office	P*	**Accessory to:**	Other allowed use
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P*	**Accessory to:**	Other allowed use
Alcohol	C2*	**Accessory to:**	• Manufacturing, Light: Food & Drink, • Fueling Station
		Supplemental procedures	*Sec. 5B.8.2.D.3.*
Farmers' Market, Certified	C1*	**Hours of operation** (early/late)	7AM/9PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	**Supplemental procedures**	*Sec. 5B.8.2.D.4.*

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Use	Permission	Use Standard	Specification
Food & Beverage	P*	Accessory to:	• Manufacturing, Light: Food & Drink • Fueling Station
Large Format	C3*	Supplemental procedures	*Sec. 5B.8.2.D.5.*
Merchant Market	P		
Pet Shop	P		
Temporary Outdoor	P		
Smoke & Vape Shop	P		
Sexually Oriented Business:	*	Use separation (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
General	P*	*(See Sexually Oriented Business)*	
Sexual Encounter	C2*	*(See Sexually Oriented Business)*	
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.2.C.2.*
Car Wash	P*	Use separation (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	Prohibited
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.2.C.3.*

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Use	Permission	Use Standard	Specification
Commercial Vehicle	P*	**Use separation (min)**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Fueling Station	P*	**Use separation**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.2.C.4.*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	P*	**Use separation (min)**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Household Moving Truck Rental	P*	**Use separation (min)**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1

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Use	Permission	Use Standard	Specification
Standard Vehicle	P*	**Use separation (min)**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	**Use separation (min)**	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	P*	**Use separation** (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards	*Sec. 5B.8.2.C.5.*
		Supplemental procedures	*Sec. 5B.8.2.D.6.*
Commercial Vehicle	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1

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Use	Permission	Use Standard	Specification
Official Motor Vehicle Impound	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	P*	**Use separation** (min)	
		Sensitive Use	200'
		Residential or Agricultural Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
LIGHT INDUSTRIAL	*	**Use standard applicability**	
		Abutting	• Sensitive Use • Residential Use District • Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Textile & Apparel	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	

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Use	Permission	Use Standard	Specification
HEAVY INDUSTRIAL	*	**Use standard applicability**	
		Abutting	• Sensitive Use • Residential Use Districts • Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 5
		Transition Screen	T-Screen 2
		Use enclosure	Fully Indoor
Animal Products Processing	P*	**Use separation** (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Use enclosure	Fully indoor
		(See Heavy Industrial Uses)	
Manufacturing, Heavy:			
General	P*	**Use separation** (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		(See Heavy Industrial Uses)	
Chemical Products	P*	**Use separation** (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		(See Heavy Industrial Uses)	
Petroleum and Coal Product	C3*	**Use separation** (min)	
		Sensitive Use	1,500'
		Residential or Agricultural Use District	1,500'
		Relief	C3
		Supplemental procedures	*Sec. 5B.8.2.D.7.*

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Use	Permission	Use Standard	Specification
Salvage Yard	P*	**Use separation** (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental procedures	*Sec. 5B.8.2.D.8.*
Recycling Facility			
Collection	P*	**Use separation** (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Use enclosure	Fully indoor
		Supplemental standards	*Sec. 5B.8.2.C.6.*
		Supplemental procedures	*Sec. 5B.8.2.D.9.*
Donation Bin	P*	**In conjunction with**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use separation	
		Agricultural or Residential Use District (min)	100'
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.8.2.C.7.*
		Supplemental procedures	*Sec. 5B.8.2.D.9.*

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Use	Permission	Use Standard	Specification
Sorting & Processing	P*	**Use separation** (min)	
		Sensitive Use	1000'
		Residential or Agricultural Use District	1000'
		Relief	C3
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Use enclosure	Fully indoor
		Supplemental standards	*Sec. 5B.8.2.C.8.*
		Supplemental procedures	*Sec. 5B.8.2.D.9.*
Resource Extraction:			
General	C3*	**Supplemental procedures**	*Sec. 5B.8.2.D.10.*
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.8.2.C.9.*
Off-Shore Drilling Servicing Installation	C3		
Waste Facility:			
Green Waste	P*	**Use separation** (min)	
		Sensitive Use	500'
		Residential or Agricultural Use District	500'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Use enclosure	Fully indoor
		Supplemental standards	*Sec. 5B.8.2.C.10.*
Hazardous Waste	C3*	**Use separation** (min)	
		Sensitive Use	1,500'
		Residential or Agricultural Use District	1,500'
		Relief	C3
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Use enclosure	Fully indoor
		Supplemental standards	*Sec. 5B.8.2.C.11.*
		Supplemental procedures	*Sec. 5B.8.2.D.11.*

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Use	Permission	Use Standard	Specification
Solid Waste	C3*	**Use separation** (min)	
		Sensitive Use	1,500'
		Residential or Agricultural Use District	1,500'
		Relief	C3
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Use enclosure	Fully indoor
		Supplemental standards	*Sec. 5B.8.2.C.12.*
		Supplemental procedures	*Sec. 5B.8.2.D.12.*
AGRICULTURE			
Animal Keeping:	*	**Building separation**	
		Off-site dwelling units	75'
		Relief	C1
Bees	P*	**Lot Area** (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.8.2.C.13.*
Dairy	P*	**Lot area** (min)	871,200 SF
Equine, Commercial	P*	**Lot area** (min)	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		(see Animal Keeping)	
Equine, Non-commercial	--		
Livestock	P*	**Lot area** (min)	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
		(see Animal Keeping)	
Pets	P*	**In conjunction with:**	Other allowed use

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Use	Permission	Use Standard	Specification
Small Animals	P*	**Lot area** (min)	
		Commercial purposes	217,800 SF
		Non-commercial purposes	n/a
		(see Animal Keeping)	
Wild Animals	C2*	*(see Animal Keeping)*	
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Motor Vehicle Services, General

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Motor Vehicle Services, Fueling Station

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

5. Outdoor Storage, Cargo Container

a. The entire lot shall be graded pursuant to *Chapter 9, Division 70 (Grading, Excavation and Fills) of the LAMC*.

b. All driveways, accessways, and parking areas shall be covered with a decomposed granite, crushed gravel, or similar material and be treated with dust control methods.

c. All containers shall be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. Recycling Facility, Sorting & Processing

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

9. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

10. Waste Facility, Green Waste

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

11. Waste Facility, Hazardous Waste

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

12. Waste Facility, Solid Waste

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

13. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures, facilities, or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Outdoor Storage, Cargo Container

a. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).

b. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers or Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).*

6. Manufacturing, Heavy, Petroleum and Coal Product Manufacturing

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new petroleum-based oil refineries and existing refineries expanding operations beyond the current property lines are required to:

a. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.

b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

d. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, daycare centers, and other similar uses.

7. Manufacturing Heavy, Salvage Yard

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

8. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

9. Resource Extraction, General

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new resource extraction facilities and existing resource extraction facilities expanding operations beyond the current property lines are required to:

a. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.

b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

d. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, child care centers, and other similar uses.

10. Waste Facility, Hazardous Waste

In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall make all of the following findings:

a. That the proposed location of the facility will not result in an undue concentration of waste processing facilities in the immediate area, will not create a cumulative impact with special consideration given to the location of waste facilities already permitted, and will support the equitable distribution of these facilities citywide.

b. That the facility will not detrimentally affect nearby residential uses and other sensitive land uses, taking into consideration the number and proximity of residential buildings, churches, schools, hospitals, public playgrounds, nursing homes, daycare centers, and other similar uses within a 1,500-foot radius of the proposed lot.

c. That the facility operator will provide community benefits as determined appropriate to businesses and residents likely to be impacted by this facility, taking into consideration the location of the proposed lot and nearby uses.

11. Waste Facility, Solid Waste

In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall make all of the following findings:

a. That the proposed location of the facility will not result in an undue concentration of waste processing facilities in the immediate area, will not create a cumulative impact with special consideration given to the location of waste facilities already permitted, and will support the equitable distribution of these facilities citywide.

b. That the facility will not detrimentally affect nearby residential uses and other sensitive land uses, taking into consideration the number and proximity of residential buildings, churches, schools, hospitals, public playgrounds, nursing homes, daycare centers, and other similar uses within a 1,500-foot radius of the proposed lot.

c. That the facility operator will provide community benefits as determined appropriate to businesses and residents likely to be impacted by this facility, taking into consideration the location of the proposed lot and nearby uses.

SEC. 5B.8.3. INDUSTRIAL 3 (I3)

[Introduced with the Boyle Heights Proposed Draft]

SEC. 5B.8.4. LIGHT INDUSTRIAL, PARK (I4)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	**P***	**Building setbacks** (min)	
		Street	300'
		Agricultural, Residential, or Residential Mixed Use District	300'
		Relief	C1
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	**P**		
Regional	**P**		
Detention Facility	**C3**		
Fleet Services	**P**		
Medical:			
Local	**C2**		
Regional	**C3**		
Office, Government	**P**		

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Use	Permission	Use Standard	Specification
Parking	**P**		
Public Safety Facility	**P**		
Religious Assembly	**C2**		
School:			
Preschool/Daycare	**P**		
K-12	**P**		
Post-Secondary	**P**		
Social Services	**P**		
Utilities:			
Minor	**P***	**Screening**	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	**C3**		
Solar Energy Facility	**P***	**In conjunction with:**	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	**P***	**Supplemental standards**	*Sec. 5B.8.4.C.1.*
Wireless Facility, Rooftop	**P***	**Supplemental standards**	*Sec. 5B.8.4.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation			
Public	**P**		
Commercial	**P**		
Nature Reserve	**P**		
Open Space, Public	**P**		
Outdoor Recreation			
Public	**P**		
Commercial	**P**		
Golf Course	**--**		
Amphitheater or Stadium			
Minor	**P***	**Use Separation (min)**	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
Major	**C3**		
TRANSPORTATION			
Airport	**--**		
Freight Terminal	**--**		
Heliport	**C2***	**Incidental to:**	Office or Medical
Railway Facility	**--**		
Transit Station	**P**		
GENERAL COMMERCIAL			

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Use	Permission	Use Standard	Specification
Animal Services:			
General	**P***	**Use enclosure**	Fully Indoor
Kennel	**P***	**Use enclosure**	
		Animal Keeping	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	**P***	**Use enclosure**	
		Animal Keeping	Fully indoor
Commissary Kitchen	**P**		
Eating & Drinking:			
Alcohol Service	**C2***	**In conjunction with:**	Restaurant
		Supplemental procedures	*Sec. 5B.8.4.D.1.*
Bar	**C2***	**Incidental to:**	Food & Drink or Alcoholic Beverage Light Manufacturing
		Supplemental procedures	*Sec. 5B.8.4..D.1.*
Counter Service	**P**		
Restaurant	**P**		
Entertainment Venue, Indoor:			
Local	**P**		
Regional	**C3**		
Financial Services:			
General	**P**		
Alternative	**--**		
Instructional Services	**P**		
Lodging	**C3**		
Medical Clinic	**P**		
Office	**P**		
Personal Services:			
General	**P**		
Massage, Licensed	**P**		
Massage, Unlicensed	**--**		
Postmortem Services	**--**		
Retail:			
General	**P***		
Alcohol	**C2***	**Incidental to:**	Food & Drink or Alcoholic Beverage Light Manufacturing
		Supplemental procedures	*Sec. 5B.8.4.D.2.*
Farmers' Market, Certified	**C1***	**Hours of operation** (early/late)	7AM/9PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*

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Use	Permission	Use Standard	Specification
Firearms	--		
Food & Beverage	P*	Accessory to:	• Food & Drink Light Manufacturing • Fueling Station
Large Format	C3*	Supplemental procedures	*Sec. 5B.8.4.D.3.*
Merchant Market	P		
Pet Shop	P		
Temporary, Outdoor	P		
Smoke & Vape Shop	P	Use separation (min)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P*	Use separation (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
Sexual Encounter	--		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Car Wash	--		
Commercial	--		
Fueling Station:			
Gas Station, Standard	--		
Gas Station, Commercial	--		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	--		
Household Moving Truck Rental	--		
Standard Vehicle	--		
Storage, Indoor:			
General	P*	Incidental to:	Other allowed use
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other self-service facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.8.4.D.4.*
Storage, Outdoor:			

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Use	Permission	Use Standard	Specification
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	• Sensitive Use • Residential Use Districts • Agricultural Use Districts
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Garment & Accessory	P*	*(see Light Industrial)*	
Textile	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	
		In conjunction with:	Other allowed use
		Floor area (min)	0.25 FAR
		Use separation (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C3
		Supplemental procedures	*Sec. 5B.8.4.D.5.*
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Recycling Facility:			
Collection	**C2***	**In conjunction with**	Other allowed use
		Area (max)	600 SF
		Use separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	150'
		Use setback (min)	
		Frontage lot line	20'
		Common lot line	10'
		Agricultural, Residential, or Residential Mixed Use District	50'
		Hours of operation (early/late)	7AM/7PM
		Supplemental standards	*Sec. 5B.8.4.C.7.*
		Supplemental procedures	*Sec. 5B.8.4.D.6.*
Donation Bin	**P***	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback (min)	
		Frontage lot line	20'
		Common lot line	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.8.4.C.8.*
		Supplemental procedures	*Sec. 5B.8.4.D.6.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	**C2***	**Supplemental standards**	*Sec. 5B.8.4.C.9.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURE			
Animal Keeping:			

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Use	Permission	Use Standard	Specification
Bees	P*	**Lot Area** (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.8.4.C.10.*
Dairy	--		
Equine, Commercial	P*		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	**Use enclosure**	Fully indoor
Truck Gardening	P		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Lodging

A Lodging use shall not be permitted where it requires a change of use from any residential use.

3. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

4. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

5. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

6. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review

in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

4. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

5. Wholesale Trade & Warehousing

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents

b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

6. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.8.5. LIGHT INDUSTRIAL, SENSITIVE (I5)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building setbacks	
		Street	300'
		Agricultural, Residential, or Residential Mixed Use District	300'
		Relief	C1
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	C2		
Regional	C3		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			

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Use	Permission	Use Standard	Specification
Preschool/Daycare	--		
K-12	--		
Post-Secondary	C2		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.8.5.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.8.5.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			
Minor	P*	Use Separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor

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Use	Permission	Use Standard	Specification
Kennel	P*	Use enclosure	
		Animal Keeping	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.8.5.D.1.*
Bar	C2*	Accessory to:	Food & Drink or Alcoholic Beverage Light Manufacturing
		Supplemental procedures	*Sec. 5B.8.5..D.1.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	C3		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		
Lodging	--		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P		
Alcohol	C2*	Supplemental procedures	*Sec. 5B.8.5.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/9PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.8.5.D.3.*
Food & Beverage	P		
Large Format	C3*	Supplemental procedures	*Sec. 5B.8.5.D.4.*
Merchant Market	P		

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Use	Permission	Use Standard	Specification
Pet Shop	P		
Temporary, Outdoor	C2		
Smoke & Vape Shop	P	**Use separation** (min)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P*	**Use separation** (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
Sexual Encounter	C2*	**Use separation** (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	**Use separation** (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.5.C.2.*

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Use	Permission	Use Standard	Specification
Heavy	P*	**Use separation** (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500''
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.5.C.2.*
Car Wash	P*	**Use separation** (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.5.C.3.*
Commercial	P*	**Use separation** (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500''
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.5.C.2.*

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Use	Permission	Use Standard	Specification
Fueling Station:			
Gas Station, Standard	**P***	**Use separation**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.5.C.4.*
Gas Station, Commercial	**P***	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.5.C.4.*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	**P***	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Household Moving Truck Rental	**P***	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	**P***	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			

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Use	Permission	Use Standard	Specification
General	P*	Incidental to:	Other allowed use
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other self-service facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.8.5.D.5.*
Storage, Outdoor:			
General	--		
Cargo Container	--		
Commercial Vehicle	--		
Official Motor Vehicle Impound	--		
Standard Vehicle	--		
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	• Sensitive Use • Residential Use Districts • Agricultural Use Districts
		Screening	
		Frontage Screen	F-Screen 4
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Garment & Accessory	P*	*(see Light Industrial)*	
Textile	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	C3*	Supplemental procedures	*Sec. 5B.8.5.D.6.*
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		

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Use	Permission	Use Standard	Specification
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	**Use separation** (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (early/late)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Service hours (early/late)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/8PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Supplemental standards	*Sec. 5B.8.5.C.5.*
		Supplemental procedures	*Sec. 5B.8.5.D.7.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback (min)	
		Frontage lot line	20'
		Common lot line	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.8.5.C.6.*
		Supplemental procedures	*Sec. 5B.8.5.D.7.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.8.5.C.7.*
Off-Shore Drilling Servicing Installation	--		

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Use	Permission	Use Standard	Specification
Waste Facility			
Green Waste	--		
Hazardous Waste Facility	--		
Solid Waste	--		
AGRICULTURE			
Animal Keeping:			
Bees	P*	**Lot Area** (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.8.5.C.8.*
Dairy	--		
Equine, Commercial	P*		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	**Use enclosure**	Fully indoor
Truck Gardening	P		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Fueling Station, All

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

5. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

6. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

7. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

8. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

6. Wholesale Trade & Warehousing

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents

b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

7. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.8.6. LIGHT INDUSTRIAL, PRESERVE (I6)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	**P***	**Building setbacks**	
		Street (min)	300'
		Agricultural, Residential, or Residential Mixed Use District	300'
		Relief	C1
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	**P**		
Regional	**P**		
Detention Facility	**C3**		
Fleet Services	**P**		
Medical:			
Local	**C2**		
Regional	**C3**		
Office, Government	**P**		
Parking	**P**		
Public Safety Facility	**P**		
Religious Assembly	**C2**		
School:			

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Use	Permission	Use Standard	Specification
Preschool/Daycare	--		
K-12	--		
Post-Secondary	C2		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.8.6.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.8.6.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation			
Public	P		
Commercial	P		
Golf Course	--		
Amphitheater or Stadium			
Minor	P*	Use Separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	--		
Heliport	C2*	Incidental to:	Office or Medical
Railway Facility	--		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor

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Use	Permission	Use Standard	Specification
Kennel	P*	Use enclosure	
		Animal Keeping	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.8.6.D.1.*
Bar	C2*	Incidental to:	Food & Drink or Alcoholic Beverage Light Manufacturing
		Supplemental procedures	*Sec. 5B.8.6.D.1.*
Counter Service	P		
Restaurant	P	Incidental to:	Food & Drink or Alcoholic Beverage Light Manufacturing
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P		
Lodging	--		
Medical Clinic	--		
Office	P*	Incidental to:	Light Industrial or Heavy Industrial use
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services	P		
Retail:			
General	P*	Incidental to:	Light Industrial or Heavy Industrial use
Alcohol	C2*	Incidental to:	Food & Drink or Alcoholic Beverage Light Manufacturing
		Supplemental procedures	*Sec. 5B.8.6.D.2.*

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Use	Permission	Use Standard	Specification
Farmers' Market, Certified	C1*	**Hours of operation** (early/late)	7AM/9PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	**Supplemental procedures**	*Sec. 5B.8.6.D.3.*
Food & Beverage	P*	**Incidental to:**	Food & Drink, Alcoholic Beverage Light Manufacturing, or Fueling Station
Large Format	C3*	**Supplemental procedures**	*Sec. 5B.8.6.D.4.*
Merchant Market	P		
Pet Shop	P		
Temporary, Outdoor	C2		
Smoke & Vape Shop	P	**Use separation** (min)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P*	**Use separation** (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
Sexual Encounter	C2*	**Use separation** (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	**Use separation** (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.6.C.2.*

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Use	Permission	Use Standard	Specification
Heavy	P*	**Use separation** (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500''
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.6.C.2.*
Car Wash	P*	**Use separation** (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoor
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.6.C.3.*
Commercial	P*	**Use separation** (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500''
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (early/late)	7AM/7PM
		Service hours (early/late)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.6.C.2.*

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Use	Permission	Use Standard	Specification
Fueling Station:			
Gas Station, Standard	**P***	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.6.C.4.*
Gas Station, Commercial	**P***	**Use separation (min)**	
		Sensitive use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.6.C.4.*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	**P***	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Household Moving Truck Rental	**P***	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	**P***	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			

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Use	Permission	Use Standard	Specification
General	P*	Incidental to:	Other allowed use
Self-Service Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other self-service facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.8.6.D.5.*
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	P*	Use separation (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards	*Sec. 5B.8.6.C.5*
		Supplemental procedures	*Sec. 5B.8.6.D.8*
Commercial Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Official Motor Vehicle Impound	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1

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Use	Permission	Use Standard	Specification
Standard Vehicle	P*	**Use separation** (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
LIGHT INDUSTRIAL	*	**Use standard applicability**	
		Abutting	• Sensitive Use • Residential Use Districts • Agricultural Use Districts
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Garment & Accessory	P*	*(see Light Industrial)*	
Textile	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	**Supplemental procedures**	*Sec. 5B.8.6.D.6.*
HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility			

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Use	Permission	Use Standard	Specification
Collection	P*	**Use separation** (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (early/late)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Service hours (early/late)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/8PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Supplemental standards	*Sec. 5B.8.6.C.4.*
		Supplemental procedures	*Sec. 5B.8.6.D.7.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback (min)	
		Frontage lot line	20'
		Common lot line	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.8.6.C.5.*
		Supplemental procedures	*Sec. 5B.8.6.D.7.*
Sorting & Processing	--		
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.8.6.C.6.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility			
Green Waste	--		
Hazardous Waste Facility	--		

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Use	Permission	Use Standard	Specification
Solid Waste	--		
AGRICULTURE			
Animal Keeping:			
Bees	P*	**Lot Area** (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.8.6.C.7.*
Dairy	--		
Equine, Commercial	P*		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	**In conjunction with:**	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	**Use enclosure**	Fully indoor
Truck Gardening	P		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Fueling Station, All

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

5. Outdoor Storage, Cargo Container

a. The entire lot shall be graded pursuant to *Chapter 9, Division 70 (Grading, Excavation and Fills) of the LAMC*.

b. All driveways, accessways, and parking areas shall be covered with a decomposed granite, crushed gravel, or similar material and be treated with dust control methods.

c. All containers shall be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

7. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

8. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use*

Permit) finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

9. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

6. Wholesale Trade & Warehousing

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents

b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

7. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

8. Outdoor Storage, Cargo Container

a. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).

b. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.8.7. HEAVY INDUSTRIAL, SENSITIVE (I7)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	**P***	**Building setbacks**	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Relief	C1
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	**P**		
Regional	**P**		
Detention Facility	**C3**		
Fleet Services	**P**		
Medical:			
Local	--		
Regional	--		
Office, Government	**P**		
Parking	**P**		
Public Safety Facility	**P**		
Religious Assembly	**C2**		
School:			

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Use	Permission	Use Standard	Specification
Preschool/Daycare	--		
K-12	--		
Post-Secondary	C2		
Social Services	**P**		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	Supplemental standards	*Sec. 5B.8.7.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.8.7.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation			
Public	P		
Commercial	P		
Nature Reserve	**P**		
Open Space, Public	**P**		
Outdoor Recreation:			
Public	P		
Commercial	--		
Golf Course	--		
Amphitheater or Stadium			
Minor	C2*	Use separation (min)	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	C3		
Heliport	C2*	Incidental to:	Office or Medical
Railway Facility	C3		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	Use enclosure	Fully Indoor

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Use	Permission	Use Standard	Specification
Kennel	P*	Use enclosure	
		Animal Keeping	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.8.7.D.1.*
Bar	C2*	Accessory to:	Food & Drink or Alcoholic Beverage Light Manufacturing
		Supplemental procedures	*Sec. 5B.8.7.D.1.*
Counter Service	P		
Restaurant	P		
Entertainment Venue, Indoor:			
Local	P		
Regional	C3		
Financial Services:			
General	P		
Alternative	C2		
Instructional Services	P		
Lodging	--		
Medical Clinic	P		
Office	P		
Personal Services:			
General	P		
Massage, Licensed	P		
Massage, Unlicensed	C2		
Postmortem Services	P		
Retail:			
General	P		
Alcohol	C2*	Supplemental procedures	*Sec. 5B.8.7.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/9PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.8.7.D.3.*
Food & Beverage	P		

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Use	Permission	Use Standard	Specification
Large Format	C3*	**Supplemental procedures**	*Sec. 5B.8.7.D.4.*
Merchant Market	P		
Pet Shop	P		
Temporary, Outdoor	C2		
Smoke & Vape Shop	P	**Use separation** (min)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P*	**Use separation** (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
Sexual Encounter	C2*	**Use separation** (min)	
		Other Sexually Oriented Business	1,000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage creen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.7.C.2.*

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Use	Permission	Use Standard	Specification
Heavy	P*	**Use separation (min)**	
		Sensitive Use	*500'*
		Agricultural, Residential, or Residential Mixed Use District	*500'*
		Relief	*C2*
		Use enclosure	*Fully indoors*
		Screening	
		Frontage screen	*F-Screen 3*
		Transition screen	*T-Screen 1*
		Hours of operation (open/close)	*7AM/7PM*
		Service hours (open/close)	*7AM/7PM*
		Outdoor sound system	*Prohibited*
		Supplemental standards	*Sec. 5B.8.7.C.2.*
Car Wash	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoors
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.7.C.3.*

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Use	Permission	Use Standard	Specification
Commercial	P*	**Use separation (min)**	
		Sensitive Use	*500'*
		Agricultural, Residential, or Residential Mixed Use District	*500'*
		Relief	*C2*
		Use enclosure	*Fully indoors*
		Screening	
		Frontage screen	*F-Screen 3*
		Transition screen	*T-Screen 1*
		Hours of operation (open/close)	*7AM/7PM*
		Service hours (open/close)	*7AM/7PM*
		Outdoor sound system	*Prohibited*
		Supplemental standards	*Sec. 5B.8.7.C.2.*
Fueling Station:			
Gas Station, Standard	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.7.C.4.*
Gas Station, Commercial	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.7.C.4.*
Motor Vehicle Sales & Rental:			

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Use	Permission	Use Standard	Specification
Commercial Vehicle	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Household Moving Truck Rental	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P*	**Incidental to:**	Other allowed use
Self-Service Facility	P*	**In conjunction with:**	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other self-service facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.8.7.D.5.*
Storage, Outdoor:			
General	P*	**Incidental to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	P*	**Use separation (min)**	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards	*Sec. 5B.8.7.C.5.*
		Supplemental procedures	*Sec. 5B.8.7.D.6.*

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Use	Permission	Use Standard	Specification
Commercial Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Official Motor Vehicle Impound	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	• Sensitive Use • Residential Use Districts • Agricultural Use Districts
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P		
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Garment & Accessory	P*	*(see Light Industrial)*	
Textile	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	

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Use	Permission	Use Standard	Specification
Soundstages & Backlots	P*	*(see Light Industrial)*	
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	
		Use separation (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C3
		Supplemental procedures	*Sec. 5B.8.7.D.7.*
HEAVY INDUSTRIAL			
Animal Products Processing	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use	500'
		Relief	C2
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards	*Sec. 5B.8.7.C.6.*
Manufacturing, Heavy:			
General	P*	Use separation (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility			

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Use	Permission	Use Standard	Specification
Collection	P*	**Use separation (min)**	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (open/close)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Service hours (open/close)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/8PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Supplemental standards	*Sec. 5B.8.7.C.7.*
		Supplemental procedures	*Sec. 5B.8.7.D.8.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.8.7.C.8.*
		Supplemental procedures	*Sec. 5B.8.7.D.8.*

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Use	Permission	Use Standard	Specification
Sorting & Processing	P*	**Use separation (min)**	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (open/close)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Service hours (open/close)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Supplemental standards	*Sec. 5B.8.7.C.9.*
		Supplemental procedures	*Sec. 5B.8.7.D.8.*
Resource Extraction:			
General	--		
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.8.7.C.10.*
Off-Shore Drilling Servicing Installation	--		
Waste Facility:			
Green Waste	P*	**Use separation (min)**	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Supplemental standards	*Sec. 5B.8.7.C.11.*
Hazardous Waste Facility	--		

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Use	Permission	Use Standard	Specification
Solid Waste	--		
AGRICULTURE			
Animal Keeping:	**P***	**Building separation**	
		Off-site dwelling units	75'
		Relief	C1
Bees	**P***	**Lot Area** (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.8.7.C.12.*
Dairy	**P***	**Lot area (min)**	871,200 SF
Equine, Commercial	**P***	**Lot area (min)**	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		(see Animal Keeping)	
Equine, Non-commercial	--		
Livestock	**P***	**Lot area (min)**	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
		(see Animal Keeping)	
Pets	**P***	**In conjunction with:**	Other allowed use
Small Animals	**P***	**Lot area (min)**	
		Commercial purposes	217,800 SF
		Non-commercial purposes	n/a
		(see Animal Keeping)	
Wild Animals	**C2***	*(see Animal Keeping)*	
Plant Cultivation:			
Community Garden	**P**		
Farming	**P**		
Truck Gardening	**P**		

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Fueling Station, All

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

5. Outdoor Storage, Cargo Container

a. The entire lot shall be graded pursuant to *Chapter 9, Division 70 (Grading, Excavation and Fills) of the LAMC*.

b. All driveways, accessways, and parking areas shall be covered with a decomposed granite, crushed gravel, or similar material and be treated with dust control methods.

c. All containers shall be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. Animal Products Processing

No hides (raw) curing, tanning, or storage permitted.

7. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

8. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

9. Recycling Facility, Sorting & Processing

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

10. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

11. Waste Facility, Green Waste

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

12. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

6. Outdoor Storage, Cargo Container

a. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).

b. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

7. Wholesale Trade & Warehousing

In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:

a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents

b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

8. Recycling Facility, All

An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

SEC. 5B.8.8. HEAVY INDUSTRIAL, PRESERVE (I8)

A. Intent

Reserved.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobilehome Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional Shelter	--		
PUBLIC & INSTITUTIONAL			
Cemetery	P*	Building setbacks	
		Street (min)	300'
		Agricultural or Residential Use District (min)	300'
		Relief	C1
		Screening	
		Frontage screen required	F-Screen 2
		Transition screen required	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Detention Facility	C3		
Fleet Services	P		
Medical:			
Local	--		
Regional	--		
Office, Government	P		
Parking	P		
Public Safety Facility	P		
Religious Assembly	C2		
School:			

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Use	Permission	Use Standard	Specification
Preschool/Daycare	--		
K-12	--		
Post-Secondary	C2		
Social Services	**P**		
Utilities:			
Minor	P*	**Screening**	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	**In conjunction with:**	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	P*	**Supplemental standards**	*Sec. 5B.8.8.C.1.*
Wireless Facility, Rooftop	P*	**Supplemental standards**	*Sec. 5B.8.8.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	**P**		
Open Space, Public	**P**		
Outdoor Recreation:			
Public	P		
Commercial	--		
Golf Course	--		
Amphitheater or Stadium			
Minor	P*	**Use separation (min)**	
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
Major	C3		
TRANSPORTATION			
Airport	--		
Freight Terminal	C3		
Heliport	C2*	**Incidental to:**	Office or Medical
Railway Facility	C3		
Transit Station	P		
GENERAL COMMERCIAL			
Animal Services:			
General	P*	**Use enclosure**	Fully Indoor

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Use	Permission	Use Standard	Specification
Kennel	P*	Use enclosure	
		Animal Keeping	Fully indoor
		Use separation	
		Residential Use District (min)	200'
		Relief	C2
Veterinary Care	P*	Use enclosure	
		Animal Keeping	Fully indoor
Commissary Kitchen	P		
Eating & Drinking:			
Alcohol Service	C2*	In conjunction with:	Restaurant
		Supplemental procedures	*Sec. 5B.8.8.D.1.*
Bar	C2*	Incidental to:	Food & Drink Light Manufacturing
		Supplemental procedures	*Sec. 5B.8.8.D.1.*
Counter Service	P		
Restaurant	P*	Incidental to:	Food & Drink Light Manufacturing
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	P*	Incidental to:	Other allowed use
Lodging	--		
Medical Clinic	--		
Office	P*	Incidental to:	Other allowed use
Personal Services:			
General	--		
Massage, Licensed	--		
Massage, Unlicensed	--		
Postmortem Services	P		
Retail:			
General	P*	Incidental to:	Other allowed use
Alcohol	C2*	Incidental to:	• Food & Drink Light Manufacturing • Fueling Station
		Supplemental procedures	*Sec. 5B.8.8.D.2.*
Farmers' Market, Certified	C1*	Hours of operation (early/late)	7AM/9PM
		Operating days per week (max)	2
		Special use program	*Sec. 5C.4.1.*
Firearms	C2*	Supplemental procedures	*Sec. 5B.8.8.D.3.*

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Use	Permission	Use Standard	Specification
Food & Beverage	P*	Incidental to:	• Food & Drink Light Manufacturing • Fueling Station
Large Format	C3*	Supplemental procedures	*Sec. 5B.8.8.D.4.*
Merchant Market	P		
Pet Shop	P		
Temporary, Outdoor	P		
Smoke & Vape Shop	P*	Use separation (min)	
		School: K-12	500'
		Relief	C2
Sexually Oriented Business:			
General	P*	Use separation (min)	
		Other Sexually Oriented Business	1000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
Sexual Encounter	C2*	Use separation (min)	
		Other Sexually Oriented Business	1000'
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.8.C.2.*

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Use	Permission	Use Standard	Specification
Heavy	P*	**Use separation (min)**	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.8.C.2.*
Car Wash	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Use enclosure	
		Car Wash, mechanized	Fully indoors
		Car Wash, self-service	Covered
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.8.C.3.*

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Use	Permission	Use Standard	Specification
Commercial	P*	**Use separation (min)**	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
		Use enclosure	Fully indoors
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.8.C.2.*
Fueling Station			
Gas Station, Standard	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.8.C.4.*
Gas Station, Commercial	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	*Sec. 5B.8.8.C.4.*
Motor Vehicle Sales & Rental:			
Commercial Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1

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Use	Permission	Use Standard	Specification
Household Moving Truck Rental	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	P*	**Screening**	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Storage, Indoor:			
General	P*	**Incidental to:**	Other allowed use
Self-Service Facility	P*	**In conjunction with:**	Other allowed use
		Floor area (min)	0.1 FAR
		Use separation (min)	
		Other self-service facility	500'
		Relief	C2
		Supplemental procedures	*Sec. 5B.8.8.D.5.*
Storage, Outdoor:			
General	P*	**Incidental to:**	Other allowed use
		Screening	
		Outdoor storage screen	S-Screen 2
Cargo Container	P*	**Use separation (min)**	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards	*Sec. 5B.8.8.C.5.*
		Supplemental procedures	*Sec. 5B.8.8.D.6.*
Commercial Vehicle	P*	**Use separation (min)**	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1

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Use	Permission	Use Standard	Specification
Official Motor Vehicle Impound	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Standard Vehicle	P*	Use separation (min)	
		Sensitive Use	200'
		Agricultural, Residential, or Residential Mixed Use District	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
LIGHT INDUSTRIAL	*	Use standard applicability	
		Abutting	• Sensitive Use • Residential Use Districts • Agricultural Use Districts
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully Indoor
Electronics Assembly	P*	*(see Light Industrial)*	
Maintenance & Repair Services	P*	*(see Light Industrial)*	
Manufacturing, Light:			
General	P*	*(see Light Industrial)*	
Alcoholic Beverage	P*	*(see Light Industrial)*	
Artistic & Artisanal	P*	*(see Light Industrial)*	
Cosmetic, Pharmaceutical	P*	*(see Light Industrial)*	
Food & Drink	P*	*(see Light Industrial)*	
Garment & Accessory	P*	*(see Light Industrial)*	
Textile	P*	*(see Light Industrial)*	
Research & Development	P*	*(see Light Industrial)*	
Soundstages & Backlots	P*	*(see Light Industrial)*	

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Use	Permission	Use Standard	Specification
Wholesale Trade & Warehousing	P*	*(see Light Industrial)*	
		Use separation (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C3
		Supplemental procedures	*Sec. 5B.8.8.D.7.*
HEAVY INDUSTRIAL			
Animal Products Processing	P*	Use separation (min)	
		Sensitive Use	500'
		Residential or Agricultural Use	500'
		Relief	C2
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards	*Sec. 5B.8.8.C.6.*
Manufacturing, Heavy:			
General	P*	Use separation (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
Chemical Products	P*	Use separation (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
Petroleum & Coal Products	C3*	Use separation (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Supplemental procedures	*Sec. 5B.8.8.D.8.*
Salvage Yard	P*	Use separation (min)	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Supplemental procedures	*Sec. 5B.8.8.D.9.*

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Use	Permission	Use Standard	Specification
Recycling Facility			
Collection	P*	**Use separation (min)**	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (open/close)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Service hours (open/close)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/8PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Supplemental standards	*Sec. 5B.8.8.C.7.*
		Supplemental procedures	*Sec. 5B.8.8.D.10.*
Donation Bin	P*	**In conjunction with:**	Other allowed use
		Size	Height: 82" Depth: 50" Width: 60"
		Use setback	
		Frontage lot line (min)	20'
		Common lot line (min)	10'
		Use enclosure	Covered and enclosed
		Supplemental standards	*Sec. 5B.8.8.C.8.*
		Supplemental procedures	*Sec. 5B.8.8.D.10.*

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Sorting & Processing	P*	**Use separation (min)**	
		Sensitive Use	1000'
		Agricultural, Residential, or Residential Mixed Use District	1000'
		Relief	C3
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (open/close)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Service hours (open/close)	
		Within 1000' of Agricultural, Residential, or Residential Mixed Use District	7AM/7PM
		Beyond 1000' of Agricultural, Residential, or Residential Mixed Use District	24-hours
		Supplemental standards	*Sec. 5B.8.8.C.9.*
		Supplemental procedures	*Sec. 5B.8.8.D.10.*
Resource Extraction:			
General	C3*	**Supplemental procedures**	*Sec. 5B.8.8.D.11.*
Exploratory Core Hole	C2*	**Supplemental standards**	*Sec. 5B.8.8.C.10.*
Off-Shore Drilling Servicing Installation	C3		
Waste Facility			
Green Waste	P*	**Use separation (min)**	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use District	500'
		Relief	C2
		Use enclosure	Fully indoor
		Screening	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Hours of operation (open/close)	7AM/7PM
		Service hours (open/close)	7AM/7PM
		Supplemental standards	*Sec. 5B.8.8.C.11.*

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Use	Permission	Use Standard	Specification
Hazardous Waste Facility	C3*	**Use separation (min)**	
		Sensitive Use	1,500'
		Agricultural, Residential, or Residential Mixed Use District	1,500'
		Supplemental standards	*Sec. 5B.8.8.C.11.*
		Supplemental procedures	*Sec. 5B.8.8.D.12.*
Solid Waste	C3*	**Use separation (min)**	
		Sensitive Use	1,500'
		Agricultural, Residential, or Residential Mixed Use District	1,500'
		Supplemental standards	*Sec. 5B.8.8.C.11.*
		Supplemental procedures	*Sec. 5B.8.8.D.12.*
AGRICULTURE			
Animal Keeping:	P*	**Building separation**	
		Off-site dwelling units	75'
		Relief	C1
Bees	P*	**Lot Area** (min)	
		Per beehive	2,500 SF
		Location	
		Frontage yard	Prohibited
		Setback (min)	
		Side, rear and alley lot lines	5'
		Screening	
		Transition screen	T-Screen 1
		Exception	Rooftop location
		Supplemental standards	*Sec. 5B.8.8.C.12.*
Dairy	P*	**Lot area (min)**	871,200 SF
Equine, Commercial	P*	**Lot area (min)**	17,500 SF
		Per equine	4,000 SF
		Relief	C2
		(see Animal Keeping)	
Equine, Non-commercial	--		
Livestock	P*	**Lot area (min)**	17,500 SF
		Per bovine	4,000 SF
		Per swine	3,500 SF
		Relief	C2
		(see Animal Keeping)	
Pets	P*	**In conjunction with:**	Other allowed use

KEY: "P"= Permitted Use; "S"= Special Use Program; "--"= Use Not Permitted; "*"= Use standard applies; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Small Animals	P*	Lot area (min)	
		Commercial purposes	217,800 SF
		Non-commercial purposes	n/a
		(see Animal Keeping)	
Wild Animals	C2*	*(see Animal Keeping)*	
Plant Cultivation:			
Community Garden	P		
Farming	P		
Truck Gardening	P		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

2. Motor Vehicle Services, Light & Heavy

a. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall meet the following standards:

i. Shall remain closed except during the allowed hours of operation, and

ii. Shall not face any frontage lot line.

b. An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

c. All client vehicles being serviced by a general motor vehicle service use shall be stored on-site.

3. Motor Vehicle Services, Car Wash

Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100 feet from the car wash facility.

4. Fueling Station, All

An off-street loading area, in compliance with development standard requirements for loading areas (*Sec. 4C.2.2.3.*), shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of commercial vehicles for transportation.

5. Outdoor Storage, Cargo Container

a. The entire lot shall be graded pursuant to *Chapter 9, Division 70 (Grading, Excavation and Fills) of the LAMC*.

b. All driveways, accessways, and parking areas shall be covered with a decomposed granite, crushed gravel, or similar material and be treated with dust control methods.

c. All containers shall be empty and cleaned of any residue which may pose any kind of physical or health risk.

6. Animal Products Processing

No hides (raw) curing, tanning, or storage permitted.

7. Recycling Facility, Collection

a. All deposited goods and materials, temporary installations, debris, trash, and any other material associated with the use shall be placed or stored in a fully covered and enclosed recycling facility, and not be left or stored outdoors beyond the hours of operation.

b. Collection facilities shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection facility, a tamper-resistant locking mechanism shall secure the opening of the collection facility.

d. The receptacle, container, or bin in which goods and materials are stored shall be fabricated of durable, noncombustible, and waterproof materials.

e. The recycling collection facility enclosure shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the facility with the Department of Building and Safety.

8. Recycling Facility, Donation Bin

a. No more than one collection bin shall be located on any lot.

b. Collection bins shall be emptied in accordance with their posted pick-up schedule, and the area surrounding the collection bins shall be maintained free of overflow goods and materials, litter, debris, posted bills, and graffiti at all times.

c. In order to prevent unauthorized access to the collection bin, a tamper-resistant locking mechanism shall secure the opening of the collection bin.

d. The collection bin shall be fabricated of durable, noncombustible, and waterproof materials.

e. Collection bins shall be illuminated between sunset and sunrise by a light source providing at least 1 footcandle of light.

f. The collection bin shall be clearly identified with the operator's name, address, and telephone number, the lot owner's name, address of the lot, the types of items or materials that may be deposited, the pick-up schedule, a notice that no material shall be left outside the enclosure, and instructions to call 311 to register any complaint regarding the collection bin with the Department of Building and Safety.

9. Recycling Facility, Sorting & Processing

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

10. Resource Extraction, Exploratory Core Hole

The maximum duration of a permit for exploratory core holes shall not exceed 200 days. However, where the Zoning Administrator, pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* finds that drilling, testing, and proper abandonment cannot reasonably be completed within 200 days due to depth, deviation, or quantity of temporary geological exploratory core holes, the maximum duration may be increased to a total of 365 days.

11. Waste Facility, All

All leachates shall be collected, controlled, disposed of, and shall not be allowed to remain at the lot at any time.

12. Animal Keeping, Bees

a. Bee keeping operator shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.

b. A water source for bees shall be provided at all times on the lot where the bees are kept.

D. Supplemental Procedures

1. Alcohol Service or Bar

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses.

c. Permission for multiple approvals to allow alcohol service for three or more tenant spaces may be applied for under a single conditional use permit entitlement, subject to the following:

i. Tenant spaces are maintained under a single ownership within a unified complex comprising a combined floor area of 10,000 square feet or greater on the same site.

ii. The entitlement application for multiple conditional use permits shall be subject to processes and procedures required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

iii. Project Review shall be completed for each individual tenant space resulting in approval for each individual tenant space prior to the establishment of the proposed use within the subject tenant space.

iv. Applications shall detail the square footage of each tenant space, suite or unit number, hours of operation, and specific nature of proposed use for each tenant-operator space.

v. Each individual tenant space shall be separately addressed with applicable site-specific conditions. Any change in tenant-operator shall be required to apply for Project Review in order to evaluate the applicability of existing conditions and review any potential changes in site operations and conditions.

2. Retail, Alcohol

a. In addition to the notification otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall promptly notify the Council-member that represents the area including the project site of the conditional use application.

b. In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

i. That the granting of the application will not result in an undue concentration of uses that dispense alcoholic beverages within a 1,000-foot radius of the lot according to the California Department of Alcoholic Beverage Control's guidelines for undue concentration.

ii. Consider the existing crime rate nearby, especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace, and disorderly conduct, and whether revocation or nuisance proceedings have been initiated for any similar use in the area.

iii. That the proposed use will not detrimentally affect nearby Residential Use Districts or sensitive uses

3. Retail, Firearms

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider the number of firearms available for sale at the lot.

4. Retail, Large Format

a. In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new large format retail uses are required to prepare an economic impact analysis report for submission to the Department of City Planning and the Economic & Workforce Development Department for review in conjunction with its application to the Department of City Planning. The Economic & Workforce Development Department shall complete its review of the report within 60 days after receipt of the report from the applicant. The report shall identify the following:

i. The economic impact on retail businesses within a 3-mile radius based on the potential to divert or expand the local or regional customer base. Data portraying the existing customer volume of the study area as well as the anticipated customer volume of the study area shall be included in the report.

ii. The destruction or demolition of any buildings, structures facilities or site area containing any of the following uses: any Residential Use, Civic Facility, School, Nature Reserve, Public Open Space, or Public Recreation.

iii. Contribution to local retail market in terms of providing lower in cost or higher in quality goods and services than currently available to residents within a 3-mile radius. A survey of goods and services offered by retail uses within a 3-mile radius shall be included within the report.

iv. The number of permanent jobs displaced or created as a direct result of the project. Permanent jobs shall be categorized by employment sector within the report.

v. Fiscal impact on City tax revenue, either positive or negative.

vi. Viability of future reuse of the project site in the event the business vacates the premises based on factors such as building design, site layout, and lease terms requiring the lot to remain vacant for a significant amount of time.

vii. Reasonable expectation that employment solicitation by day laborers will occur at or around the lot.

viii. Measures to mitigate any materially adverse impacts identified within the report.

b. If determined by the City Planning Commission, or the City Council on appeal, that based on the findings of the report, or any other information received before or at a public hearing that there is a reasonable expectation that employment solicitation by day laborers will occur at or around the lot then the following measures may be required to the satisfaction of the City Planning Commission, or the City Council on appeal:

i. The project shall accommodate employment solicitation by day laborers with dedicated congregation space that meets the following criteria:

a) Is sufficient in size based on reasonably expected users;

b) Located along but clear of a pedestrian accessway leading to a primary entrance; and

c) Is covered to provide adequate shelter from the weather.

ii. Amenities including publicly accessible sources of drinking water, toilet and trash facilities, tables, and seating areas shall also be made available during business hours of operation.

iii. A signage plan, indicating the location of signs at appropriate locations throughout the lot directing users to dedicated congregation areas and amenities.

5. Storage, Indoor: Self-Service Facility

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. That the granting of the application will support the intent of the use district, including contributing to high quality employment and productive industries.

b. That the granting of the application will support applicable Community Plan policies intended to generate active pedestrian oriented development and higher employment densities in the surrounding area.

6. Outdoor Storage, Cargo Container

a. The stacking of cargo containers more than 20 feet high shall only be permitted if a structural analysis done by a licensed engineer or architect in the State of California is submitted to and approved by the Los Angeles Department of Building and Safety (LADBS).

b. An annual site inspection shall be conducted by LADBS, pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

7. Wholesale Trade & Warehousing

In addition to the findings otherwise required by *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator shall also consider:

a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents

b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

8. Manufacturing, Heavy, Petroleum and Coal Product Manufacturing

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new petroleum-based oil refineries and existing refineries expanding operations beyond the current property lines are required to::

a. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.

b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

d. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, child care centers, and other similar uses.

9. Salvage Yard

An annual site inspection shall be conducted by LADBS pursuant to Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards).

10. Recycling Facility, All

An annual site inspection shall be conducted by LADBS pursuant to *Sec. 13B.10.3. (Annual Inspection Monitoring - Auto Dismantling Yards, Junk Yards, Scrap Metal or Recycling Materials Processing Yards, Recycling Collection Centers, Buyback Centers, Recycling Materials Sorting Facilities, and Cargo Container Storage Yards)*.

11. Resource Extraction, General

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, new resource extraction facilities

and existing resource extraction facilities expanding operations beyond the current property lines are required to:

a. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance.

b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures.

d. Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, schools, hospitals, public playgrounds, nursing homes, child care centers, and other similar uses.

12. Waste Facility, Hazardous Waste & Solid Waste

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall make all of the following findings:

a. That the proposed location of the facility will not result in an undue concentration of waste processing facilities in the immediate area, will not create a cumulative impact with special consideration given to the location of waste facilities already permitted, and will support the equitable distribution of these facilities citywide.

b. That the facility will not detrimentally affect nearby residential uses and other sensitive land uses, taking into consideration the number and proximity of residential buildings, churches, schools, hospitals, public playgrounds, nursing homes, daycare centers, and other similar uses within a 1,500-foot radius of the proposed lot.

c. That the facility operator will provide community benefits as determined appropriate to businesses and residents likely to be impacted by this facility, taking into consideration the location of the proposed lot and nearby uses.

DIV. 5B.9. PUBLIC DISTRICTS

Public Use Districts promote public and institutional uses and allow a limited amount of compatible uses.

SEC. 5B.9.1. PUBLIC 1 (P1)

A. Intent

The P1 Use District allows for government buildings, structures, offices, and services facilities. This District is intended to provide regulations for the use and development of land owned by a government agency. For most uses, district permissions assume those of the most restrictive adjoining use district.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	**A-**		
Household Business:			
Family Child Care	**A-**		
Home Occupation	**A-**		
Home Sharing	**A-**		
Joint Living & Work Quarters	**A-**		
Live/Work	**A-**		
Mobilehome Park	**A-**		
Supportive Housing:			
General	**A-**		
Medical Care	**A-**		
Transitional Shelter	**P**		
PUBLIC & INSTITUTIONAL			
Cemetery	**A-**		
Civic Facility:			
Local	**P***	Government owned	Required
		Relief	C3
Regional	**C3**		
Detention Facility	**C3**		
Fleet Services	**P**		
Medical:			
Local	**P***	Government owned	Required
Regional	**P***	Government owned	Required
Office, Government	**P**		
Parking	**A-**		

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Use	Permission	Use Standard	Specification
Public Safety Facility	P		
Religious Assembly	A-		
School:			
Preschool/Daycare	P		
K-12	P*	Government owned	Required
Post-secondary	C3		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.9.1.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.9.1.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	A-		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	A-		
Golf	A-		
Recreation, Public	P		
Amphitheater or Stadium			
Local	C2		
Regional	C3		
TRANSPORTATION			
Airport	A-		
Freight Terminal	A-		
Heliport	A-		
Railway Facility	A-		
Transit Station	A-		
GENERAL COMMERCIAL			
Animal Services:			
General	A-		
Kennel	A-		
Veterinary Care	A-		
Commissary Kitchen	A-		

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Use	Permission	Use Standard	Specification
Eating & Drinking:			
Alcohol Service	**A-**		
Bar	**A-**		
Counter Service	**A-**		
Restaurant	**A-**		
Entertainment Venue, Indoor:			
Local	**A-**		
Regional	**C2**		
Financial Services:			
General	**A-**		
Alternative	**A-**		
Instructional Services	**A-**		
Lodging	**A-**		
Medical Clinic	**P***	Government owned	Required
Office	**A-**		
Personal Services:			
General	**A-**		
Massage, Licensed	**A-**		
Massage, Unlicensed	**A-**		
Postmortem Services	**A-**		
Retail:			
General	**A-**		
Alcohol	**A-**		
Farmers' Market, Certified	**A-**		
Firearms	**A-**		
Food & Beverage	**A-**		
Large Format	**A-**		
Merchant Market	**A-**		
Pet Shop	**A-**		
Temporary, Outdoor	**A-**		
Smoke & Vape Shop	**A-**		
Sexually Oriented Business:			
General	**A-**		
Sexual Encounter	**A-**		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	**A-**		
Car Wash	**A-**		
Commercial Vehicle	**A-**		
Fueling Station	**A-**		
Motor Vehicle Sales & Rental:			

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Use	Permission	Use Standard	Specification
Commercial Vehicle	A-		
Household Moving Truck Rental	A-		
Standard Vehicle	A-		
Storage, Indoor:	A-		
General	A-		
Self-Service Facility	A-		
Storage, Outdoor:			
General	A-		
Cargo Container	A-		
Commercial Vehicle	A-		
Official Motor Vehicle Impound	A-		
Standard Vehicle	A-		
LIGHT INDUSTRIAL USES			
Electronics Assembly	A-		
Maintenance & Repair Services	A-		
Manufacturing, Light:			
General	A-		
Alcoholic Beverage	A-		
Artistic & Artisanal	A-		
Cosmetic, Pharmaceutical	A-		
Food & Drink	A-		
Textile & Apparel	A-		
Research & Development	C3		
Soundstages & Backlots	A-		
Wholesale Trade & Warehousing	A-		
HEAVY INDUSTRIAL USES			
Animal Products and Processing	A-		
Manufacturing, Heavy:			
General	A-		
Chemical Products	A-		
Petroleum & Coal Products	A-		
Salvage Yard	A-		
Recycling Facility			
Collection	C3		
Donation Bin	A-		
Sorting & Processing	C3		
Resource Extraction:			
General	A-		
Exploratory Core Hole	A-		

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Use	Permission	Use Standard	Specification
Off-Shore Drilling Servicing Installation	A-		
Waste Facility:			
Green Waste	A-		
Hazardous Waste	A-		
Solid Waste	C3		
AGRICULTURE USES			
Animal Keeping:			
Bees	A-		
Dairy	A-		
Equine, Commercial	A-		
Equine, Non-commercial	A-		
Livestock	A-		
Pets	A-		
Small Animals	A-		
Wild Animals	A-		
Plant Cultivation:			
Community Garden	A-		
Farming	A-		
Truck Gardening	A-		

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C. Supplemental Standards

1. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

SEC. 5B.9.2. PUBLIC 2 (P2)

A. Intent

The P2 Use District allows for government buildings, structures, offices, and services facilities. This District is intended to provide regulations for the use and development of land owned by a government agency. For most uses, district permissions assume those of the most permissive adjoining use district.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
RESIDENTIAL			
Dwelling	**P***	**Use separation**	
		Heavy Industrial	300'
		Restricted affordable units	100% of dwelling units
		Supplemental procedures	*Sec.5B.9.2.C.1.*
		Relief	C3
		Supplemental procedures	*Sec.5B.9.2.D.1.*
		Government owned	Required
Household Business:			
Family Child Care	**A+**		
Home Occupation	**A+**		
Home Sharing	**A+**		
Joint Living & Work Quarters	**A+**		
Live/Work	**A+**		
Mobilehome Park	**A+**		
Supportive Housing:			
General	**A+**		
Medical Care	**A+**		
Transitional Shelter	**P**		
PUBLIC & INSTITUTIONAL			
Cemetery	**A+**		
Civic Facility:			
Local	**P***	**Government owned**	Required
		Relief	C3
Regional	**C3**		
Detention Facility	**C3**		
Fleet Services	**P**		
Medical:			
Local	**P***	**Government owned**	Required
Regional	**P***	**Government owned**	Required
Office, Government	**P**		

KEY: "P"= Permitted Use; "*"= Use standard applies; "A+"= Dependent on most permissive zoning; "A-"= Dependent on most restrictive zoning; "C1"= Approval by Zoning Administrator; "C2"= Public Hearing by Zoning Administrator; "C3"= Review by City Planning Commission

Use	Permission	Use Standard	Specification
Parking	A+		
Public Safety Facility	P		
Religious Assembly	A+		
School:			
Preschool/Daycare	P		
K-12	P*	Government owned	Required
Post-secondary	C3		
Social Services	P		
Utilities:			
Minor	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	C3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	C3
Wireless Facility, Monopole	C2*	Supplemental standards	*Sec. 5B.10.2.C.1.*
Wireless Facility, Rooftop	P*	Supplemental standards	*Sec. 5B.10.2.C.1.*
OPEN SPACE & RECREATION			
Indoor Recreation, Commercial	A+		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation, Commercial:			
General	A+		
Golf	A+		
Recreation, Public	P		
Amphitheater or Stadium			
Local	C2		
Regional	C3		
TRANSPORTATION			
Airport	A+		
Freight Terminal	A+		
Heliport	A+		
Railway Facility	A+		
Transit Station	A+		
GENERAL COMMERCIAL			
Animal Services:			
General	A+		
Kennel	A+		
Veterinary Care	A+		

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Use	Permission	Use Standard	Specification
Commissary Kitchen	A+		
Eating & Drinking:			
Alcohol Service	A+		
Bar	A+		
Counter Service	A+		
Restaurant	A+		
Entertainment Venue, Indoor:			
Local	A+		
Regional	C2		
Financial Services:			
General	A+		
Alternative	A+		
Instructional Services	A+		
Lodging	A+		
Medical Clinic	P*	Government owned	Required
Office	A+		
Personal Services:			
General	A+		
Massage, Licensed	A+		
Massage, Unlicensed	A+		
Postmortem Services	A+		
Retail:			
General	A+		
Alcohol	A+		
Farmers' Market, Certified	A+		
Firearms	A+		
Food & Beverage	A+		
Large Format	A+		
Merchant Market	A+		
Pet Shop	A+		
Temporary, Outdoor	A+		
Smoke & Vape Shop	A+		
Sexually Oriented Business:			
General	A+		
Sexual Encounter	A+		
HEAVY COMMERCIAL			
Motor Vehicle Services:			
General	A+		
Car Wash	A+		
Commercial Vehicle	A+		

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Use	Permission	Use Standard	Specification
Fueling Station	A+		
Motor Vehicle Sales & Rental:			
Commercial Vehicle	A+		
Household Moving Truck Rental	A+		
Standard Vehicle	A+		
Storage, Indoor:	A+		
General	A+		
Self-Service Facility	A+		
Storage, Outdoor:			
General	A+		
Cargo Container	A+		
Commercial Vehicle	A+		
Official Motor Vehicle Impound	A+		
Standard Vehicle	A+		
LIGHT INDUSTRIAL USES			
Electronics Assembly	A+		
Maintenance & Repair Services	A+		
Manufacturing, Light:			
General	A+		
Alcoholic Beverage	A+		
Artistic & Artisanal	A+		
Cosmetic, Pharmaceutical	A+		
Food & Drink	A+		
Textile & Apparel	A+		
Research & Development	C3		
Soundstages & Backlots	A+		
Wholesale Trade & Warehousing	A+		
HEAVY INDUSTRIAL USES			
Animal Products and Processing	A+		
Manufacturing, Heavy:			
General	A+		
Chemical Products	A+		
Petroleum & Coal Products	A+		
Salvage Yard	A+		
Recycling Facility			
Collection	C3		
Donation Bin	A+		
Sorting & Processing	C3		
Resource Extraction:			

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Use	Permission	Use Standard	Specification
General	A+		
Exploratory Core Hole	A+		
Off-Shore Drilling Servicing Installation	A+		
Waste Facility:			
Green Waste	A+		
Hazardous Waste	A+		
Solid Waste	C3		
AGRICULTURE USES			
Animal Keeping:			
Bees	A+		
Dairy	A+		
Equine, Commercial	A+		
Equine, Non-commercial	A+		
Livestock	A+		
Pets	A+		
Small Animals	A+		
Wild Animals	A+		
Plant Cultivation:			
Community Garden	A+		
Farming	A+		
Truck Gardening	A+		

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C. Supplemental Standards

1. Dwelling

An alternative percentage of restricted affordable units may be authorized by a Community Plan Implementation Overlay (CPIO) Subarea.

2. Wireless Facility, All

The wireless facility shall meet all applicable standards required by *Sec. 4C.12.4. (Wireless Telecommunication Facilities)*.

D. Supplemental Procedures

1. Dwelling

In addition to the findings otherwise required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall also find:

a. A minimum percentage of restricted affordable housing shall be provided in accordance with the most applicable Local Affordable Housing Incentive Program.

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DIV. 5C.1. USE DEFINITIONS

Where a use definition contains a list of included uses, the uses on the list are to be considered example uses, and not all-inclusive. The Zoning Administrator has the responsibility for categorizing all uses, including uses determined to be similar to those listed.

SEC. 5C.1.1. RESIDENTIAL USES

Uses that provide housing accommodations, residential support services, and home-based enterprise.

A. Dwelling

Housing accommodations serving as a primary residency or having a tenancy of 30 days or greater. Includes household dwelling unit, efficiency dwelling unit, accessory dwelling unit, junior accessory dwelling unit.

B. Household Business

Household business uses combine dwelling with productive uses and entrepreneurial activities within a unit or building.

1. Family Child Care

The provision of non-medical care and supervision for children in the provider's own household dwelling unit, for periods of less than 24 hours per day. No more than 14 children shall be in care concurrently, unless use district standards specify otherwise. Any children under the age of 10 years who reside within the dwelling unit and are in care count toward the maximum number of children in care. Any such use shall comply with all regulations set forth in Health and Safety Code Section 1597.465.

2. Home Occupation

The incidental use of a dwelling unit for the intent of conducting a business enterprise by a primary resident of the dwelling unit.

3. Home Sharing

The temporary use of a dwelling unit or portion thereof for transient occupancy for periods of 30 days consecutively or less. The use of a dwelling unit for home-sharing shall be incidental to a dwelling use. Such uses shall be licensed and meet the standards in Sec. 5C.4.4. (Home-Sharing Program).

4. Joint Living & Work Quarters

The adaptive reuse of a building or portion of a building, that is part of an adaptive reuse project, from commercial or industrial uses to live/work use.

5. Live/Work

A live/work unit combines both a dwelling unit with work space designated for productive uses and entrepreneurial activities within a single dwelling unit.

C. Mobilehome Park

Any lot or portion of a lot used to provide rental or lease sites for 2 or more individual manufactured homes, mobile homes, park trailers, or recreational vehicles.

D. Supportive Housing

A residential living facility that provides housing accommodations and support services to residents on an ongoing basis.

1. General

Residential use with no limit on length of stay for persons who may require frequent support from on-site or off-site supportive services for daily living. May include, among other populations, seniors, children within the foster care system, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, individuals receiving rehabilitation or mental health support, veterans, and persons or families experiencing homelessness. The housing is linked to on-site or off-site supportive services, and any floor area used for the delivery of supportive services shall be considered incidental to the residential use. Full-time medical services shall not be provided on the premises. Supportive Housing, General includes all residential community care facilities and permanent supportive housing. Residential uses with 6 or fewer beds shall be classified as a dwelling rather than non-medical supportive housing. For non-residential community care facilities see Government Office, Social Services (Sec. 5C.1.2.E.2.).

2. Medical Care

Residential use of long, and short-term occupation which may be licensed by the California Department of Health to provide full-time non-acute medical services on the premises. May include dwelling units, common dining areas, or other community rooms.

3. Transitional Shelter

A facility operated by a "provider," other than a "community care facility" as defined in the California Health and Safety Code, Section 1502, which provides temporary accommodations or services to persons or families experiencing homelessness and which meets the standards for shelters contained in the California Code of Regulations, Chapter 7, Title 25. The term temporary accommodations means that a person or family experiencing homelessness will be

allowed to reside at the shelter for a time period not to exceed 6 months. For the purpose of this definition, a provider shall mean a government agency or private non-profit organization which provides, or contracts with recognized community organizations to provide, emergency or temporary shelter or services for persons or families experiencing homelessness, and which has been certified by the Housing and Community Investment Department of the City of Los Angeles to meet all applicable requirements as such which are contained in the California Health and Safety Code and the California Code of Regulations.

SEC. 5C.1.2. PUBLIC & INSTITUTIONAL USES

Uses dedicated to serving the public through the provision of government services, utilities, healthcare, education, and culture.

A. Cemetery

As defined by the California Health and Safety Code. The term cemetery includes columbarium, crypt, and mausoleum facilities integrated within a burial ground. Includes burial park, columbarium, and mausoleum. For crematorium see Postmortem Services (Sec. 5C.1.5.K.).

B. Civic Facility

Any publicly-accessible facility that provides essential or cultural services and is owned by a governmental or community organization. Includes post office, civic center, community center, museum, and library.

1. Local

A publicly-accessible facility that provides essential or cultural services to a city or town and is owned by a governmental or community organization. May include no more than 75 parking stalls to be consider a Civic, Local use. Includes post office, civic center, community center, and branch library. For similar uses that include more than 75 parking stalls, see civic facility, regional (Sec. 5C.1.2.B.2.). For similar uses that are not publicly accessible see office (Sec. 5C.1.5.J.).

2. Regional

A publicly-accessible facility that provides essential or cultural services to a region and for display, preservation, or enjoyment of heritage, history, and the arts, or any municipal building which is owned by a governmental or community organization and includes more than 75 parking stalls. Includes city hall, cultural center, main library, museum, and observatory. For similar uses that include fewer than 75 parking stalls, see civic facility, local (Sec. 5C.1.2.B.1.). For similar uses that are not publicly accessible, see office (Sec. 5C.1.5.I.).

C. Detention Facility

Any facility where persons are incarcerated or otherwise involuntarily confined or where unaccompanied minors are housed, under the jurisdiction and custody of a governmental entity. All detention facilities shall be operated solely by a public or governmental entity. Includes correctional facilities, penal institutions, and any facility where unaccompanied minors are housed in the custody of the federal government. A detention facility shall not include any facility described in Penal Code Section 9502, except a facility described in subsection (d) if that facility is used to house persons in the custody of the federal government.

D. Fleet Services

Maintenance, storage, and management of motor vehicles, such as school buses or ambulances, in service of any civic institutional use. Where uses, such as dispatch, do not include motor vehicle maintenance or storage, they are allowed as Government Office.

E. Medical

An inpatient or outpatient healthcare facility that provides direct medical treatment to patients.

1. Local

An inpatient or outpatient acute or sub acute care facility with a capacity of fewer than 100 beds that provides direct medical treatment to patients. For outpatient facilities not providing acute or sub acute care, see Sec. 5C.1.5.H. (Medical Clinic).

2. Regional

An inpatient acute care and sub acute care facility with a capacity of more than 100 beds that provides direct medical treatment to patients. For inpatient facilities providing sub acute care with a capacity of fewer than 100 beds, see Sec. 5C.1.2.E.1. (Medical, Local).

F. Office, Government

Government administrative services and professional services that support government administration and are operated by a government entity.

G. Parking

A use intended for the temporary storage of operable vehicles and designed to meet the standards of Sec 4C.4.3. (Parking Area Design). Includes parking structure and surface parking lot. For vehicle storage, see Sec. 5C.1.6.D. (Outdoor Storage).

H. Public Safety Facility

Any government facility that provides public safety services. Includes fire station and police station.

I. Religious Assembly

Any facility which is used primarily for the congregation of people for religious or spiritual activities. Includes a house of worship, church, chapel, meditation center, mosque, religious meeting room, religious retreat, synagogue, or temple.

J. School

An institution of learning and development which offers instruction, inclusive of preschool, K-12, and post-secondary education. For other educational or instruction based uses, see Sec. 5C1.5.F. (Instructional Services).

1. Preschool/Daycare

An establishment providing care, supervision, and educational services to children during the day. Includes all forms of early childhood education, daycare, and after school supervision. For in-home child care see Family Child Care (Sec. 5C.1.1.B.1.).

2. K-12

An institution of learning which offers instruction in grades Kindergarten through 12th grade, and associated recreation and athletic facilities serving its students.

3. Post-Secondary

An institution offering a formal educational program beyond K-12, including programs whose intent is academic, vocational, or continuing professional education. Includes athletic and recreational facility associated with the educational facility, not including stadium with a capacity of 10,000 seats or more. Includes college, technical school, trade school, and university. For post-secondary school uses involving heavy industrial activities or equipment, see Sec. 5C.1.8. (Heavy Industrial Uses). For postsecondary schools including stadiums with seating capacity in excess of 10,000 seats, see Sec. 5C.1.3.F. (Sports Arena or Stadium, Major).

K. Social Services

Publicly-accessible administrative services and governmental services that support public welfare through social programs. May be operated by a government entity, a non-profit or a non-governmental organization. Includes welfare services, foster family services, day treatment, adult day care, special needs care, and all other non-residential community care facilities.

L. Utilities

Infrastructure necessary for the provision of services such as water, sewer, power or communications. Excluding off-site transmission lines, pipes, or other systems for conveying and transmitting services within utility easements, those systems are allowed in all Use Districts.

1. Minor

Utility infrastructure with no on-site personnel and having modest impact on surrounding properties. Minor Utilities includes passive energy generation such as wind turbine, geothermal system, and solar photovoltaic system, serving no more than 10 different lots with supporting on-site storage, control and transmission equipment, storm water retention or detention ponds, aeration and septic system, reservoir, lift station, water supply well and water tank or tower, telecommunications switching facility, and electrical substation. For wireless telecommunication facilities, see Sec. 5C.1.2.L.4. (Wireless Facility, Monopole) and Sec. 5C.1.2.L.5. (Wireless Facility, Rooftop).

2. **Major**

Utility infrastructure providing services and having considerable impacts on adjacent lots, often including on-site staff. Includes power generation facilities serving 11 or more lots, wastewater treatment, and water supply treatment. For wireless telecommunication facilities, see *Sec. 5C.1.2.L.4. (Wireless Facility, Monopole) and Sec. 5C.1.2.L.5. (Wireless Facility, Rooftop).*

3. **Solar Energy Facility**

Utility infrastructure that generates energy using a solar photovoltaic system primarily for off-site use or sale serving 11 or more lots. For solar energy generating facilities generating energy primarily for no more than 10 different lots, see Sec. 5C.1.2.L.1. (Utilities, Minor).

4. **Wireless Facility, Monopole**

A device or system that is mounted on a monopole tower for the transmitting or receiving of electromagnetic signals, including, but not limited to, radio waves and microwaves, for cellular technology, personal communications services, mobile services, paging systems and related technologies. Facilities include antennas, microwave dishes, parabolic antennas and all other types of equipment used in the transmission and reception of such signals; structures for the support of such facilities, associated buildings or cabinets to house support equipment, and other accessory structures or development. A wireless communication facility is a type of telecommunications facility.

5. **Wireless Facility, Rooftop**

A device or system that is mounted on a building or structure rooftop for the transmitting or receiving of electromagnetic signals, including, but not limited to, radio waves and microwaves, for cellular technology, personal communications services, mobile services, paging systems and related technologies. Facilities include antennas, microwave dishes, parabolic antennas and all other types of equipment used in the transmission and reception of such signals; structures for the support of such facilities, associated buildings or cabinets to house support equipment, and other accessory structures or development. A wireless communication facility is a type of telecommunications facility.

SEC. 5C.1.3. OPEN SPACE & RECREATION USES

Uses that provide opportunities for recreation, sport, and the enjoyment of open space and nature.

A. Indoor Recreation

1. Public

[Reserved]

2. Commercial

Any indoor commercial use not operated by an educational or public institution, engaged in providing sports and recreation services. Includes health clubs, fitness centers, dance studios, gymnasiums, yoga studios, swimming pools, athletic facilities, and sports courts.

B. Nature Reserve

An area managed so as to protect its flora, fauna, and physical features. Includes ecological preserve, marine preserve, natural resource preserve, and water conservation area.

C. Open Space, Public

Publicly accessible, outdoor areas for passive recreation. Includes spaces such as parks, plazas, walking trails, lawns, and picnic benches.

D. Outdoor Recreation

1. Public

Publicly accessible, outdoor areas for active recreation. Public outdoor recreation includes sports courts or athletic fields charging no entry or membership fees and having fewer than 200 seat capacity. Includes skate parks, play equipment, sports courts, and other athletic fields. For outdoor recreation uses with a capacity of 200 seats or greater, or where entry or membership fees are charged, see outdoor recreation, commercial (Sec. 5C.1.3.D.). For outdoor recreation associated with an educational institution, see Sec. 5C.1.2.J. (School).

2. Commercial

Any outdoor commercial use engaged in providing sports, athletics, or recreation services, typically for an entry or membership fee. For outdoor recreation uses that are accessible to the public and where no entrance or membership fee is charged, see outdoor recreation, public (Sec. 5C.1.3.E.). For similar uses with seating capacity of more than 10,000 seats, see Sec. 5C.1.3.F. (Sports Arena or Stadium, Major).

3. Golf Course

An area of land designed and intended for the game of golf with a series of holes each including tee, fairway, and putting green, and often one or more natural or artificial hazards. A golf course use includes only standard-sized golf courses having an average fairway length

of 125 yards or greater. This use also includes a clubhouse incidental to a standard-sized golf course. For miniature golf, pitch & putt, driving range, or any illuminated courses, see General Commercial Outdoor Recreation (Sec. 5C.1.3.1.).

E. Amphitheater or Stadium

1. Minor

Any outdoor or semi outdoor assembly facility intended to accommodate a large number of spectators for performances or sporting events and having an associated seating capacity of less than 3,000 seats. For facilities with seating capacity of 3,000 seats or more, see Sec. 5C.1.3.F.2. (Amphitheater or Stadium, Regional). For an amphitheater or stadium associated with a school, see Sec. 5C.1.2.J. (School). For a fully indoor assembly facility intended to accommodate a large number of spectators for performances or sporting events, see Sec. 5C.1.5.D. (Entertainment Venue).

2. Major

Any outdoor or semi outdoor assembly facility intended to accommodate a large number of spectators for performances or sporting events and having an associated seating capacity of 3,000 seats or more. For facilities with seating capacity of less than 3,000 seats, see Sec. 5C.1.3.F.1. (Amphitheater or Stadium, Local). For an amphitheater or stadium associated with a school, see Sec. 5C.1.2.J. (School). For a fully indoor assembly facility intended to accommodate a large number of spectators for performances or sporting events, see Sec. 5C.1.5.D. (Entertainment Venue).

SEC. 5C.1.4. TRANSPORTATION USES

Uses that facilitate major modes of transportation for the loading or unloading of passengers and freight.

A. Airport

A runway landing area or other facility used for the landing and taking off of aircraft including all the necessary taxiways, aircraft storage and tie-down areas, hangars, passenger terminals, and other necessary facilities.

B. Freight Terminal

A facility intended for freight pick-up, transfer, or distribution by ground or water, including the facility used in connection with such activities. Includes freight yard, railroad yard, and trucking yard. For the storage of empty cargo containers, see Sec. 5C.1.6.D.2. (Outdoor Storage, Cargo Container).

C. Heliport

Any public-use, special-use, or personal-use airport, as defined by the California Code of Regulations, suitable only for use by helicopters.

D. Railway Facility

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

E. Transit Station

Any publicly accessible facility, such as a bus or rail station, where transport vehicles regularly load and unload passengers along a fixed route.

SEC. 5C.1.5. GENERAL COMMERCIAL USES

Uses that involve business activity serving the general public, including retail, professional and personal services, hospitality, and entertainment.

A. Animal Services

A use involving the provision of services related primarily to domestic animal care and keeping.

1. General

Any use in which domestic dogs or cats are provided non-medical care, grooming, training, or supervision. The maximum number of adult dogs or cats is limited to no more than 20, or 1 for every 60 square feet of floor area of the facility rounded up to the nearest whole number, whichever results in the greater number of animals. No more than thirty percent 30% of the floor area of the facility shall be used for overnight boarding. Animal boarding areas shall not occupy the area within the first twenty 20 feet, as measured from the storefront of the facility, and shall be separated from retail, grooming, or food storage areas. For uses where the overnight boarding of dogs or cats exceeds 30% of the floor area of a facility, see (Sec.5C.1.5.A.2.). For the medical treatment of animals, see Animal Sales and Services, Veterinary (Sec.5C.1.5.A.3.).

2. Kennel

Any use in which 4 or more dogs or cats, at least 4 months of age, are sheltered for periods beyond 24 hours per day. This definition does not include animal retail uses. For animal retail use, see Retail, Pet Shop. (Sec. 5C.1.5.L.8.). For uses where the sheltering dogs or cats beyond 24 hours per day occupies less than 30% of the floor area of a facility, see Animal Services, General (Sec.5C.1.5.A.1.).

3. Veterinary Care

Any use in which animals or pets are given medical or surgical treatment and care. For the non-medical treatment and care of dogs and cats, see Animal Services, General (Sec.5C.1.5.A.1.).

B. Commissary Kitchen

A kitchen facility used for cooking and preparing food to be primarily served and consumed off-site. Research, design, and processing are allowed as an incidental use. Includes multi-tenant, incubator, preparatory kitchen, and catering kitchen.

C. Eating & Drinking

The sale of prepared, ready-to-consume meals or drinks for consumption by the public.

1. Alcohol Service

The sale of alcoholic beverages that are served to customers while seated at tables where food may also be served. Alcoholic beverages shall be consumed on-site while seated during a dining experience.

2. Bar

Any use, except for a restaurant, that sells alcoholic beverages for consumption by the public. Includes bars integrated within any other use, such as night club or bowling alley. Includes lounge, tavern, or pub.

3. Counter Service

The sale of prepared food and drinks primarily for off-site consumption which may include limited seating for casual dining. On-site seating areas for casual dining are incidental to the primary use of the establishment as floor area dedicated to kitchen and counter service. Temporary outdoor seating shall not count towards on-site seating area. Includes bakery, coffee shop, delicatessen, fast-food establishment, food kiosk, and ice cream shop.

4. Restaurant

An eating and drinking establishment that provides a dining environment where customers are seated at tables and served made-to-order meals prepared in a full-service kitchen on-site and beverages for consumption on-site. Takeout and delivery service is incidental to on-site dining. See Alcohol Services (Sec. 5C.1.5.C.1.) for the inclusion of alcoholic beverages for on-site consumption.

D. Entertainment Venue, Indoor

Any indoor assembly use designed or intended for entertainment.

1. Local

Any indoor assembly facility designed or intended for entertainment having a capacity of less than 3,000 persons. For similar indoor spaces having a capacity of 3,000 or greater, see Entertainment Venue, Indoor, Regional (Sec. 5C.1.5.E.2.). Includes community theater, movie theater, live-music venue, night club, comedy club, karaoke lounge, banquet hall. Does not include activities established in Sec. 5C.1.5.M. (Sexually Oriented Business). For the inclusion of alcoholic beverages for on-site consumption, see Bar (Sec. 5C.1.5.C.2.).

2. Regional

Any indoor assembly use designed or intended for entertainment, having a capacity of 3,000 person or greater. Includes multiplex theater, auditorium, concert hall, and night club. For similar indoor spaces having a capacity less than 3,000, see Entertainment Venue, Indoor, Local (Sec. 5C.1.5.E.3.). Does not include activities established in Sec. 5C.1.5.M. (Sexually

Oriented Business). See Bar (Sec. 5C.1.5.C.2.) for the inclusion of alcoholic beverages for on-site consumption.

E. Financial Services

Professional services involving the investment, lending, or management of money and assets in a publicly-accessible setting rather than a private office setting. For private office settings, see Sec. 5C.1.5.I. (Office).

1. General

Financial institutions that provide retail banking services. This definition includes only those institutions engaged in the circulation of money, such as banks and credit unions. For uses such as check-cashing businesses and payday lenders, see financial services, alternative (Sec. 5C.1.5.F.).

2. Alternative

Any for-profit lending facility offering small, unsecured, short-term loans, such as bail bonds, or a use that primarily consists of check cashing services for a fee, or any business where articles of personal property may be left as security in exchange for a loan of money. Includes pawnshop, precious metal buyback center, short-term credit lender, and title loan center. Does not include remittance service.

F. Instructional Services

Any establishment primarily engaged in offering avocational or recreational educational courses to adults or children for the purposes of play, amusement, or relaxation, including education offered for the intent of teaching the fundamentals, skills, or techniques of a hobby or activity. Includes establishments offering programs in art, cooking, drama, driving, language, music, sewing, tutoring, or other similar forms of self-improvement. For vocational and other educational uses, see Sec. 5C.1.2.J. (School).

G. Lodging

Commercial dwelling accommodations for transient occupancy, often for periods of less than 30 days consecutively. Lodging uses shall not serve as a primary residence. Example include, hotel and motel. For home share see Sec. 5C.1.1.B.3. (Home Sharing). For residential housing accommodations see Sec. 5.C.1.1. (Residential Uses).

H. Medical Clinic

An outpatient healthcare facility that provides direct medical, dental, or therapeutic services to patients. This definition does not include healthcare facilities providing acute or sub acute care to patients. For outpatient and inpatient facilities providing acute or sub acute care, see Sec. 5C.1.2.E.1. (Medical, Local) and Sec. 5C.1.2.E.2. (Medical, Regional).

I. Office

Administrative and professional services that provide support to businesses in a private setting. Office uses may be operated independently or combined with other uses, provided each of the other uses is permitted and meets the applicable standards. Includes sales, clerical, legal, accounting, design, consulting, and dry lab.

J. Personal Services

Any commercial use providing services directly to individuals seeking services primarily for personal benefit, rather than commercial gain, in a publicly-accessible setting, rather than a private office setting. Includes repair and maintenance services that meet the above criteria and are less than 3,000 square feet in area. Personal services does not include medical office in Sec. 5C.1.5.H. (Medical Clinic), professional service in Sec. 5C.1.5.I. (Office), financial services in Sec. 5C.1.5.M. (Sexually Oriented Business), or motor vehicle services as established in Sec. 5C.1.6.A. (Motor Vehicle Services).

1. General

Any personal service use excluding licensed and unlicensed massage. Includes travel agent, real estate agent, hair cutting and styling, spa treatment, cleaning service, jewelry repair, tailor or seamstress, tattooing, body piercing, and bicycle repair.

2. Massage, Licensed

Any personal service use providing massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body, that is administered by a medical practitioner, chiropractor, physical therapist, or similar professional licensed by the State of California.

3. Massage, Unlicensed

Any personal service use providing massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body, that is administered by persons not licensed by the State of California.

K. Postmortem Services

Any commercial use engaged in the provision of services involving the care, preparation, or arrangement of human or animal remains, and conducting memorial services. Includes crematorium, funeral home, mortuary, and pet crematorium. For cemetery, see Sec. 5C.1.2.A. (Cemetery).

L. Retail

A commercial use involved in the sale or dispensing of any material good to the public, including any associated outdoor display and point of sales. For outdoor storage, see Sec. 5C.1.6.D.

1. General

Any retail use involved in the sale of new or used products, or the provision of consumer or rental services, to individuals and businesses. Includes hardware store, pharmacy, electronics store, furniture store, print shop, and clothing store.

2. Alcohol

A retail use involving the sale or dispensing of alcoholic beverages for off-site consumption. Alcohol retail establishments shall be licensed or seeking a license to sell or otherwise dispense alcoholic beverages for off-site consumption, as defined by the California State Alcoholic Beverage Control Act. For uses offering on-site consumption of alcoholic beverages, see Eating & Drinking, Bar (Sec. 5C.1.5.D.3.), and eating & drinking, restaurant (Sec. 5C.1.5.D.4.).

3. Farmers' Market, Certified

A retail use involved in the sale or dispensing of agricultural products by producers or certified producers directly to consumers or to individuals, organizations, or entities that subsequently sell or distribute the products directly to end users. Certified farmers' markets shall be certified by Los Angeles County Agricultural Commissioner.

4. Firearms

A use where firearms, ammunition, and related accessories are sold.

5. Food & Beverage

Any retail use primarily involved in the retail sale of food and beverages for off-site consumption. Includes meat market, produce market, and grocery store. Does not include alcoholic beverage sales, see Retail, Alcohol (Sec. 5C.1.5.L.2.).

6. Large Format

Any retail use with a non-residential tenant size of 100,000 square feet or greater. May include any of the following types of retail when occupying a non-residential tenant size of 100,000 square feet or greater: superstore, department store, wholesale club, furniture store, and home improvement store. For furniture and appliance retail with a non-residential tenant size of less than 100,000 square feet, see General Retail (Sec. 5C.1.5.L.1.).

7. Merchant Market

Any retail use that includes ten or more tenants or vendors within a shared facility with common entrances and walkways, where goods are offered or displayed for sale or exchange.

8. Pet Shop

Any use open to the public where dogs, cats, rabbits, birds, reptiles, or any other animals are kept and offered for adoption or sale, for hire, or sold, provided that the facility operates pursuant to a pet shop permit issued by the Department of Animal Services, and is not used for the breeding of dogs, cats, or rabbits, or the commercial boarding of animals. The total number of adult dogs and cats in a pet shop shall not exceed one for every 45 square feet of floor area of the facility, rounded up to the nearest whole number, up to a maximum of 40 adult dogs and cats.

9. Temporary, Outdoor

Any event based or seasonal retail use primarily located outdoors. Includes seasonal sale of Christmas trees and pumpkins, swap meet, non-certified farmers' market.

10. Smoke & Vape Shop

Any establishment, the main intent 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 may be included. Does not include medicinal or recreational cannabis establishment.

M. Sexually Oriented Business

Any commercial use involving the retail sale, rental or exhibition, of any goods or services that are characterized by an emphasis on the exposure or display of specified sexual activities or specified anatomical areas. Each sexually oriented business use shall constitute a separate sexually oriented business, even if operated in conjunction with another adult business at the same establishment, for the intent of meeting applicable use standards.

1. General

Any sexually oriented business use, other than a sexual encounter establishment. Includes adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, adult theater.

2. Sexual Encounter

Any sexually oriented business use, other than lodging offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with specified sexual activities or the exposure of specified anatomical areas. Does not include a use where a medical practitioner, psychologist, psychiatrist, or similar professional licensed by the State of California engages in sexual therapy.

SEC. 5C.1.6. HEAVY COMMERCIAL USES

Uses that involve the servicing and sale of motor vehicles, and businesses dedicated primarily to storage.

A. Motor Vehicle Services

A use involving the diagnosing of malfunctions, repairing, or maintaining motor vehicles.

1. Light

Any motor vehicle services use involving the mechanical or electrical repair, diagnosis, maintenance or servicing of non-commercial motor vehicles. Includes automotive emissions testing, electrical diagnostic, battery testing, and charging, tire removal, replacement, and repair, mechanical adjustment, oil change, lubrication, sound system, alarm service and installation, and window repair. Does not include car wash or fueling station.

2. Heavy

Any motor vehicle services use involving auto body repair or rebuilding, painting, or servicing of non-commercial motor vehicles. Includes the repair or rebuilding of a vehicle's frame, roof, doors, fenders, bumpers, hood, trunk, automobile painting, and electric vehicle battery reconditioning and replacement. Does not include car wash or fueling station.

3. Car Wash

Any motor vehicle services use engaged in cleaning, washing, or waxing of non-commercial motor vehicles, such as passenger cars, trucks, vans, and trailers. For wash facilities for commercial vehicles, see Sec. 5C.1.6.A.4. (Commercial Vehicle).

4. Commercial

[Reserved]

B. Fueling Station

Any motor vehicle services use that sells and dispenses vehicle fuel, including diesel, gasoline, hydrogen, and other alternative fuels. Includes electric vehicle charging station and commercial vehicle fueling. Does not include electric vehicles charging spaces within a parking area serving another use or uses.

1. Gas Station, Standard

[Reserved]

2. Gas Station, Commercial

[Reserved]

C. Motor Vehicle Sales and Rental

Any heavy commercial use that sells, rents, or leases motor vehicles.

1. Commercial Vehicle

Any use involving the sale, rental, or lease of new or used commercial motor vehicles. For vehicle storage, see Sec. 5C.1.6.D. (Outdoor Storage).

2. Household Moving Truck Rental

Any use involving the rental of household moving rental trucks or utility trailers.

3. Standard Vehicle

Any display of 3 or more new or used non-commercial motor vehicles for sale, rental, or lease, including recreational vehicles, passenger vehicles, pickup trucks, motorcycles, or boats. For vehicle storage, see Sec. 5C.1.6.D. (Outdoor Storage).

D. Storage, Indoor

The holding of goods, merchandise, supplies, material, machinery, equipment, or other items for future use located indoors.

1. General

Any indoor storage use, excluding self-service indoor storage.

2. Self-Service

Any indoor storage use that offers secure self-storage for household goods in individual rooms, compartments, lockers, or containers, to which clients bring goods for storage and retrieve them at any time during normal business hours.

E. Storage, Outdoor

The outdoor holding of goods, merchandise, supplies, material, machinery, equipment, vehicles, or other items for future use. Includes contractor's equipment storage yard and lumber yard.

1. General

Any outdoor storage use that does not involve the keeping of empty cargo containers (Sec. 5C.1.6.D.2.), inactive commercial vehicles (Sec. 5C.1.6.D.3.), towing and storage for official motor vehicle impound (Sec. 5C.1.6.D.4.), or inactive standard vehicles (Sec. 5C.1.6.D.5.).

2. Cargo Container

Any outdoor storage use involving the keeping of empty cargo containers. Cargo container outdoor storage may include storage of container chassis and commercial truck cabs, repair facility, warehouse, and office, incidental to the movement or storage of cargo containers.

For the storage of cargo containers that are not empty, or uses which are part of any freight transfer, see Sec. 5C.1.4.D. (Freight Terminals).

3. Commercial Vehicle

The storage of commercial motor vehicles that are not actively used by the principal occupants of the lot. Includes storage of tractor trailers, cement trucks, and specialized trailers for oversized loads. For uses where vehicles are actively used by the principal occupants of lot, see Sec. 5C.1.2.I. (Parking).

4. Official Motor Vehicle Impound

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

5. Standard Vehicle

The storage of non-commercial motor vehicles, including passenger vehicles, pickup trucks, motorcycles, and boats, that are not actively used by the principal occupants of the lot. Includes storage of inoperable vehicles. For uses where vehicles are actively used by the principal occupants of lot, see Sec. 5C.1.2.I. (Parking).

SEC. 5C.1.7. LIGHT INDUSTRIAL USES

Uses involving the production, warehousing, or manufacturing of goods, materials, and products in an intensive manner that require a significant separation from residential and commercial districts.

A. Electronics Assembly

Light industrial use involved in the assembly of computer and electronic products, electrical equipment, appliances, fixtures, and electronic product components. This use includes testing and repair incidental to the product or component assembly. For uses including manufacturing of computer and electrical equipment see Sec. 5C.1.7.C. (Manufacturing, Light).

B. Maintenance & Repair Services

Light industrial use engaged in the maintenance or repair of industrial, business, or consumer machinery, equipment, or products. Includes carpet cleaning, dry-cleaning, and maintenance and repair of household appliances, furniture, office equipment. For repair and maintenance under 3,000 square feet, see Sec. 5C.1.5.K. (Personal Services). For motor vehicle repair and maintenance, see Sec. 5C.1.6.A. (Motor Vehicle Services).

C. Manufacturing, Light

Any light industrial use involving the making or processing of materials or components into products.

1. General

The manufacturing of finished goods intended to be sold as consumer goods to the general public, including devices and instruments used in a workplace. Includes the manufacturing and assembly of the following: medical equipment and supplies, semiconductors and electronic instruments, signs and printed material, musical instruments, toys, furniture, crates, boxes, and barrels. Excludes the manufacturing of heavy machinery, motor vehicles, aircraft and watercraft, metal fabrication, and manufacturing involving the processing, mixing, or refinement of inorganic raw materials, see Manufacturing, Heavy; General (Sec. 5C.1.8.B.1.).

2. Alcoholic Beverage

Any light manufacturing use where beer, wine, or other alcoholic beverages are processed or prepared for consumption.

3. Artistic & Artisanal

A small-scale light manufacturing use which does not involve automated or mechanized production methods. Instead, skilled craftspersons are integral to the creation of each product, requiring products to be produced in small quantities. Artistic & artisanal uses are less than 3,000 square feet in area or include a staff of fewer than 25 persons.

4. Cosmetic, Pharmaceutical

Any light manufacturing use where cosmetics, soaps, or pharmaceutical drugs are produced. Includes manufacturing of makeup products, deodorants, shampoos, hair dyes, perfumes, skin moisturizers, medications, and supplements.

5. Food & Drink

Any light manufacturing use where food or drink products are processed or manufactured. The food and beverage products manufactured in these facilities are typically sold to wholesalers or retailers for distribution to consumers. Includes manufacturing and packaging of tobacco products, animal food, sodas, juices, dairy products, ice, the preserving of fruit and vegetables, grain milling, oilseed milling, seafood products, and sugar and confectionery products. For animal slaughtering or meat related products, see Sec. 5C.1.8.A. (Animal Product Processing). For breweries, distilleries, and wineries see Sec. 5C.1.7.C.2. (Alcoholic Beverage).

6. Garment & Accessory

[Reserved]

7. Textile

[Reserved]

D. Research & Development

Any light industrial use requiring a wet laboratory where chemicals, drugs, or other material or biological matter are handled in liquid solutions or volatile phases, requiring direct ventilation, and specialized piped utilities. For uses requiring a dry laboratory, see Sec. 5C.1.5.K. (Office).

E. Soundstages & Backlots

Any light industrial use providing space for the construction and use of indoor sets, or any outdoor set, backlot, or other outdoor facility, including supporting indoor workshops and craft shops.

F. Wholesale Trade & Warehousing

Any light industrial use engaged in operating wholesale, warehousing, or storage facilities for general merchandise, refrigerated goods, food and beverage products, and other warehouse products. May also provide logistics services related to the distribution of goods.

SEC. 5C.1.8. HEAVY INDUSTRIAL USES

Uses involving manufacturing, processing of waste, and resource extraction, which shall be conducted away from the general public due to potentially adverse impacts on the immediate surroundings.

A. Animal Products Processing

A use engaged in one or more of the following: dressing or dyeing furs, preparing processed meat and meat byproducts, preparing, tanning, and finishing hides and skins, refining or rendering animal fat, bones, and meat scraps, and slaughtering animals.

B. Manufacturing, Heavy

Any heavy industrial use involving the making or processing of materials or components into finished products.

1. General

Manufacturing that requires significant health, safety, and environmental precautions due to potential adverse impacts from the manufacturing process on immediate surroundings. Includes the manufacturing of heavy machinery, motor vehicles, aircraft and watercraft, petroleum and coal products, plastic and rubber products, primary metal products, wood and paper products, metal fabrication, and manufacturing involving the processing, mixing, or refinement of inorganic raw materials.

2. Chemical Products

Any heavy manufacturing use producing basic chemicals or manufacturing products by predominantly chemical processes. Includes production of acid, alkali, organic chemical, salt, dry color, pigment, synthetic fiber, fertilizer, explosive, and paint. For the production of asphalt coating, petroleum lubricating oil, plastic, and natural rubber, see Sec. 5C.1.8.B.3. (Petroleum & Coal Products).

3. Petroleum & Coal Products

Any heavy manufacturing use that processes petroleum, coal, plastic, or rubber materials into products.

C. Salvage Yard

Any heavy industrial use, having any portion of the use located outdoors, where a junk dealer or automobile dismantler operates, or where partially dismantled, obsolete, or wrecked automobiles are stored. For motor vehicle storage see Sec. 5C.1.6.D. (Outdoor Storage).

D. Recycling Facility

Any use that includes the recovery and processing of recyclable or reusable materials.

1. Collection

Any recycling facility use where recyclable materials including paper, plastic, glass, metal, newspaper, and cardboard, are deposited or redeemed for monetary value. May include baling or crushing operations for the purposes of efficiency of storage and transfer, but shall not include sorting or processing activities for other than temporary storage purposes. Includes reverse vending machine and buyback center.

2. Donation Bin

Any box, canister, receptacle, or other container that can be opened and closed, and is used for collecting salvageable personal property, including, but not limited to, clothing, shoes, books, and household items for periodic off-site processing or redistribution. For purposes of this definition, salvageable personal property shall not include recyclable materials not intended for re-use, including, but not limited to, newspapers, plastic, glass, aluminum, electronics, toxic or hazardous materials, and solid waste.

3. Sorting & Processing

Any recycling facility use that accepts recyclable materials for on-site sorting or processing. For the purpose of this definition, processing shall mean the process of changing the physical characteristics of a recyclable material, including the shredding, smelting, grinding and crushing of cans, bottles, and other materials, for other than temporary storage purposes. Includes scrap metal processing and transfer station.

E. Resource Extraction

Any heavy industrial use involving the withdrawal of materials from the natural environment.

1. General

Any resource extraction use engaged in the extraction of metallic minerals, non-metallic minerals, oil, or gas. Includes the exploration or development of any lot for such purposes, and any preparation of those resources until the point of shipment from the producing property. Includes metal ore mining, nonmetallic mineral mining, quarrying, drilled wells, oil fields, sulfur recovery from natural gas, and recovery of hydrocarbon liquids.

2. Exploratory Core Hole

Any resource extraction use, including a seismic test hole or exploratory core hole, used or intended to be used exclusively for geological, geophysical, and other exploratory testing for natural gas, oil, or other hydrocarbon substances.

3. Off-Shore Oil Drilling Servicing Installation

Onshore installations required in connection with the drilling for, or production of oil, gas, or hydrocarbons in an offshore Oil Drilling District.

F. Waste Facility

Any heavy industrial use involving receipt, storage, separation, conversion, combustion, processing of solid wastes, transfer of solid wastes directly from small to larger vehicles for transport, or operation as a landfill. Includes composting facility, construction, demolition debris and inert material facility, solid waste disposal site, transfer and processing facility, and transformation facility.

1. Green Waste

Any solid waste facility use that receives green waste or wood waste for chipping and grinding, composting, curing, or mulching. Does not include any chipping and grinding, composting, curing, or mulching conducted for noncommercial, nonprofit purposes.

2. Hazardous Waste

Any solid waste facility use involving the storage, treatment, and disposal of hazardous waste, as defined in the California Health and Safety Code, Section 25117.1.

3. Solid Waste

Solid waste facility use that does not involve any storage, treatment, and disposal of hazardous waste, or that does not exclusively receive green waste.

SEC. 5C.1.9. AGRICULTURAL USES

Uses dedicated to the cultivation of plants or the keeping of animals.

A. Animal Keeping

Any agricultural use that includes the breeding, boarding, training, or raising of animals.

1. Bees

Any animal keeping use that includes the keeping of bees.

2. Dairy

An animal keeping use that including the storage, processing, or distribution of milk or milk products.

3. Equine, Commercial

The keeping, breeding, raising, training, or boarding of more than 2 equines not owned by and registered to residents on the same lot as the equine use. Includes mules and donkeys.

4. Equine, Non-Commercial

The keeping, breeding, raising, training, or boarding of equines owned by and registered to residents on the same lot as the equine use. No more than 2 equines owned by or registered to persons not residing on the same lot shall be allowed. Includes mules and donkeys.

5. Livestock

Any animal keeping use that includes the breeding, raising, training, boarding, and keeping of animals such as alpacas, cattle, donkeys, goats, mules, sheep, swine, or similar livestock, typically for fiber, meat, milk, or other products. Includes day-to-day care, selective breeding, raising, and selling of livestock.

6. Pets

Any animal keeping use that includes keeping common household domestic pets readily classifiable as being incidental to another use. Includes cats, guinea pigs, hamsters, fish, fowl, lizards, rabbits, reptiles, small amphibians, snakes and dogs. For a use where more than three 3 dogs over the age of 4 months are locate on the same lot, see Sec. 5C.1.5.A.1. (Kennel).

7. Small Animals

Any animal keeping use not incidental to another use that includes the breeding, raising, training, boarding, and keeping of animals such as fish, fowl, rabbits, and rodents.

8. Wild Animals

The keeping of any wild, exotic, dangerous, or non-domestic animal. However, the following wild animals shall never be permitted: bear, civet, coyote, eagle, eland, elephant, elk, giraffe,

gnu, gorilla, hyena, hippopotamus, jaguar, leopard, lion, lynx, moose, orangutan, puma, rhinoceros, sea lion, tiger, venomous reptile, vulture, walrus, wart hog, wolf, or yak.

B. Plant Cultivation

Any agricultural use that includes the growing of plants.

1. Community Garden

A plant cultivation use designed and intended for multiple households or organizations to cultivate plants for domestic use. May include shared facilities for storage and services incidental to the agricultural use, and teaching garden.

2. Farming

The cultivation of plants for domestic use, or for sale or distribution either on-site or off-site.

3. Truck Gardening

The cultivation of plants for domestic use, or for off-site sale or distribution.

DIV. 5C.2. USE PERMISSIONS

SEC. 5C.2.1. GENERAL

Use permission levels set out in each Use District table indicate how a use is permitted within the district. Permission levels range from permitted without requiring conformance to any additional standards or conditions of approval, permitted only when specific standards are met, or permitted only through a process requiring approval by a decision-maker or decision-making body. Permission levels may be assigned to individual uses, uses, or entire use categories. Permission levels are represented within each Use District table using symbols that indicate which permission level is assigned to a particular use, use, or use category. The following sections summarize the meaning of each permission level.

SEC. 5C.2.2. PERMITTED (P)

A use that is permitted without requiring conformance to specific standards is indicated in the use table by the letter P. Permitted uses are considered generally appropriate within a district without the need for specific standards to achieve a certain performance outcome or moderate potential effects a use may have on its surroundings.

SEC. 5C.2.3. USE STANDARD APPLIES (*)

A use that is permitted only when conforming to a specific set of standards is indicated in the use table by the asterisk (*) symbol in combination with the underlying permission level. Any permission level may be combined with an * in order to cross-reference a specific set of standards, supplemental standards, or supplemental procedures, that shall be applied. Standards, supplemental standards, or supplemental procedures indicated by the presence of an * are important for ensuring that a use exists and operates in a manner that is consistent with the intent of the Use District.

SEC. 5C.2.4. CONDITIONAL USES (C1, C2 & C3)

A use that requires approval by an authority or decision-making body with input from the members of the public most likely to be affected by the existence of that use. The use may be approved under certain conditions that address potential issues the use may introduce to its surroundings. Uses that may require specific conditions of approval applied through a discretionary process are indicated within the use tables by the following permission levels: C1, C2, and C3.

A. Class 1 Conditional Use (C1)

A C1 permission level indicates that a Class 1 Conditional Use Permit shall be obtained through approval granted by the Zoning Administrator in accordance with the processes and procedures described in *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*. A C1 permission level signifies that the use may be considered generally appropriate, but should be given thorough consideration to account for the welfare of uses and residents in the immediate surrounding properties, as well as specific lot conditions.

B. Class 2 Conditional Use (C2)

A C2 permission level indicates that a Class 2 Conditional Use Permit shall be obtained through approval granted by the Zoning Administrator in accordance with the processes and procedures described in *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*. A C2 permission level signifies that the use may be considered appropriate, but should be given thorough consideration to account for the welfare of uses and residents occupying the surrounding area, as well as specific site conditions.

C. Class 3 Conditional Use (C3)

A C3 permission level indicates that a Class 3 Conditional Use Permit shall be obtained through approval granted by the City Planning Commission in accordance with the processes and procedures described in *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*. A C3 permission level signifies that the use may be considered appropriate, but should be given thorough consideration to account for the welfare of uses and residents occupying the surrounding area, the needs of the region, and specific site conditions.

SEC. 5C.2.5. DEPENDENT ON ADJOINING ZONING (A- & A+)

When an A- or A+ permission level is indicated the use shall assume the same use permissions, use standards, supplemental standards, and any supplemental procedures required by a Use District applied to the zoning of an adjoining lot.

A. Dependent on Most Restrictive Adjoining Zone (A-)

1. Uses assigned an A- permission level are regulated as follows:

a. The use permissions, use standards, supplemental standards, and supplemental procedures of the most restrictive Use District applied to the zoning of an adjoining lot shall apply.

b. Any use that is not permitted in the most restrictive Use District applied to the zoning of an adjoining lot may be permitted by a Class 3 Conditional Use Permit. In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall consider:

i. How the use provides a public benefit, whether as a result of increased tax revenue or the provision of public facilities; and

ii. Whether the benefit is sufficient to outweigh any potential detriment to the public interest created by the proposed use of the land.

c. Only joint public and private developments that are approved in accordance with the processes and procedures described in *Sec. 13B.2.5. (Director Determination)* shall be permitted when a use is assigned an A- permission level. No solely private developments are permitted when a use is assigned an A- permission level.

B. Dependent on Most Permissive Adjoining Zone (A+)

1. Uses assigned an A+ permission level are regulated as follows:

a. The use permissions, use standards, supplemental standards, and supplemental procedures of the most restrictive Use District applied to the zoning of an adjoining lot shall apply. The property owner shall also be entitled to the use permissions, use standards, supplemental standards, and supplemental procedures in any other single Use District of an adjoining lot.

b. Any use that is not permitted in the most permissive Use District applied to the zoning of an adjoining lot may be permitted by a Class 3 Conditional Use Permit. In addition to the other findings required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the City Planning Commission shall consider:

i. How the use provides a public benefit, whether as a result of increased tax revenue or the provision of public facilities; and

ii. Whether the benefit is sufficient to outweigh any potential detriment to the public interest created by the proposed use of the land.

c. Only joint public and private developments that are approved in accordance with the processes and procedures described in *Sec. 13B.2.5. (Director Determination)* shall be permitted when a use is assigned an A+ permission level. No solely private developments are permitted when a use is assigned an A+ permission level.

C. Use District in Order of Restrictiveness

For the purposes of this Section, the order of restrictiveness of Use Districts, the first being the most restrictive and the last being the least restrictive, is as follows:

1. Open Space 1 (OS1)

2. Agricultural 1 (A1)

3. Residential 1 (RG1)

4. Residential-Mixed 1 (RX1)

5. Commercial-Mixed 1 (CX1)

6. Commercial-Mixed 2 (CX2)

7. Commercial-Mixed 3 (CX3)

8. Commercial-Mixed 4 (CX4)

9. Industrial-Mixed 1 (IX1)

10. Industrial-Mixed 2 (IX2)

11. Industrial-Mixed 3 (IX3)
12. Industrial-Mixed 4 (IX4)
13. Industrial 1 (I1)
14. Industrial 2 (I2)

SEC. 5C.2.6. NOT PERMITTED (--)

When a double-dash line (--) is indicated as the permission level for a use or use, the use is not permitted. A -- permission level signifies that under no circumstances shall the use be allowed to be established in the Use District.

DIV. 5C.3. USE STANDARDS

SEC. 5C.3.1. ACCESSORY TO

A. Intent

To support the overall intent of the Use District by ensuring that the subject use exists as secondary to the specified use to which it is accessory, and to allow for the flexibility of multi-use facilities while limiting the impacts of the subject use that would otherwise be detrimental.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

Uses that are accessory to a specified use shall not have a floor area greater than 25% of the floor area designated to the specified use.

D. Measurement

1. For measuring floor area, see *Sec. 14.1.7. (Floor Area).*
2. The maximum allowed floor area of the accessory use is calculated by multiplying the total floor area of the specified use by 25%.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B.)*.

SEC. 5C.3.2. ADAPTIVE REUSE PROJECT

A. Intent

To encourage and facilitate the conversion and retention of existing or historically significant buildings, to reduce vacant space, as well as preserve the City's architectural and cultural past, and to encourage the sustainable practice of retaining the inherent energy that went into the construction of existing buildings.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The specified use shall be provided within an adaptive reuse project that meets the standards of either *Sec. 9.4.5. (Downtown Adaptive Reuse Projects)* or *Sec. 9.4.6. (Citywide Adaptive Reuse Projects)*.

D. Measurement

A use shall be measured as satisfying the adaptive reuse project requirement when it meets the standards.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.3. AREA

A. Intent

To regulate the size of a use in order to enable multi-use facilities while meeting the intent of the Use District.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. When the area standard is in the form of a percentage, the lot area designated for the use shall be no less, when a minimum is required, or no greater, when a maximum is required, than the percentage of the total lot area specified by the Use District.

2. When the area standard is in the form of square footage, the number of square feet designated for the use shall be no less, when a minimum is required, or no greater, when a maximum is required, than that specified by the Use District.

D. Measurement

1. For calculating the total lot area, see *Sec. 2C.1.1. (Lot Area)*.

2. The lot area that is either required or allowed to be designated for a specified use is calculated by multiplying the total lot area by the percentage specified by the Use District.

3. The square footage that is either required or allowed to be designated for a specified use is calculated by measuring the total square footage of the area designated for the specified use.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.4. BEDS

A. Intent

To lessen the impact of the subject use on the public realm and neighboring lots containing residential or other sensitive uses by limiting the number of occupants that may be present on the premises overnight.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall concurrently serve no more people as overnight clients or guests than the maximum number of beds specified by the Use District.

D. Measurement

1. Each sleeping facility associated with the subject use shall be included in the calculation of number of beds.
2. A sleeping facility designated for more than 1 occupant shall be measured as 1 bed for each occupant.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.5. BUILDING SEPARATION

A. Intent

To ensure that buildings and structures are located at an adequate distance from streets, uses, or districts so as not to negatively impact neighboring lots, uses, or the public realm.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

All portions of a building designated with the subject use shall be located at a distance of no less than the minimum required building separation from one or more of the following, as specified by the Use District:

1. A street;
2. A specified use;
3. A specified Use District;

4. An on-site dwelling unit; and

5. An off-site dwelling unit.

D. Measurement

Building separation shall be measured to any portion of a building designated with the subject use from one of the following:

1. When measured from a street, perpendicular from the street lot line inward.

2. When measured from a use, perpendicular from the nearest lot line of the lot designated with the specified use.

3. When measured from a Use District, from the nearest lot line of all lots zoned with the specified Use District.

4. When measured from an on-site or off-site dwelling unit, from the nearest portion of a building that is designated as a dwelling unit and is a habitable space.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.6. CLIENT VISITS PER HOUR

A. Intent

To limit the negative impacts of the subject use on neighboring lots containing residential or other sensitive uses.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The number of clients visiting the subject use per hour shall not exceed the maximum allowed client visits per hour specified by the Use District.

D. Measurement

Client visits shall be measured as the number of clients present on the property on which the subject use is located and are calculated for each hour.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.7. NON-RESIDENTIAL TENANT SIZE

A. Intent

To protect the character of the area and ensure that the scale of tenant spaces are appropriate to their neighboring context.

B. Applicability

1. Applies only when specified by the Use District as a required use standard.
2. Applies only to the ground story.

C. Standards

The maximum floor area permitted for a non-residential tenant space shall not exceed the maximum non-residential tenant size specified by the Use District.

D. Measurement

1. A "non-residential tenant"shall refer to any individual tenant space that meets the following standards:
   a. Is contained within walls;
   b. Has a designated entrance;
   c. Has no direct connections between other non-residential tenant spaces;
   d. May have connections to common areas and shared facilities; and
   e. Is not dedicated to a residential use.
2. Any limitations on non-residential tenant size restrictions shall apply to the cumulative sum of related or successive permits that are a part of a larger project, such as piecemeal additions to a building, or multiple buildings on a lot or adjacent lots, as determined by the Director of Planning.
3. For the measurement of floor area see *Sec. 14.1.7. (Floor Area)*.
4. Common areas, including corridors and shared restrooms, shall not be included in the calculation of floor area for the purposes of measuring non-residential tenant size.

E. Relief

1. A deviation from the maximum floor area permitted for a non-residential tenant space of up to 20% may be requested in accordance with *Sec. 13B.7.2 (Adjustments)*.
2. Additional floor area for a non-residential tenant space beyond 20% may be requested in accordance with *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

SEC. 5C.3.8. DESIGNATED WORK SPACE AREA

A. Intent

To ensure that each live/work unit contains an area designated for productive uses and entrepreneurial activities as a component of a dwelling unit.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

1. The designated work space area shall be provided within each live/work unit, and shall be at least the minimum work space size required by Use District.

2. The designated work space area for each unit shall be clearly demarcated on approved building plans.

D. Measurement

Designated work space area is measured as a percentage, calculated as the total floor area of the designated work space area divided by the total floor area of the live/work unit.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.9. DESIGNATED WORK SPACE DIMENSIONS

A. Intent

To ensure that any designated work space area required as a component of a live/work unit is designed to accommodate sufficient area for productive uses and entrepreneurial activities to take place within a dwelling unit.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

1. The designated work space area shall have the minimum horizontal dimensions set by the Use District.

2. The designated work space dimensions for each dwelling unit shall be clearly demarcated on approved building plans.

D. Measurement

Work space size is measured as the shortest horizontal distance along the boundaries of the dedicated work space area to determine the shorted minimum horizontal dimension. For determining any other required horizontal dimension that is greater than the minimum, the horizontal dimension measurement may be taken between any two boundaries of the dedicated work space area.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.10. DESIGNATED WORK SPACE USES

A. Intent

To ensure that any designated work space area required as a component of a live/work unit is used for productive uses and entrepreneurial activities to take place within a dwelling unit.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

1. The designated work space area within each live/work unit shall be reserved for use by any of the uses specified as designated work space uses within the Use District.
2. Uses not specified as designated work space uses within the Use District shall not be allowed within a live/work unit.

D. Measurement

A designated work space use is measured based on the utilization of the designated work space area for regular business activity, or activities related to the design and production of products, associated with any use specified as a designated work space use within the Use District.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.11. GOVERNMENT OWNED

A. Intent

To limit private development of certain uses and facilitate the efficient management of municipal resources.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall be permitted if the lot is owned by a government agency.

D. Measurement

A lot is measured as government owned when the lot owner is a government agency.

E. Relief

See the allowed uses and use limitations of the applicable Use District.

SEC. 5C.3.12. HOURS OF OPERATION

A. Intent

To limit the negative impacts of the subject use on neighboring lots containing residential or other sensitive uses by limiting the duration of activity for a subject use.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. The subject use shall not open earlier than the time of earliest open specified by the Use District.
2. The subject use shall not close later than the time of latest close specified by the Use District.
3. The earliest open and latest close times may differ for each day of the week.
4. Service hours are not considered hours of operation, see *Sec. 5C.3.18. (Service Hours)*.

D. Measurement

Times at which the subject use is open to the public.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.13. IN CONJUNCTION WITH

A. Intent

To allow for the subject use only when accompanied by a specified use, allowing for the flexibility of multi-use facilities and ensuring compatibility with district intent and neighborhood context.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. The subject use shall be permitted on a lot, provided that the use it is required to be in conjunction with is located concurrently on the same tenant space or lot.
2. When a subject use is required to be in conjunction with a specified use, the specified use shall adhere to the minimum or maximum size requirements specified by the Use District.
3. Where permitted as an exception, any subject use located within an adaptive reuse project shall not be required to meet the standards for in conjunction with.

D. Measurement

1. A use shall be measured as in conjunction with another use when both uses are present concurrently on the same tenant space or lot.
2. Floor area ratio (FAR) shall be measured according to the provisions in *Sec. 2C.4.1. (Floor Area Ratio)*.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.14. INCIDENTAL TO

A. Intent

To ensure that the existence of the incidental use is subordinate to the permitted use on the tenant space or lot, to ensure compatibility with the district's intent, and to allow for flexibility of multi-use facilities.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. The subject use is only allowed as incidental to the specified use.
2. The subject use shall not be allowed incidental to any other use except for the specified use or uses.
3. Uses that are incidental to a specified use shall not have a floor area greater than the floor area designated to the specified use to which it is incidental.

D. Measurement

1. For measuring floor area, see *Sec. 14.1.7. (Floor Area).*
2. For determining incidental uses see *Sec. 5A.2.2,E. (Incidental Uses)*.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*

SEC. 5C.3.15. MINIMUM FLOOR AREA

A. Intent

To ensure the subject lot meets the intentions of the district and allows for the privatization of a subject use by requiring a minimum floor area for that subject use in proportion to the lot area.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The minimum floor area designated for the subject in proportion to the lot area shall be no less than the ratio specified by the Use District.

D. Measurement

1. For calculating the floor area, see *Sec. 14.1.7. (Floor Area)*.
2. The minimum floor area of the subject use is calculated based on the proportion of the subject use to the lot area specified by the Use District.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.16. OPEN PLAN AREA

A. Intent

To ensure that live/work units are designed to promote the flexible use of floor area for productive uses and entrepreneurial activities to take place within each dwelling unit.

B. Applicability

Applies to all live/work units on a lot where required by the Use District.

C. Standards

Excluding area used for restrooms and storage, a minimum of 70% of the total floor area of each live/work unit shall be open, with no fixed interior separation wall.

D. Measurement

Open plan area shall be measured as the presence of a contiguous floor area with no fixed interior separation walls.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.17. OPERATING DAYS PER WEEK

A. Intent

To limit the negative impacts of the subject use on neighboring lots containing residential or other sensitive uses by limiting the duration of activity for a subject use.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall not be in operation for more than the maximum number of operating days per week permitted by the Use District.

D. Measurement

Any day that the use is in operation for any length of time shall be measured as an operating day.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.18. OUTDOOR SOUND SYSTEM

A. Intent

To limit the negative impacts of the subject use on neighboring lots containing residential or other sensitive uses due to sound amplification.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

Where prohibited, there shall be no fixed systems for amplified sound present outdoors on the lot. This prohibition includes public address systems.

D. Measurement

An outdoor sound system is measured as present when it is located outdoors and is installed or affixed for permanent or long-term use.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.19. PERSONS IN CARE

A. Intent

To limit the number of persons on a property at any given time to lessen the impact of the subject use on neighboring lots containing residential or other sensitive uses.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The number of persons that may be in the care of the facility associated with the subject use at any given time shall not exceed the maximum specified by the Use District.

D. Measurement

1. Any person who is in the care of the facility associated with the subject use shall be included in the calculation of number of persons in care.
2. Employees, visitors, and legal guardians shall not be considered persons in care.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.20. RESTRICTED AFFORDABLE UNITS

A. Intent

To increase the production of affordable housing in the City of Los Angeles, consistent with the General Plan and other City policies related to housing.

B. Applicability

1. Applies only when specified by the Use District as a required use standard.
2. Does not apply to a manager's dwelling unit.

C. Standards

The percentage of dwelling units on a lot that are affordable shall be at least the percentage specified by the Use District.

D. Measurement

1. The percentage of dwelling units on a lot that are restricted affordable is calculated by dividing the number of affordable units by the total number of dwelling units on the lot , exclusive of a manager's unit or units.

2. Dwelling units are measured as restricted affordable when provided in accordance with the definition restricted affordable unit in *Div.14.2. (Glossary)*.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.21. SCREENING

A. Intent

To mitigate negative impacts from subject uses to adjacent uses, promoting visual interest and increasing comfort for users of the subject lot, the public realm, and adjacent lots.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. Subject uses shall be screened using the screen type specified by the Use District.

2. Frontage screens shall meet the standards provided in *Sec. 4C.8.1.C. (Frontage Screens)*.

3. Transition screens shall meet the standards provided in *Sec. 4C.8.2.C. (Transition Screens)*.

4. Outdoor storage screens shall meet the standards provided in *Sec. 4C.8.2.C. (Outdoor Storage Screens)*.

D. Measurement

1. Frontage screens shall be measured according to the provisions of *Sec. 4C.8.1.D. (Frontage Screens)*.

2. Transition screens shall be measured according to the provisions of *Sec. 4C.8.2.D. (Transition Screens)*.

3. Outdoor storage screens shall be measured according to the provisions of *Sec. 4C.8.2.D. (Outdoor Storage Screens)*.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.22. SEATING CAPACITY

A. Intent

To limit the negative impacts of the gathering of large numbers of persons on any neighboring lots containing residential or other sensitive uses, and to contribute to the overall intent of the Use District.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The number of seats provided by a subject use shall not exceed the maximum seating capacity specified by the Use District.

D. Measurement

Seating capacity is measured as the number of seats provided by a subject use.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.23. SERVICE HOURS

A. Intent

To limit the negative impacts of deliveries, trash pickup, and other services necessary for operation of the subject use on neighboring lots containing residential or other sensitive uses.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. Services necessary for business operation shall be conducted within the hours specified by the Use District.

2. Services may include the following:

a. Lot preparation associated with the use;

b. Clearing of all temporary installations, debris, trash and any other material associated with the use;

c. Trash service; and

d. Loading and unloading activities, including deliveries and shipments.

3. Trash service is prohibited on Sundays and legal holidays.

D. Measurement

Times at which service activities are occurring.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.24. SIZE

A. Intent

To regulate the size of a use in order to limit its scale and impact.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The total size of the use shall not exceed the dimensions specified by the Use District.

D. Measurement

1. Maximum height in feet or inches is measured as the vertical distance from finished grade to the top of the structure containing or enclosing the use.

2. Maximum depth in feet or inches is measured as the narrowest horizontal distance measured perpendicular from one edge of the structure containing or enclosing the use to the opposite edge.

3. Maximum width in feet or inches is measured as the longest horizontal distance measured perpendicular to the depth from one edge of the structure containing or enclosing the use to the opposite edge of the structure containing the use.

E. Relief

See the allowed uses and use limitations of the applied Use District (Part 5B).

SEC. 5C.3.25. SUPPLEMENTAL PROCEDURES

Supplemental procedures are additional policies or administrative requirements that apply to uses when specified by the Use District. Supplemental procedures are unique for each use and for each Use District. See the Use District for applicable supplemental procedures.

SEC. 5C.3.26. SUPPLEMENTAL STANDARDS

Supplemental standards are development and operational regulations that apply only to the specified use. Supplemental standards are unique for each use and for each Use District. See the Use District for applicable supplemental standards.

SEC. 5C.3.27. UNIT SIZE

A. Intent

To ensure that adequate space is provided for the subject use and support the intent of the Use District.

B. Applicability

Applies to all dwelling units on a lot having the specified use designation where required by Use District.

C. Standards

The average dwelling unit size shall be at least the minimum average unit size specified by the Use District.

D. Measurement

1. Unit size when specified as a minimum average is calculated as follows:
    a. Average unit size is measured by calculating the sum of the floor area of all applicable dwelling units; then
    b. Divide the sum by the number of applicable units.
2. For the measurement of floor area see *Sec. 14.1.7. (Floor Area).*

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.28. UPPER STORY LOCATION

A. Intent

To regulate the placement of the subject use in order to ensure compatibility with the intent of the Use District and the neighboring context.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

Where upper story location is prohibited, no portion of the subject use shall be located on any upper story of a building.

D. Measurement

1. Any story located above the ground story of a building shall be considered an upper story.
2. For the determination of the ground story, see *Sec. 14.1.10. (Ground Story Determination)*.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.29. USE ENCLOSURE

A. Intent

To ensure the subject use is contained indoors to limit any negative impacts on neighboring lots containing residential or other sensitive uses.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. When a subject use is required to be fully indoors, no area on a lot designated with the subject use shall be located outdoors.
2. When a subject use is required to be covered it shall meet the standards of a covered area specified in *Sec. 14.1.1.A. (Covered Area %)*.
3. When a subject use is required to be enclosed it shall meet the standards of enclosure specified in *Sec. 14.1.4.A. (Enclosure)*.

D. Measurement

1. A subject use shall be measured as "fully indoors" where the area on a lot designated with the subject use is contained entirely within a building envelope.
2. For the measurement of covered, see *Sec. 14.1.1.B. (Covered Area %)*.
3. For the measurement of enclosed, see *Sec. 14.1.4.B. (Enclosure)*.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.30. USE SEPARATION

A. Intent

To limit negative impacts of the subject use on nearby uses, Use Districts, or buildings by requiring a minimum distance between them.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall be located at least the minimum distance away from any specified use, Use District, or lot line.

D. Measurement

Use separation shall be measured as the horizontal distance to any portion of a lot or floor area designated with the subject use from one of the following:

1. When measured from a use, the nearest lot line of all lots containing the specified use.
2. When measured from a Use District, the nearest lot line of all lots zoned as the specified Use District.

SEC. 5C.3.31. USE SETBACK

A. Intent

To limit negative impacts of the subject use on abutting lots or the public right-of-way by requiring a minimum distance between them.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

The subject use shall be located at least the minimum distance away from any specified lot line.

D. Measurement

Use separation shall be measured as the horizontal distance to any portion of a lot or floor area designated with the subject use from the lot line specified by the Use District.

E. Relief

See the allowed uses and use limitations of the applied Use District (Part 5B).

SEC. 5C.3.32. USE STANDARD APPLICABILITY

A. Intent

To ensure that Use Standards are met in specified contexts where their intended impact provides a necessary benefit, while limiting the requirement of Use Standards where their impact may be detrimental or unnecessary.

B. Applicability

1. Applies only when specified by the Use District as a required use standard.
2. Where listed bold and not indented, use standard applicability limits the applicability of all use standards required of a use category, or use as specified by the Use District.
3. Where listed indented, use standard applicability only limits the applicability of the use standard in bold located above the use standard applicability standard.

C. Standards

When use applicability is specified as abutting specified uses or Use Districts, lots containing the subject use that are abutting a lot containing a specified use or zoned with a specified Use District shall satisfy the Use Standards.

D. Measurement

1. The use standard applicability standard shall be measured as satisfied when the required use standards are met by the lot containing an applicable subject use.
2. A lot is measured as abutting another lot when the two lots share a common lot line.

E. Relief

See the allowed uses and use limitations of the applied *Use District (Part 5B)*.

SEC. 5C.3.33. LOT ELIGIBILITY

A. Intent

To limit subject uses only to lots having specific qualities required in order to ensure the use is appropriately sited within its surroundings and complies with the intent of the Use District.

B. Applicability

Applies only when specified by the Use District as a required use standard.

C. Standards

1. Alley Abutting

Where the applied Use District specifies 'Alley Abutting' for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot that abuts an alley having a width of 15 feet or greater.

2. Boulevard or Avenue Fronting

Where the applied Use District specifies 'Boulevard or Avenue Fronting' for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot sharing a lot line with a street designated as a Boulevard or Avenue.

3. Corner Lot

Where the applied Use District specifies 'Corner Lot' for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot located at the intersection of two streets.

4. Minimum Lot Area

Where the applied Use District specifies 'Minimum Lot Area' for the lot eligibility standard, the subject use may be permitted when the subject use is located on a lot having an area that is equal to or greater than the minimum area specified by the applied use district (*Part 5B*).

D. Measurement

1. Alley width is measured as the narrowest horizontal distance between opposite edges of a designated alley.

2. For lot line determination see *Sec. 14.1.12. (Lot Line Determination)*.

3. For lot area measurement see *Sec. 2C.1.1.D. (Lot Area, Measurement)*.

E. Relief

See the allowed uses and use limitations of the applied Use District (*Part 5B*).

DIV. 5C.4. SPECIAL USE PROGRAMS

Special use programs are established for uses that require a detailed and prescriptive set of performance standards for safe, orderly, and efficient operation, in addition to any use standards and supplemental standards that may be included in the Use District.

SEC. 5C.4.1. FARMERS' MARKET

A. Intent

To increase access to healthy food in neighborhoods and expand opportunities for small-scale entrepreneurs through a set of performance standards that ensure the safe, orderly, and efficient operation of farmer's markets.

B. Performance Standards

1. Operator shall be limited to certified producers, non-profit organizations, and local government agencies.

2. If selling fruits, nuts, or vegetables, the producer is authorized by the County Agricultural Commissioner to sell directly to consumers these products that are produced upon the land which the certified producer farms and owns, rents, leases or sharecrops; and

3. If selling eggs, honey, fish and other seafood and freshwater products, live plants, and other agricultural products, the market operator and producer secure all necessary licenses, certificates and health permits which are required to sell these products directly to consumers, provided these products are raised, grown, caught, and processed, if necessary, in California.

4. Safety barricades shall be provided to separate and protect vendors and their customers from moving vehicles wherever active motor vehicle use areas and farmer's market activities are not separated by a permanent curb.

5. Trash containers shall be provided during the hours of operation.

6. Any portion of the lot used for market activities shall be cleaned at the close of hours of operation. For purposes of this section only, "cleaned" shall include, but not be limited to, the removal of stalls, materials, debris and trash, etc., used in conjunction with market activities;

7. (EBT) card payments shall be accepted by all vendors for all hours of operation. A Food and Nutrition Service (FNS) Number issued by the United States Department of Agricultural shall be available at the public's request as proof of Electronic Benefit Transfer (EBT) card acceptance.

8. Certification of the Certified Farmers' Market and contact information for the operator shall be posted at the main entry, and otherwise available at the public's request. The contact person shall be available during the hours of operation and shall respond to any complaints. The operator shall keep a log of complaints received, the date and time received, and their disposition.

SEC. 5C.4.2. RESTAURANT BEVERAGE PROGRAM

A. Intent

To provide a set of performance standards to enable the administrative review (Sec. 13B.3.1) for the sale or dispensing of alcoholic beverages in conjunction with a restaurant for consumption on the premises, when permitted by a use district.

B. Eligibility

Restaurants that comply with the following shall be permitted through *Administrative Review (Sec. 13B.3.1)*:

1. Alcohol service may only be permitted in conjunction with a restaurant.

2. Alcoholic beverages shall only be served to customers while they are seated at tables or counters during a dining experience.

3. The restaurant shall have a maximum of 150 patron seats, including any outdoor seating.

4. The restaurant shall not include drive-through facilities.

5. There shall be no age limitation restricting access to any portion of the restaurant.

6. The restaurant shall not charge for admission, require a minimum drink purchase, or host events involving the pre-purchasing of tickets or tokens to be exchanged for alcoholic beverages.

7. Distilled spirits shall not be sold by the bottle, or wine and champagne bottles that exceed 750 milliliters.

C. Development Standards and Operations

1. The restaurant shall not share seating with any other businesses.

2. The restaurant shall only use a fixed bar for the preparation of alcoholic beverages. Portable bars are prohibited.

3. Walls or partitions used to separate a private dining or banquet area shall be composed of a transparent surface for a minimum of 50% of the surface area along the portion located between the floor and 6 feet in height for the entire wall or partition.

4. Any portion of the restaurant used for private events shall be subject to all the same provisions and hours of operation stated herein.

5. When a property that abuts or is located across an alley from a residential use district includes outdoor dining where alcohol is served, the following standards apply:

a. The outdoor dining area shall be screened on all sides that abut a residential use district or alley lot line by a *T-Screen 1 (Sec. 4C.8.2.2.a.)* or a fully enclosed building or structure.

b. Outdoor dining that includes alcohol service shall be limited to the ground story.

c. Television monitors and outdoor sound systems shall not be permitted in any outdoor dining areas.

6. A telephone number and email address shall be provided for complaints or concerns regarding the operation of the establishment. The phone number and email address shall be posted on a sign at least 8.5" x 11" in size at the following locations: the entry, made visible to pedestrians, and at the customer service desk, front desk, or near the reception area.

7. Complaints shall be responded to within 24 hours by the establishment. The establishment shall maintain a log of all calls and emails trailing a period of three years, detailing the date the complaint was received, the nature of the complaint, and the manner in which the complaint was resolved. This log shall be made available to the Department of City Planning upon request.

8. Live musical entertainment or amplified music for dancing when occurring in conjunction with alcohol service shall require approval pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

D. Security

1. Within the restaurant, the interior shall be adequately illuminated so as to make discernible all objects and persons by providing a minimum average surface illumination of 2.0 footcandles (21.5 lux).

2. All exterior portions of the lot shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space, or have a minimum average surface illumination of 0.2 footcandles (2.15 lx). Lighting shall be directed onto the lot without being disruptive to persons on adjacent properties.

3. A camera surveillance system shall be installed and in operation at all times to monitor the interior, entrance, exits, and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.

4. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.

5. A minimum of one on-duty manager with authority over the activities within the restaurant shall be on the premises at all times that the restaurant is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements, and the conditions imposed by the Department of Alcoholic Beverage Control (ABC). The restaurant shall be responsible for discouraging illegal and criminal activity on the subject premises and any exterior area under its control.

6. Within the first six months of operation or the administrative clearance, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR), or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program, or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the restaurant shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. Said letter shall be maintained on the premises and shall be made available to the City upon request. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.

E. Administration

1. The owner or the operator shall reapply for *Administrative Review (Sec. 13B.3.1)* if there is:

   a. a change in State alcohol license type;

   b. a modification to the floor plan, including, but not limited to, floor area or number of seats; or

   c. a change in the ownership or the operator of the restaurant.

2. The applicant shall pay the fees required per *Article 15 (Fees) of this Zoning Code (Chapter 1A)* for Monitoring Restaurant Beverage Special Use Program Compliance and Inspection and Field Compliance Review of Operations. The applicant shall comply with the requirements of the City's Monitoring, Verification, and Inspection Program (MViP).

3. The applicant shall comply with the requirements of the City's Monitoring, Verification, and Inspection Program (MViP). In complying with the MViP program, the restaurant is subject to the following:

   a. Within the first 24 months of the administrative clearance, a MViP inspector will conduct a site visit to assess compliance with, or violations of, any of the operating standards. A second inspection shall take place after 36 months of the first inspection.

   b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective actions taken by the City.

4. A copy of the *Restaurant Beverage Special Use Program (Sec. 5C4.2.)* requirements , shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety, the Department of City Planning, or the California Department of Alcoholic Beverage Control.

5. If three citations for violating the *Restaurant Beverage Special Use Program (Sec. 5C4.2.)* are issued to the restaurant in a two year period, the restaurant shall not be eligible for the *Restaurant Beverage Special Use Program (Sec. 5C4.2.)* and instead shall be subject to the requirements of *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* for use permission.

    a. A citation shall include citations issued by the Police Department that have been filed with the Los Angeles County Superior Court or Orders to Comply issued by the Department of Building and Safety.

    b. The California Department of Alcoholic Beverage Control may be notified by the Los Angeles Police Department or other enforcement agency of the issued citations, which may affect the State issued alcohol license.

6. The owner and operator shall provide a floor plan and site plan to the Department of City Planning that shows compliance with the applicable floor plan and site plan standards pursuant to the *Restaurant Beverage Special Use Program (Sec. 5C4.2.)*.

SEC. 5C.4.3. NIGHTLIFE BEVERAGE PROGRAM (ON-SITE ALCOHOL CONSUMPTION IN ENTERTAINMENT DISTRICTS)

A. Intent

To provide a set of performance standards to enable the administrative review (Sec. 13B.3.1) for the sale or dispensing of alcoholic beverages in a bar establishment for consumption on the premises, when permitted by a use district.

B. Eligibility

Bar establishments that comply with the following shall be permitted through *Administrative Review (Sec. 13B.3.1)*:

1. The bar establishment shall have a maximum of 150 patron seats, including any outdoor seating.

2. The bar establishment shall be used as a private club or for private events.

3. The bar establishment shall not charge for admission, require a minimum drink purchase, or host events involving the pre-purchasing of tickets or tokens to be exchanged for alcoholic beverages.

C. Development Standards and Operations

1. The bar establishment shall only use a fixed bar for the preparation of alcoholic beverages. Portable bars are prohibited.

2. When a property that abuts or is located across an alley from a residential use district includes an outdoor area where alcohol is served, the following standards apply:

a. The outdoor area shall be screened on all sides that abut a residential use district or alley lot line by a *T-Screen 1 (Sec. 4C.8.2.2.a.)* or a fully enclosed building or structure.

b. Outdoor areas that include alcohol service shall be limited to the ground story.

c. Television monitors and outdoor sound systems shall not be permitted in any outdoor areas.

3. A telephone number and email address shall be provided for complaints or concerns regarding the operation of the establishment. The phone number and email address shall be posted on a sign at least 8.5" x 11" in size at the following locations: the entry, made visible to pedestrians, and at the customer service desk, front desk, or near the reception area.

4. Complaints shall be responded to within 24 hours by the establishment. The establishment shall maintain a log of all calls and emails trailing a period of three years, detailing the date the complaint was received, the nature of the complaint, and the manner in which the complaint was resolved. This log shall be made available to the Department of City Planning upon request.

5. Live musical entertainment or amplified music for dancing when occurring in conjunction with a bar shall require approval pursuant to *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

D. Security

1. All exterior portions of the lot shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space, or have a minimum average surface illumination of 0.2 footcandles (2.15 lx). Lighting shall be directed onto the lot without being disruptive to persons on adjacent properties.

2. A camera surveillance system shall be installed and in operation at all times to monitor the interior, entrance, exits, and exterior areas, in front of and around the premises. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Los Angeles Police Department.

3. An electronic age verification device shall be retained on the premises available for use during operational hours. This device shall be maintained in operational condition and all employees shall be instructed in its use.

4. A minimum of one on-duty manager with authority over the activities within the restaurant shall be on the premises at all times that the bar establishment is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements, and the conditions imposed by the Department of Alcoholic Beverage Control (ABC). The bar establishment shall be responsible for discouraging illegal and criminal activity on the subject premises and any exterior area under its control.

5. Within the first six months of operation or the administrative clearance, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR), or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program, or the Responsible Beverage Service (RBS) Training Program. Upon completion of such training, the bar establishment shall request the Police Department or Department of Alcohol Beverage Control to issue a letter identifying which employees completed the training. Said letter shall be maintained on the premises and shall be made available to the City upon request. STAR or LEAD or RBS training shall be conducted for all new hires within three months of their employment.

E. Administration

1. The owner or the operator shall reapply for *Administrative Review (Sec. 13B.3.1)* if there is:

   a. a change in State alcohol license type;

   b. a modification to the floor plan, including, but not limited to, floor area or number of seats; or

   c. a change in the ownership or the operator of the bar establishment.

2. The applicant shall pay the fees required per *Article 15 (Fees) of this Zoning Code (Chapter 1A)* for Monitoring Nightlife Beverage Special Use Program Compliance and Inspection and Field Compliance Review of Operations. The applicant shall comply with the requirements of the City's Monitoring, Verification, and Inspection Program (MViP).

3. The applicant shall comply with the requirements of the City's Monitoring, Verification, and Inspection Program (MViP). In complying with the MViP program, the restaurant is subject to the following:

    a. Within the first 24 months of the administrative clearance, a MViP inspector will conduct a site visit to assess compliance with, or violations of, any of the operating standards. A second inspection shall take place after 36 months of the first inspection.

    b. The owner and operator shall be notified of the deficiency or violation and required to correct or eliminate the deficiency or violation. Multiple or continued documented violations or Orders to Comply issued by the Department of Building and Safety which are not addressed within the time prescribed, may result in additional corrective actions taken by the City.

4. A copy of the Nightlife Beverage Special Use Program requirements (Sec. 5C4.3.), shall be retained on the premises at all times and produced upon request by the Police Department, the Department of Building and Safety, the Department of City Planning, or the California Department of Alcoholic Beverage Control.

5. If three citations for violating the *Nightlife Beverage Special Use Program (Sec. 5C4.3.)* are issued to the restaurant in a two year period, the bar establishment shall not be eligible for the *Nightlife Beverage Special Use Program (Sec. 5C4.3.)* and instead shall be subject to the requirements of *Sec. 13B.2.2. (Class 2 Conditional Use Permit)* for use permission.

    a. A citation shall include citations issued by the Police Department that have been filed with the Los Angeles County Superior Court or Orders to Comply issued by the Department of Building and Safety.

    b. The California Department of Alcoholic Beverage Control may be notified by the Los Angeles Police Department or other enforcement agency of the issued citations, which may affect the State issued alcohol license.

6. The owner and operator shall provide a floor plan and site plan to the Department of City Planning that shows compliance with the applicable floor plan and site plan standards pursuant to the *Nightlife Beverage Special Use Program (Sec. 5C4.3.)*.

SEC. 5C.4.4. HOME-SHARING

A. Intent

To allow for the efficient use and sharing of a residential structure which is a host's primary residence, without detracting from the surrounding residential character or the City's available housing stock.

B. Definitions

The following definitions shall apply to this Section:

1. Administrative Guidelines

The Department of City Planning or Office of Finance may promulgate regulations, which may include, but are not limited to, application requirements, interpretations, conditions, reporting requirements, enforcement procedures, and disclosure requirements, to implement the provisions, and consistent with the intent, of this Section.

2. Booking Service

Any reservation or payment service provided by a person that facilitates a short-term rental transaction between a person and a prospective guest or transient user, and for which the person collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation or payment of services provided for the transaction.

3. Citation

Includes any enforcement citation, order, ticket or similar notice of violation, relating to the condition of or activities at a person's primary residence or property, issued by the Los Angeles Department of Building and Safety, Los Angeles Housing and Community Investment Department, Los Angeles Police Department, or Los Angeles Fire Department, including an administrative citation issued pursuant to *Chapter 1, Article 1.2. (Administrative Citations)*.

4. Extended Home-Sharing

Home-sharing that is permitted for an unlimited number of days in a calendar year.

5. Hosting Platform

A person that participates in short-term rental business by collecting or receiving a fee, directly or indirectly through an agent or intermediary, for conducting a booking service transaction using any medium of facilitation.

6. Host

An individual who is registered for home-sharing as the term is defined in *Sec. 5C.1.1.B.2. (Home Sharing)*.

7. Person

Person shall have the same meaning as that term is defined in *Chapter 2, Section 21.7.2. (Definitions) of the LAMC*.

8. Platform Agreement

A signed agreement between a home-sharing hosting platform and the City, which, among other things, provides that the platform will collect and submit the transient Occupancy Tax to the City on behalf of hosts and persons listed for Short Term Rentals.

9. Primary Residence

The sole residence from which the host conducts home-sharing and in which the host resides for more than 6 months of the calendar year.

10. Rental Unit

A dwelling unit or other residential structure, or portion thereof.

11. Short-Term Rental

A rental unit, rented in whole or in part, to any person(s) for transient use of 30 consecutive days or less. Rental units within City-approved lodging uses shall not be considered a short-term rental.

12. Transient

Transient shall have the same meaning as that term is defined in *Chapter 2, Section 21.7.2. (Definitions) of the LAMC*.

C. Home-Sharing Registration

To register a home-sharing, home-based business, the applicant shall provide the material below to the satisfaction of the Director of Planning within 45 days of when the application is first submitted:

1. Information verifying the host's identification and primary residence;
2. Identification of a local responsible contact person;
3. A list of all hosting platforms to be used;
4. Whether home-sharing is for an entire rental unit or a portion thereof;
5. Any other information required by the instructions on the application or by the guidelines promulgated by the Director of Planning; and
6. Payment of any filing fee required under *Article 15. (Fees)*.

D. Eligibility Requirements

The following requirements shall be met at the time of submitting an application for home-sharing registration:

a. The applicant has obtained a Transient Occupancy Registration Certificate from the Office of Finance pursuant to *Chapter 2, Section 21.7.6. (Registration) of the LAMC*, unless the applicant exclusively lists his or her primary residence on hosting platforms that have a platform agreement with the City of Los Angeles.

b. The proposed home sharing is consistent with the provisions of this Subsection and is limited to the host's primary residence.

i. A renter or lessee shall not engage in home-sharing without prior written approval of the landlord. A renter or lessee shall provide copies of the landlord's written approval to the City at the time of filing the application for registration. A landlord may proactively prohibit home sharing by tenants at any or all of the owner's properties by submitting a notification in writing to the Department of City Planning.

ii. A primary residence that is subject to affordable housing covenants, or *Chapter 15 (Rent Stabilization Ordinance) of the LAMC*, or are income-restricted under City, State, or Federal law, is not eligible for home-sharing.

iii. No primary residence which is the subject of any pending citation may be registered for home sharing.

iv. No person may apply for or obtain more than one home-sharing registration or otherwise operate more than one home sharing rental unit at a time in the City of Los Angeles.

1. Expiration and Renewal

a. A home-sharing registration is valid for one year from the date of issuance. It may not be transferred or assigned and is valid only at the host's primary residence. A home-sharing registration may be renewed annually if the host:

i. Pays the renewal fee;

ii. Has complied with the provisions of this Section for the past year;

iii. Provides information concerning any changes to the previous application for, or renewal of, the home-sharing registration; and

iv. Submits home sharing records described in *Sec. 5C.4.4.D. (Eligibility Requirements)* for the last year to demonstrate compliance with this Section, unless the host lists exclusively on a hosting platform with a platform agreement that includes a provision for pass-through registration for applicants for a home sharing registration.

b. The records described in *Sec. 5C.4.4.D. (Eligibility Requirements)* shall be made public to the extent required by law.

2. Suspensions and Revocations

Notwithstanding any other provision to the contrary, the Director of Planning may require the suspension, modification, discontinuance or revocation of any home-sharing registration if it is found that the host has violated this subdivision or any other City, State, or Federal regulation, ordinance or statute.

a. Suspension

If a host receives two citations, the host's home-sharing registration shall be suspended for 30 days, or as long as at least one citation is open, whichever is longer. The suspension shall become effective 15 days after the mailing of a Notice of Intent to Suspend the host. If a host initiates an appeal of either citation, the suspension will take effect only if the appeal is not resolved entirely in the host's favor.

i. A host may challenge a citation by submitting an appeal to the City department that issued the citation and providing notice to the Department of City Planning as described in the Administrative Guidelines.

ii. Where no process is described in the citation, a host may challenge a citation by submitting an appeal to the Director of Planning in accordance with the process in *Sec. 13B.6.1. (Evaluation of Non-Compliance)*, with no further appeal to a Commission or City Council.

b. Revocation

If three citations have been issued to the host and have been sustained (after exhaustion of any related remedies, including appeals) within a registration year, the host's home-sharing registration shall be revoked. The revocation of a host's home-sharing registration shall become effective 15 days after the mailing of a Notice of Intent to Revoke to the host.

i. A host may challenge a Notice of Intent to Revoke by submitting an appeal to the Director of Planning in accordance with the process in *Sec. 13B.6.1. (Evaluation of Non-Compliance*), with no further appeal to a Commission or City Council.

ii. Pursuant to the revocation, the host shall be prohibited from participating in home-sharing for one year from the effective date of the Notice of Intent to Revoke.

c. Modification

The Director of Planning may modify, discontinue or revoke any home-sharing registration based upon an order to show cause, pursuant to *Sec. 13B.6.2.A.1. (Zoning Administrator Authority)*, why any proposed modifications, discontinuances or revocations of any home-sharing registration should not be issued. The Director of Planning shall provide notice to the host or recorded owner and lessees of the host's primary residence to appear at

a public hearing at a time and place fixed by the Director of Planning to respond to the Director of Planning's order to show cause.

3. Prohibitions

a. No person shall offer, advertise, book, facilitate or engage in home-sharing or short-term rental activity in a manner that does not comply with this subdivision.

b. A host may not participate in home-sharing unless all advertisements clearly list the City-issued home-sharing registration number or pending registration status number.

c. No host shall engage in home-sharing for more than 120 days in any calendar year unless the City has issued the host an extended home-sharing registration pursuant to Paragraph (h) (Extended home-sharing).

d. Accessory dwelling units for which a complete building permit application was submitted on or after January 1, 2017, to the Department of Building and Safety pursuant to *Sec. 13B.10.1. (General Provisions; Permits and Vesting of Development Plan)* may not be used for home-sharing, unless an applicant demonstrates the accessory dwelling unit is the applicant's primary residence.

e. No host shall offer, advertise, or engage in home-sharing in a non-residential building, including but not limited to, a vehicle parked on the property, a storage shed, trailer or any temporary structure, including, but not limited to, a tent.

f. If a host lists a primary residence on multiple listings on multiple hosting platforms, only one listing may be booked at any given time.

g. A host may not rent all or a portion of his primary residence for the purposes of home-sharing to more than one group of guests or under more than one booking, at any given time.

h. Home-sharing is not permitted in buildings that have been converted from units subject to *Chapter 15 (Rent Stabilization Ordinance) of the LAMC* to single-unit dwellings until 5 years after the date of conversion.

i. Except for allowable Home Occupations, non-residential uses including, but not limited to, sales or exchange of products, events that charge a fee, or the promotion, display or servicing of any product shall not be permitted during home-sharing activity.

j. A host shall only advertise on a hosting platform that was listed on the host's home-sharing application form, unless the host has submitted a written request and received written approval from the Department of City Planning to use another hosting platform.

k. No more than 2 overnight guests (not including children) are allowed per habitable room, not including kitchens, during home-sharing activities.

l. There shall be no use of sound amplifying equipment, as that term is defined in *Chapter 11, Section 111.01.(j) of the LAMC* after 10:00 pm and no evening outdoor congregations of more than 8 people (excluding children) during home-sharing activities. Home-sharing activities are subject to the noise regulations in *Chapter 11 (Sound Amplifying Equipment) of the LAMC*.

m. A host whose home sharing registration has been suspended is prohibited from participating in home sharing for the duration of the suspension.

n. A host whose home sharing registration has been revoked may not participate in home-sharing unless and until a new registration is authorized.

E. Host Requirements

1. A host may be responsible for any nuisance violations, as described in *Sec. 13B.6.2.A.1. (Nuisance Abatement/Revocation; Applicability; Zoning Administrator Authority)*, arising at the host's primary residence during home-sharing activities. The host, or owner of the host's primary residence if the host does not own it, may be assessed a minimum inspection fee, as specified in *Chapter 9, Section 98.0412. (Inspection Fees)* for each site inspection.

2. The host shall keep and preserve, for a minimum period of three years, all records regarding each home-sharing stay, including the length of stay and the price paid for each stay, and any other records required by Administrative Guidelines promulgated by the Director of Planning.

3. On the home-sharing registration application, a host shall acknowledge and consent to Office of Finance and other City agencies' inspection of records at all reasonable times and places for purposes of enforcement of this Subdivision.

4. The host shall fully comply with all the requirements of *Chapter 2, Article 1.7. (Transient Occupancy Tax) of the LAMC*.

5. The host shall pay a per-night fee for each night of home-sharing, which will be deposited into the Short Term Rental Enforcement Fund per the requirements in *Section 5.576 of the Los Angeles Administrative Code*. The City Council shall adopt, by resolution, a per-night fee based on an analysis of the cost of implementing, maintaining, and enforcing this Subsection.

6. Every host shall provide and maintain working fire extinguishers, smoke detectors, and carbon monoxide detectors, in compliance with fire, life and safety codes; information related to emergency exit routes on the property and contact information, including the contact information of the host or a designated responsible agent of the host.

7. Every host that lists a primary residence located in a Very High Fire Hazard Severity Zone designated by the City of Los Angeles Fire Department pursuant to *California Government Code Section 51178* shall include in all host listings and post written notices on any patio or deck that smoking is not permitted in any exterior of the property.

8. Every host shall provide a code of conduct to guests that includes the relevant provisions of this Subdivision and other information to address behavioral, safety, security, and other matters, as required in the Department of City Planning Administrative Guidelines.

9. Every host shall authorize any hosting platform on which his or her primary residence is listed to provide to the City the host listing and other information described in *Sec. 5C.4.4.E.4.*

10. Every host shall consent to receive all City notices and citations regarding their home-sharing registration by U.S. mail.

F. Hosting Platform Responsibilities

1. Hosting platforms shall not process or complete any booking service transaction for any person, unless the person has a valid home-sharing registration number issued by the City or a pending registration status number.

2. Hosting platforms shall not process or complete any booking service transaction for any host listing that has exceeded the authorized 120-day limit in one calendar year, unless the host has obtained an extended home-sharing approval.

3. Within 45 days of the effective date of this Section, hosting platforms with listings located in the City shall provide to the Department of City Planning the contact information for an employee or representative responsible for responding to requests for information, including requests related to possible violations of this Subdivision. Hosting platforms that commence listings in the City after the effective date shall provide this information prior to facilitating home-sharing activity or providing booking services within the City.

4. Subject to applicable laws, a hosting platform with listings in the City shall provide to the Department of City Planning, on at least a monthly basis, in a format as specified by the City, the home-sharing registration number of each listing, the name of the person responsible for each listing, the street address of each listing and, for each booking that occurs within the reporting period, the number of days booked.

5. In the event a hosting platform has entered into an agreement with the Office of Finance to collect and remit transient Occupancy Tax pursuant to *Chapter 2, Article 1.7. (Transient Occupancy Tax) of the LAMC*, and a host has assigned the responsibilities for the collection and remittance of the transient Occupancy Tax to the hosting platform, then the hosting platform and the host shall have the same duties and liabilities, including but not limited to the collection and remittance of the tax to the City on a monthly basis.

G. Exception

1. The provisions of this paragraph shall not apply to a hosting platform whenever it (a) complies with the Administrative Guidelines, issued by DCP and approved by resolution of the City Council, that describe how the platform shall satisfy the hosting platform responsibilities in this paragraph, or (b) enters into a platform agreement, the terms of which shall be set forth in a master platform agreement approved by the City Council, that establishes the manner in

which the hosting platform supports the City's enforcement of this subdivision and meets the purposes of the platform responsibilities in this paragraph. Each individual platform agreement shall be approved by the City Council.

H. Enforcement of Violations

1. The provisions in this Subsection shall be in addition to any criminal, civil, or other legal remedy established by law that may be pursued to address violations of this Section.

2. Any person who has failed to comply with the provisions of this Section may be subject to the provisions of *Chapter 1, Section 11.00 (Provisions Applicable to Code) of the LAMC*. The owner or operator of any property used for Short Term Rentals, including the host or owner of any host primary residence, may be assessed a minimum inspection fee, as specified in *Chapter 9, Section 98.0412. (Inspection Fees) of the LAMC* for each site inspection.

3. The Director of Planning may, at any time, require the modification, discontinuance, or revocation of any home-sharing registration in the manner prescribed in Subdivision C.4. (Suspensions and Revocations).

4. The ACE program in *Chapter 1, Article 1.2. (Administrative Citations) of the LAMC* may be utilized to issue administrative citations and impose fines pursuant to this Section. The citation shall be served by personal service or by depositing in the mail for delivery by the United States Postal Service, in a sealed envelope, postage prepaid, addressed to the operator of the Short Term Rental, the host, or the property owner, if different than the operator or host, shown on the County's last equalized property tax assessment roll. Fines for violations of this subdivision shall be as follows:

a. Hosting platform: a $1,000 fine per day shall be imposed for any of the following violations:

i. Completing a booking service transaction for each listing without a valid City home-sharing registration number or pending registration status number.

ii. Completing a booking service transaction for each listing where more than one property is affiliated with a single host, or each listing where the host's home address does not match the listing location.

iii. Completing a booking service transaction for any listing for a rental unit where the host's home sharing or extended home-sharing registration has been revoked or suspended by the City.

iv. Completing a booking service transaction for any rental unit lacking extended home-sharing approval that has exceeded the authorized 120-day limit for hosting short-term rentals in one calendar year.

b. Owner of primary residence or host or person:

i. A daily fine of $500, or two times the nightly rate charged, whichever is greater, for advertising a rental unit for the purposes of short-term rental in violation of this Subdivision.

ii. A daily fine of $2,000, or two times the nightly rent charged, whichever is greater, for each day of home-sharing activity beyond the 120 day limit in a calendar year, unless the host has a valid extended home-sharing Registration.

iii. For all other violations of this subdivision, the administrative fine shall be levied according to the amounts described in *Chapter 1, Section 11.2.04.(a)(2) (Administrative Fines)* of *Chapter 1 (General Provisions and Zoning)*. The square footage for the use in calculating the fine shall be the amount of indoor space to which the transient guest has access. If the square footage is unable to be ascertained, it shall be deemed to be between 500 and 2,499 square feet.

c. The fine amounts listed above shall be updated annually, from the date of effective date of this ordinance, according to the Consumer Price Index for All Urban Consumers (CPI-U).

I. Extended Home-Sharing

For hosts who participate in extended home-sharing, the following shall apply:

1. Application and Eligibility Requirements

a. Ministerial Approval

Extended home-sharing may be approved by the Director of Planning if, in addition to the eligibility requirements for home-sharing, all of the following requirements are met:

i. The host maintains a current home-sharing registration and has maintained a home-sharing registration for at least six months or has hosted for at least 60 days based on substantial evidence provided by the host or hosting platform.

ii. No more than one citation was issued within the prior three years.

iii. The host provides proof of mailing of a notification concerning commencement of extended home sharing, which includes a Director of Planning-issued publication outlining the complaint process, to adjacent and abutting owners and occupants on a form provided by the Department of City Planning.

b. Discretionary Approval

A discretionary review of an extended home-sharing application is required if the host complies with Subparagraph a.i., but two citations have been issued within the prior three years.

c. If the Director of Planning finds that the matter may have a significant effect on neighboring properties, the Director of Planning may set the matter for public hearing. Written notice of the hearing shall be sent by First Class Mail at least 21 days prior to the

hearing to the applicant, owners, and tenants of the property involved, owners and tenants of all properties adjacent and abutting the proposed extended home-sharing activity, the City Council Member representing the area in which the property is located, and the applicable Neighborhood Council. If the Director of Planning determines that the matter will not have a significant effect on neighboring properties, no hearing shall be held.

d. The extended home-sharing application may only be approved if, in addition to the eligibility requirements for home sharing, all of the following requirements are met, to the satisfaction of the Director of Planning:

i. The host provides proof of mailing of a notification, which includes a Director of Planning-issued publication outlining the complaint process, to adjacent and abutting owners and occupants on a form provided by the Department of City Planning.

ii. In consideration of any comments received by the public on the application, the Director of Planning finds the use is in substantial conformance with the following findings:

a) That the extended home-sharing will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region;

b) That the extended home-sharing operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, the availability of housing, or the public health, welfare, and safety;

c) That the extended home-sharing substantially conforms with the purpose, intent, and provisions of the General Plan, the applicable community plan, and any applicable Specific Plan; and

d) That there is no substantial evidence of continued nuisance behavior from the location.

e. If no appeal is filed within 15 days from the date of the Director of Planning's determination approving or denying an extended home-sharing application, the Director of Planning's decision is final. An appeal to the Area Planning Commission may be filed by the applicant or any adjacent and abutting owner and occupant. An appeal shall be filed at the public counter of the Department of City Planning within 15 days of the date of the Director of Planning's decision. The appeal shall set forth specifically how the appellant believes the Director of Planning's findings and decision are in error. The Area Planning Commission may grant, conditionally grant, or deny the appeal. The failure of the Commission to act upon an appeal within 75 days after the expiration of the appeal period, or within an additional period as may be agreed upon by the applicant and the Director of Planning, shall be deemed a denial of the appeal and the original action on the matter shall become final.

i. Ineligibility

If the host's home sharing registration has been suspended or revoked, the host is not eligible to apply for extended home-sharing for two years from the effective date of the revocation or suspension or as long as a citation remains open or unresolved, whichever is later.

ii. Expiration and Renewal

An extended home sharing registration is valid for one year from the date of issuance. An extended home-sharing registration is subject to the same expiration and renewal terms described in Subdivision C.3. (Expiration and Renewal) and may be renewed annually if the host meets the same renewal requirements in that subparagraph.

iii. Revocations

An extended home-sharing approval shall be revoked if there are two citations within a registration year in accordance with the process set forth in Subdivision C.4. (Suspensions and Revocations). Pursuant to the revocation, the host shall be prohibited from participating in home-sharing for two years from the effective date of the Notice of Revocation or as long as a citation remains open or unresolved, whichever is later.

J. Administration and Regulations

No person shall fail to comply with the Administrative Guidelines.

K. Effective Date

This effective date of this Section is July 1, 2019.

ARTICLE 7.
ALTERNATE TYPOLOGIES

Part 7A. **Introduction**

Part 7B. **Alternate Typologies**

Part 7C. **Alternate Typology Rules**

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PART 7A. INTRODUCTION

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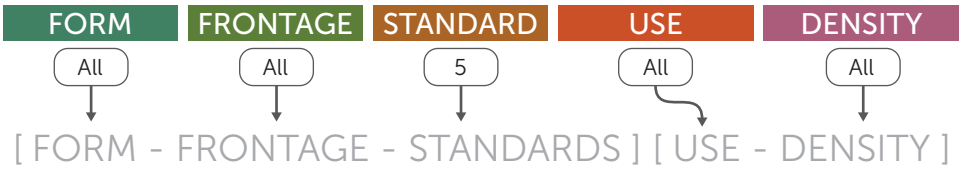
DIV. 7A.1. ORIENTATION

SEC. 7A.1.1. RELATIONSHIP TO ZONE STRING

Alternative Typologies may be used on lots where all districts in the applied zone string are listed as eligible districts in the eligibility table of the proposed Alternate Typology. The proposed Alternate Typology either supersedes or defers to the standards of the underlying applied zone string districts as specified by the proposed Alternate Typology.



SEC. 7A.1.2. HOW TO USE ARTICLE 7 (ALTERNATE TYPOLOGIES)

A. Determine Eligibility

Review each component in a zone string against the eligible districts for an Alternate Typology.

B. Form Standards

Form regulations are outlined in subsection D. of each Alternate Typology.

C. Frontage Standards

Frontage regulations are outlined in subsection E. of each Alternate Typology.

D. Development Standards

Development Standards regulations are outlined in subsection F. of each Alternate Typology.

E. Use Standards

Use regulations are outlined in subsection G. of each Alternate Typology.

F. Density Standards

Density regulations are outlined in subsection H. of each Alternate Typology.

G. Interpret Standards

Each standard in an Alternate Typology in *Part 7B. (Alternate Typologies)* provides a reference to *Part 7C. (Alternate Typology Rules)* where each standard is explained in detail.

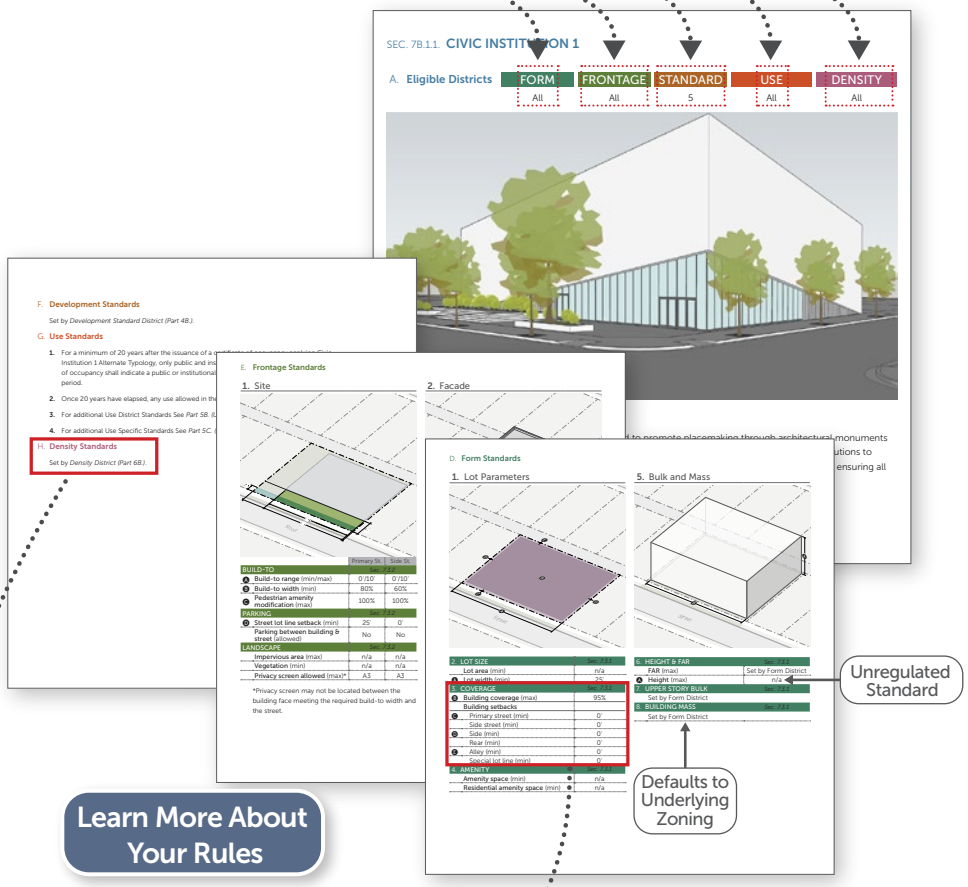
Zone String Example:

Zone String

[LM2-MU2-5] [RG1-FA]

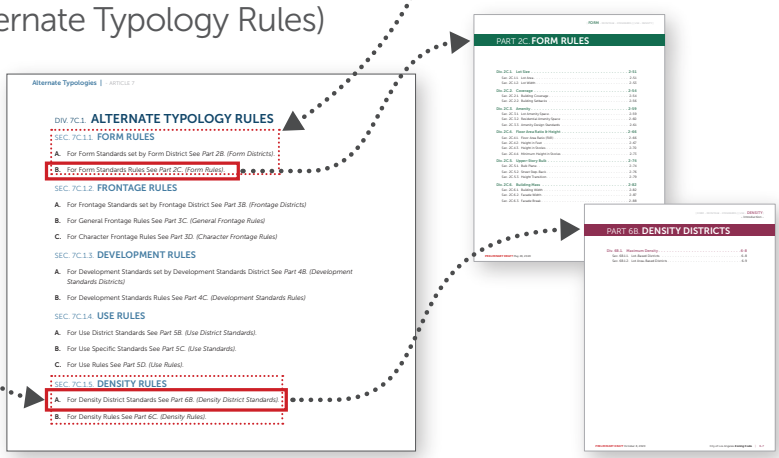
See if Your Zoning is Eligibile

Part 7B (Alternate Typology)



Learn More About Your Rules

Part 7C (Alternate Typology Rules)



SEC. 7A.1.3. ALTERNATE TYPOLOGY GRAPHICS

A. General

1. Illustrations and graphics are included in Article 7 (Alternate Typologies) only to assist users in understanding the intent and requirements of the text. In the event a conflict occurs between the text of Article 7 (Alternate Typologies) and any illustration or graphic, the text prevails.
2. To interpret the Form standard graphics in Article 7 (Alternate Typologies) see *Sec. 2A.1.4.C. (Interpreting Form District Standards)*.
3. To interpret the Frontage standard graphics in Article 7 (Alternate Typologies) see *Sec. 3A.1.4. (Interpreting Frontage District Standards)*.

SEC. 7A.1.4. ALTERNATE TYPOLOGY NAMING CONVENTION

Alternate Typology names are composed of two components: a typology category and a variation number.

A. Typology Category

The first component of each Alternate Typology is a typology category. Typology categories group all typologies with similar allowed uses, characteristics, and intent. Typology categories are organized as follows:

1. Civic Institution
2. Corner Store
3. Small Lot Subdivision
4. Drive-Through
5. Fueling Station

B. Variation Number

The last component of each Alternate Typology name is a variation number. Alternate Typologies are numbered based on the Development Standard Districts in which they are eligible, starting with Development Standards District 5 and ending Development Standards District 1.

DIV. 7A.2. OPENING PROVISIONS

SEC. 7A.2.1. ALTERNATE TYPOLOGIES INTENT

There are certain cases where the desired physical form for a specific type of development is prohibited by the zoning applied to a lot. In those cases, Alternate Typologies provide an option to override specific standards in the underlying zoning that may otherwise prohibit the desired form. In exchange for providing greater flexibility on particular standards, Alternate Typologies require other higher standards that promote the desired form and ensure projects are contextually appropriate.

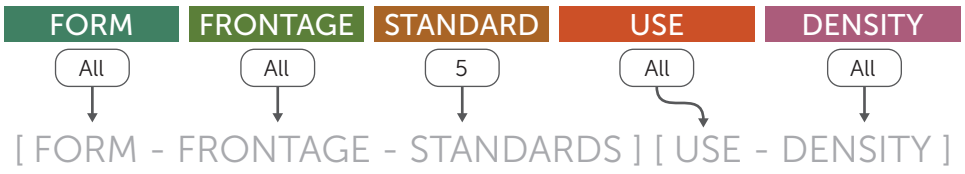
SEC. 7A.2.2. ALTERNATE TYPOLOGIES APPLICABILITY

A. General

All projects approved using an Alternate Typology and filed after the effective date of this Zoning Code (Chapter 1A) shall comply with the applicable Alternate Typology Standards in Article 7 (Alternate Typologies), as further specified below. For vested rights, see *Sec. 1.4.5. (Vested Rights)*, and for continuance of existing development, see *Sec. 1.4.6. (Continuance of Existing Development)*.

B. Eligibility

Alternate Typologies are only allowed in eligible districts. Each Alternate Typology provides an eligibility table that lists all zoning districts where the Alternate Typology is allowed. Any lot within one of the eligible zone districts may use the Alternate Typology. When an eligible district is listed with "_", all variations of the district are eligible (for example, RN_ includes RN1, RN2 and any other RN variation).



C. Project Activities

1. Alternate Typology standards apply to project activities as shown in the applicability tables in Part A of the Zone String Articles, 2-6. More than one project activity may apply to a project (for example, an addition may also include the expansion of a use).

2. Where a rule is listed as generally applicable in the applicability tables in Part A of the Zone String Articles, 2-6, the project activity shall meet the applicable Alternate Typology rules within the Division. This general applicability may be further specified for each standard in the applicability provisions in *Part 2C. (Form Rules)*, *Part 3C. (Frontage Rules)*, *Part 3D. (Character Frontage Rules)*, *Part 4C. (Development Standards Rules)*, *Part 5C. (Frontage Rules)*, and *Part 6C. (Frontage Rules)*. Project applicability may also be modified by *Article 12. (Nonconformities)*. Where a Division of the Alternate Typology rules is listed as not applicable in the applicability tables of the Zone String articles, 2-6, the standards within the Division do not apply to the project activity.

3. For more information about project activities, see *Sec. 14.1.15. (Project Activities)*.

D. Applicable Components of Buildings and Lots

1. Alternate Typology regulations apply to all portions of a lot.

2. Alternate Typology regulations apply to all portions of buildings and structures on a lot.

3. Specific Alternate Typology regulations may further limit which components of buildings and lots are required to comply with the rules in *Part 7C. (Alternate Typology Rules)*.

E. Nonconformity

1. Where an existing lot, site, building, or structure is nonconforming as to the standards specified by the underlying applied zone string districts, a project is eligible to use Alternate Typology for proposed project activities, provided that the uses on the lot will conform to the use standards of the proposed Alternate Typology once the proposed project is complete. Once any project activity is approved under the rules of an Alternate Typology, no future project activity on that lot may decrease the conformance with any Alternate Typology standard in *Article 7 (Alternate Typologies)*, except as specified by the following provision.

2. *Article 12. (Nonconformity)* provides relief from the requirements of *Article 7 (Alternate Typologies)*, for existing lots, site improvements, buildings, structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current district standards or use permissions. No proposed project activity using an Alternate Typology may decrease the conformance with any Form, Frontage, Development Standards, Use, or Density standard in *Article 7 (Alternate Typologies)*, unless otherwise specified in *Div. 12.2. (Form Exceptions)*, *Div. 12.3. (Frontage Exceptions)*, *Div. 12.4. (Development Standards Exceptions)*, *Div. 12.5. (Use Exceptions)*, or *Div. 12.6. (Density Exceptions)*.

SEC. 7A.2.3. RELATIONSHIP TO ZONING DISTRICTS

A. Where a standard is listed in an Alternate Typology, the specification listed for the standard in the Alternate Typology supersedes the specification listed in the underlying zone string districts for the same standard.

B. The underlying zone string district standard applies where an Alternate Typology:

1. Defers to the underlying districts (for example, "Set by Form District");

2. Provides no specification for a standard listed by the underlying zone string districts; or

3. Does not list a standard that is listed by the underlying zone string districts.

SEC. 7A.2.4. RELATIONSHIP TO SPECIFIC PLANS & SUPPLEMENTAL DISTRICTS

A. Alternate Typologies do not supersede the requirements of Specific Plans or Supplemental Districts.

B. Special Districts are not eligible to use Alternate Typologies.

PART 7B. ALTERNATE TYPOLOGIES

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DIV. 7B.1. CIVIC INSTITUTION

SEC. 7B.1.1. CIVIC INSTITUTION 1

A. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	5	All	All

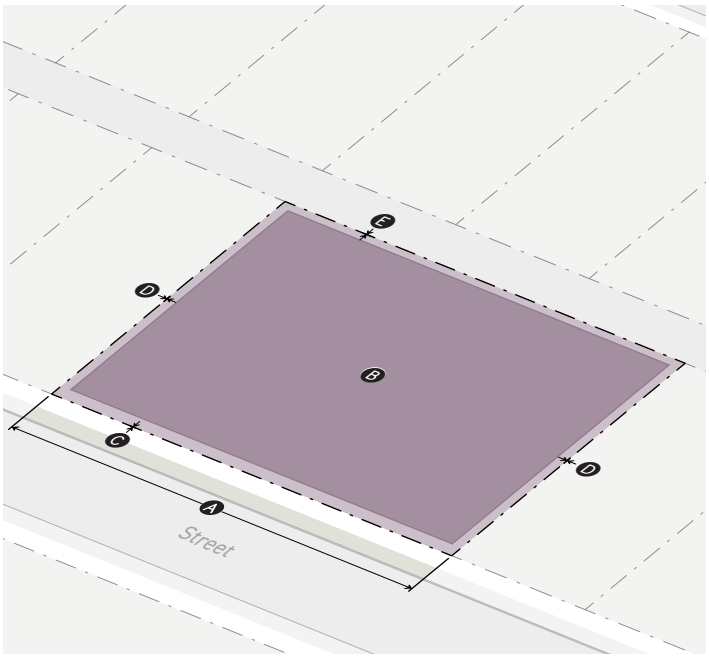
B. Intent

The Civic Institution 1 Alternate Typology is intended to promote placemaking through architectural monuments and publicly accessible spaces. This Alternate Typology allows greater design flexibility for civic institutions to differentiate civic assets from the surrounding urban fabric, while maintaining standards essential for ensuring all projects actively contribute to a highly walkable urban environment.

C. Review

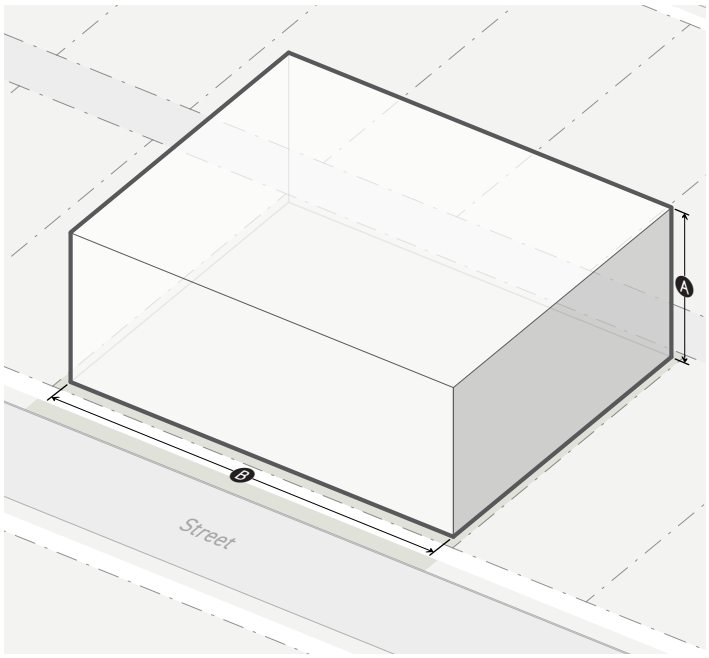
Administrative review is required, see *Sec. 14.5.1. (Administrative Review)*.

D. Form: Lot Parameters



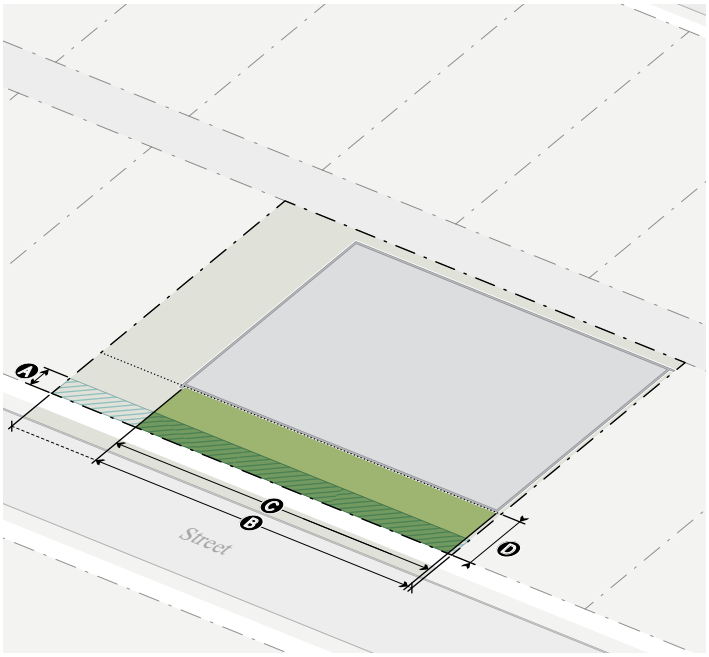
1. LOT SIZE	*Sec. 7.3.1*
Lot area (min)	n/a
Ⓐ **Lot width** (min)	25'
2. COVERAGE	*Sec. 7.3.1*
Ⓑ **Building coverage** (max)	95%
Building setbacks	
Ⓒ Primary street (min)	0'
Side street (min)	0'
Ⓓ Side (min)	0'
Rear (min)	0'
Ⓔ Alley (min)	0'
Special lot line (min)	0'
3. AMENITY	*Sec. 7.3.1*
Lot amenity space (min)	n/a
Residential amenity space (min)	n/a

E. Form: Bulk and Mass



1. HEIGHT & FAR	*Sec. 7.3.1*
FAR (max)	Set by Form District
Ⓐ **Height** (max)	n/a
2. UPPER STORY BULK	*Sec. 7.3.1*
Set by Form District	
3. BUILDING MASS	*Sec. 7.3.1*
Set by Form District	

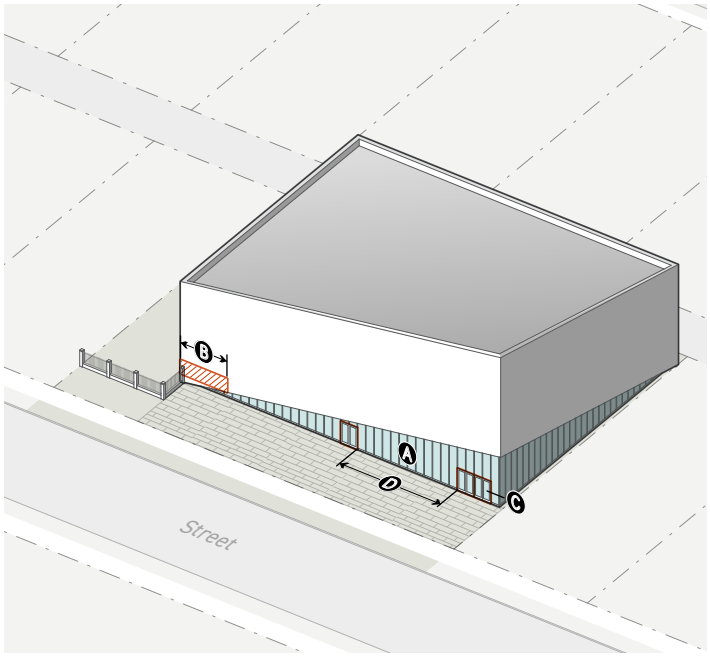
F. Frontage: Site



		Primary St.	Side St.
1.	**BUILD-TO**	*Sec. 7.3.2*	
	Applicable stories (min)	1	1
A	**Build-to depth** (max)	0'/10'	0'/10'
B	**Build-to width** (min)	80%	60%
C	**Pedestrian amenity allowance** (max)	100%	100%
2.	**PARKING**	*Sec. 7.3.2*	
D	**Parking setback** (min)	25'	0'
	Parking between building & street (allowed)	No	No
3.	**LANDSCAPE**	*Sec. 7.3.2*	
	Frontage planting area (min)	n/a	n/a
	Frontage yard fence & wall type allowed:	A3*	A3*

*Fences and walls may not be located between the building face meeting the required build-to width and the street.

G. Frontage: Facade



		Primary St.	Side St.
1.	**TRANSPARENCY**	*Sec. 7.3.2*	
A	**Ground story** (min)	10%*	10%*
	Upper stories (min)	n/a	n/a
B	**Active wall spacing** (max)	70'	90'
2.	**ENTRANCES**	*Sec. 7.3.2*	
C	**Street-facing entrance**	Required	n/a
D	Entrance spacing (max)	100'	150'
	Entry feature	n/a	n/a
3.	**GROUND STORY**	*Sec. 7.3.2*	
	Ground story height (min)		
	Residential (min)	n/a	n/a
	Nonresidential (min)	16'	16'
	Ground floor elevation (min/max)	n/a	n/a

*Ground story window and door glazing may be screened for up to 50% of the glazed area.

H. Development Standards

Set by applied *Development Standard District (Part 4B.)*.

I. Use Standards

1. The Civic Institution 1 Alternate Typology shall only be applied for projects including the following uses for no less than 75% of the total floor area:
    a. Civic Facility: All (examples include community centers, museums, and libraries);
    b. Office, Government;
    c. Public Safety Facility (examples include fire and police stations);
    d. Religious Assembly (examples include churches, mosques, synagogues, and temples);
    e. School: K-12;
    f. School: Post-Secondary;
    g. Social Services; and
    h. Transit Terminal.
2. For projects approved using the Civic Institution 1 Alternate Typology, except for incidental uses and accessory uses, only *Public and Institutional Uses (Sec. 5C.1.2.)* are allowed on the lot for a period of 20 years after the project receives its certificate of occupancy.
3. Once 20 years have elapsed, any use allowed in the applied *Use District (Part 5B)* is permitted.
4. For additional Use District standards, see the applied *Use District (Part 5B).*

J. Density Standards

Set by the applied *Density District (Part 6B.)*.

SEC. 7B.1.2. CIVIC INSTITUTION 2

A. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	1, 2, 3, & 4	All	All

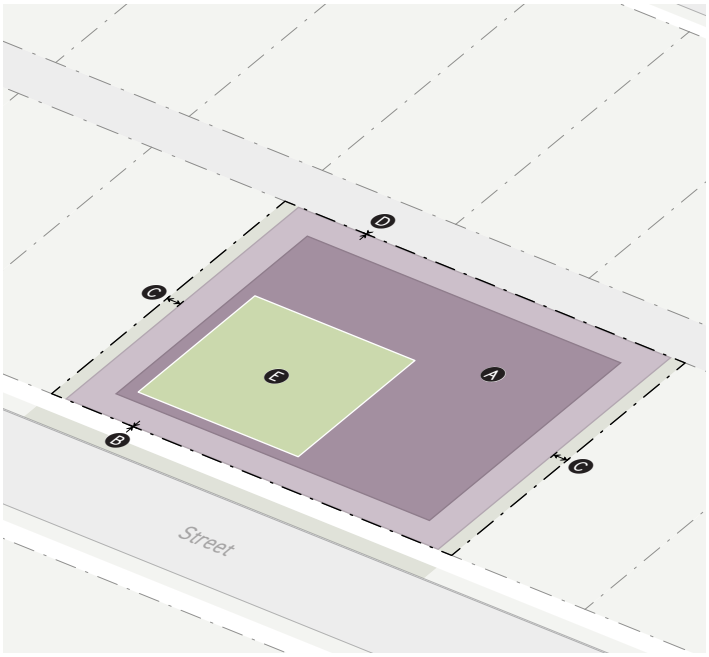
B. Intent

The Civic Institution 2 Alternate Typology is intended to promote placemaking through architectural monuments and publicly accessible spaces. This Alternate Typology allows greater design flexibility for civic institutions to differentiate civic assets from the surrounding urban fabric, while maintaining standards essential for ensuring all projects actively contribute to a highly walkable urban environment.

C. Review

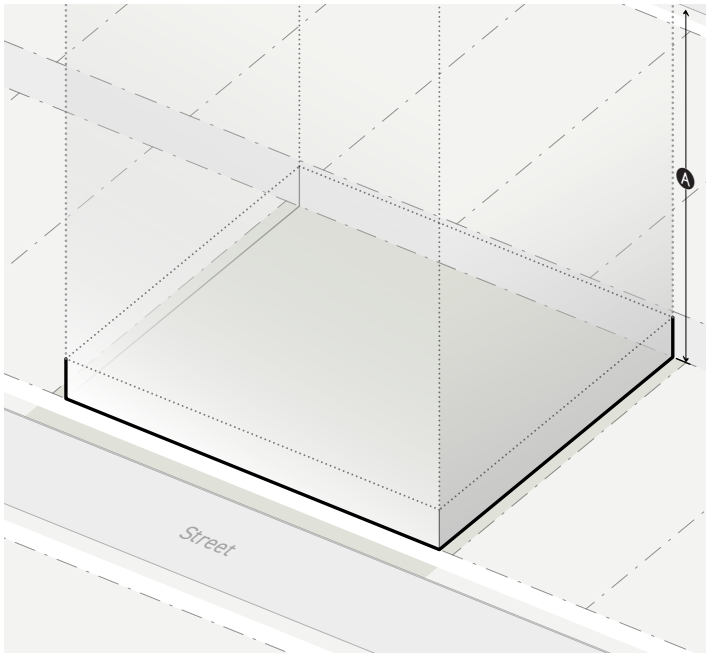
Administrative review is required, see *Sec. 14.5.1. (Administrative Review)*.

D. Form: Lot Parameters



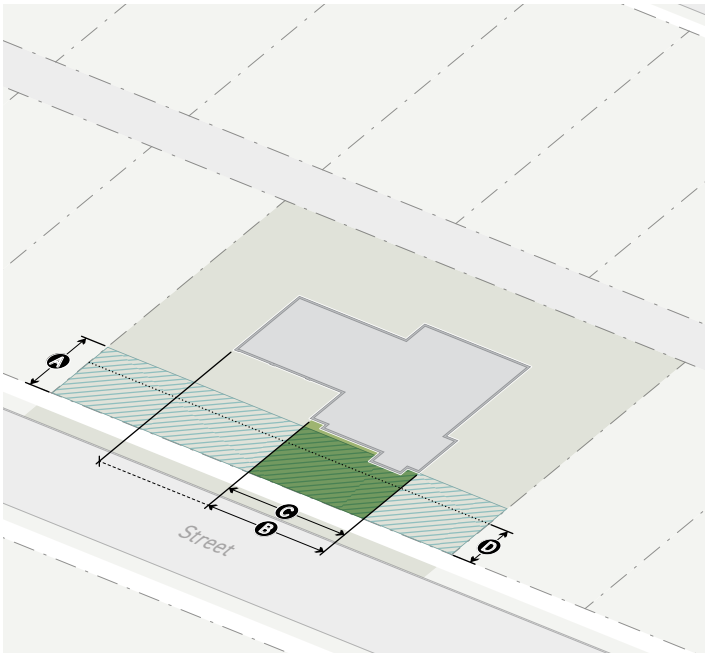
1. LOT SIZE	*Sec. 7C.1.1.*
Lot area (min)	n/a
Lot width (min)	n/a
2. COVERAGE	*Sec. 7C.1.1.*
Ⓐ **Building coverage** (max)	65%
Building setbacks	
Ⓑ Primary street (min)	0'
Side street (min)	5'
Ⓒ Side (min)	5'
Rear (min)	5'
Ⓓ Alley (min)	0'
Special lot line (min)	Set by Form District
3. AMENITY	*Sec. 7C.1.1.*
Ⓔ **Lot amenity space** (min)	20%
Residential amenity space (min)	n/a

E. Form: Bulk and Mass



1. HEIGHT & FAR	*Sec. 7C.1.1.*
FAR (max)	Set by Form District
Ⓐ **Height** (max)	n/a
2. UPPER STORY BULK	*Sec. 7C.1.1.*
Bulk plane	n/a
Street step-back	n/a
Height transition	n/a
District boundary height transition	n/a
3. BUILDING MASS	*Sec. 7C.1.1.*
Set by Form District	

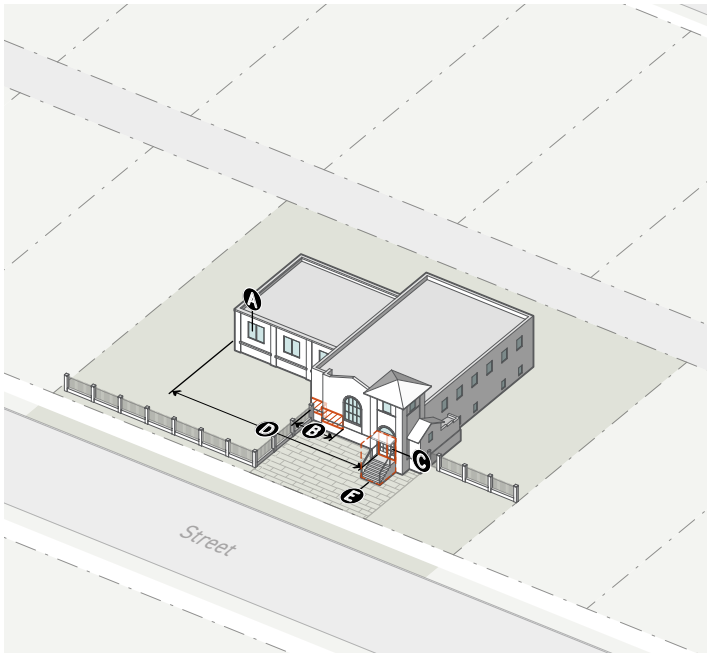
F. Frontage: Site



		Primary St.	Side St.
1.	BUILD-TO	*Sec. 7C.1.2.*	
	Applicable stories (min)	1	n/a
A	**Build-to depth** (max)	30'	n/a
B	**Build-to width** (min)	Building-based	n/a
C	**Pedestrian amenity allowance** (max)	100%	n/a
2.	PARKING	*Sec. 7C.3.2*	
D	**Parking setback** (min)	20'	0'
	Parking between building & street (allowed)	No	Yes
3.	LANDSCAPE	*Sec. 7C.1.2.*	
	Frontage planting area (min)	70%	70%
	Frontage yard fence & wall type allowed:	A3*	A3

*Fences and walls may not be located between the building face meeting the required build-to width and the street.

G. Frontage: Facade



		Primary St.	Side St.
1.	TRANSPARENCY	*Sec. 7C.1.2.*	
A	**Ground story** (min)	10%*	10%*
	Upper stories (min)	n/a	n/a
B	**Active wall spacing** (max)	30'	40'
2.	ENTRANCES	*Sec. 7C.1.2.*	
C	**Street-facing entrance**	Required	n/a
D	Entrance spacing (max)	100'	150'
	Required entry feature	Yes	No
E	Entry feature options	• Recessed Entry • Covered Entry	
3.	GROUND STORY	*Sec. 7C.1.2.*	
	Ground story height (min)	n/a	n/a
	Ground floor elevation (min/max)	n/a	n/a

*Ground story window and door glazing may be screened for up to 50% of the glazed area.

H. Development Standards

Set by applied *Development Standard District (Part 4B.)*.

I. Use Standards

1. For a minimum of 20 years after the issuance of a Certificate of Occupancy, no less than 75% of the total floor area on the lot shall be designated for one or more of the following uses:
    a. Civic Facility: All (examples include community centers, museums, and libraries);
    b. Office, Government;
    c. Public Safety Facility (examples include fire and police stations);
    d. Religious Assembly (examples include churches, mosques, synagogues, and temples);
    e. School: K-12;
    f. School: Post-Secondary;
    g. Social Services; and
    h. Transit Station.
2. Once 20 years have elapsed, all floor area on the lot may be designated for any use allowed in the applied *Use District (Part 5B)*.
3. For additional Use District standards, see the applied Use District (Part 5B).

J. Density Standards

Set by the applied Density District (Part 6B.).

SEC. 7B.1.3. CIVIC INSTITUTION 3

A. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
All	All	All	All	All

B. Intent

The Civic Institution 3 Alternate Typology is intended to allow greater design flexibility for large-scale, multi-functional hospital and associated medical campuses, and all related support services and uses. Standards are flexible enough to accommodate evolving changes and expansion in medical campus plans, and help create the proper transitions between campus activities and adjacent neighborhoods.

C. Review

Administrative review is required, see *Sec. 14.5.1. (Administrative Review)*.

D. Form: Lot Parameters

1. LOT SIZE	*Sec. 7C.1.1.*
Lot area (min)	Set by Form District
Lot width (min)	Set by Form District
2. COVERAGE	*Sec. 7C.1.1.*
Ⓐ **Building coverage** (max)	100%
Building setbacks	
Ⓑ Primary street (min)	0'
Side street (min)	0'
Ⓒ Side (min)	0'
Rear (min)	0'
Ⓓ Alley (min)	0'
Special lot line (min)	0'
3. AMENITY	*Sec. 7C.1.1.*
Ⓔ **Lot amenity space** (min)	n/a
Residential amenity space (min)	n/a

E. Form: Bulk and Mass

1. HEIGHT & FAR	*Sec. 7C.1.1.*
FAR (max)	set by Form District bonus
Ⓐ **Height** (max)	set by Form District bonus
2. UPPER STORY BULK	*Sec. 7C.1.1.*
Set by Form District	
3. BUILDING MASS	*Sec. 7C.1.1.*
Building width (max)	unlimited
Building break (min)	n/a

F. Frontage: Site

	Primary	Side	Special
1. BUILD-TO	*Sec. 7C.1.2.*		
Ⓐ **Build-to depth** (max)	20'	20'	n/a
Ⓑ **Build-to width** (min)	50%	30%	30%
Ⓒ **Pedestrian amenity allowance (max)**	100%	n/a	n/a
Ⓓ **Active depth** (min)	n/a	n/a	n/a
2. PARKING	*Sec. 7C.3.2*		
Parking between building and street	Allowed	Allowed	Allowed
3. LANDSCAPING	*Sec. 7C.1.2.*		
Frontage planting area (min)	30%	30%	30%
Frontage yard fence & wall type allowed:	A3*	A3	A3

*Fences and walls may not be located between the building face meeting the required build-to width and the street.

G. Frontage: Facade

	Primary	Side	Special
1. TRANSPARENCY	*Sec. 7C.1.2.*		
Ⓐ **Ground story** (min)	30%	15%	20%
Upper stories (min)	15%	15%	15%
Ⓑ **Active wall spacing** (max)	30'	75'	30'
2. ENTRANCES	*Sec. 7C.1.2.*		
Ⓒ **Street-facing entrance**	Required	n/a	Required
Entrance spacing (max)	n/a	n/a	n/a
Required entry feature	n/a	n/a	n/a
3. GROUND STORY	*Sec. 7C.1.2.*		
Ground story height (min)	n/a	n/a	n/a
Ground floor elevation (min/max)	n/a	n/a	n/a

H. Development Standards

PEDESTRIAN ACCESS		*Div. 4C.1.*	
Pedestrian access package		Package 4	
AUTOMOBILE ACCESS		*Div. 4C.2.*	
Automobile access package		Package 4	
AUTOMOBILE PARKING		*Div. 4C.4.*	
Required parking stalls		Package A	
Change of use parking exemption (max)		n/a	
Parking structure design		Package D	
	Primary St.	Side St.	Special Lot Line
Parking Garage			
Ground Story	Concealed	Screened	Screened
Upper Stories	Screened	Screened	Screened
Integrated Parking			
Ground Story	Concealed	Screened	Screened
Upper Stories	Screened	Screened	Screened
GRADING & RETAINING WALLS		*Div. 4C.9.*	
Grading package		Package 1	
SIGNS		*Div. 4C.11*	
Sign package		1	
DEVELOPMENT REVIEW		*Div. 4C.14.*	
Development review threshold		Package 3	

See *Part 4C. (Development Standards Rules)* for additional development standards that apply to all Development Standards Districts.

I. Use Standards

1. For a minimum of 20 years after the issuance of a Certificate of Occupancy, no less than 75% of the total floor area on the lot shall be designated for medical: local and regional uses.
2. The remaining 25% of floor area on the lot may be designated for any use allowed in the applied *Use District (Part 5B)*.
3. Once 20 years have elapsed, all floor area on the lot may be designated for any use allowed in the applied *Use District (Part 5B)*.
4. For additional Use District standards, see the applied *Use District (Part 5B)*.

J. Density Standards

Set by the applied *Density District (Part 6B)*.

DIV. 7B.2. CORNER STORE

[Reserved]

DIV. 7B.3. SMALL LOT SUBDIVISION

[Reserved]

DIV. 7B.4. DRIVE-THROUGH

[Reserved]

DIV. 7B.5. FUELING STATION

[Reserved]

PART 7C. ALTERNATE TYPOLOGY RULES

Div. 7C.1. Alternate Typology Rules 7-28
Sec. 7C.1.1. Form Rules 7-28
Sec. 7C.1.2. Frontage Rules 7-28
Sec. 7C.1.3. Development Rules 7-28
Sec. 7C.1.4. Use Rules 7-28
Sec. 7C.1.5. Density Rules 7-28

DIV. 7C.1. ALTERNATE TYPOLOGY RULES

SEC. 7C.1.1. FORM RULES

A. For Form Standards set by Form District, see the applied Form District *Part 2B. (Form Districts)*.

B. For Form Standards Rules, see the applied Form District *Part 2C. (Form Rules)*.

SEC. 7C.1.2. FRONTAGE RULES

A. For Frontage Standards set by Frontage District, see the applied Frontage District *Part 3B. (Frontage Districts)*.

B. For General Frontage Rules, see the applied Frontage District *Part 3C. (General Frontage Rules)*.

C. For Character Frontage Rules, see the applied Frontage District *Part 3D. (Character Frontage Rules)*.

SEC. 7C.1.3. DEVELOPMENT RULES

A. For Development Standards set by the applied Development Standards District, see *Part 4B. (Development Standards Districts)*.

B. For Development Standards Rules, see the applied Development Standards District *Part 4C. (Development Standards Rules)*.

SEC. 7C.1.4. USE RULES

A. For Use District Standards, see the applied Use District *Part 5B. (Use District Standards)*.

B. For Use Specific Standards, see the applied Use District *Part 5C. (Use Standards)*.

C. For Use Rules, see the applied Use District *Part 5D. (Use Rules)*.

SEC. 7C.1.5. DENSITY RULES

A. For Density District Standards, see the applied Density District *Part 6B. (Density District Standards)*.

B. For Density Rules, see the applied Density District *Part 6C. (Density Rules)*.

EXHIBIT C2:

New Zoning Maps

Harbor Los Angeles Community Plans
CPC-2018-6404-CPU (Harbor Gateway)
CPC-2018-6402-CPU (Wilmington-Harbor City)

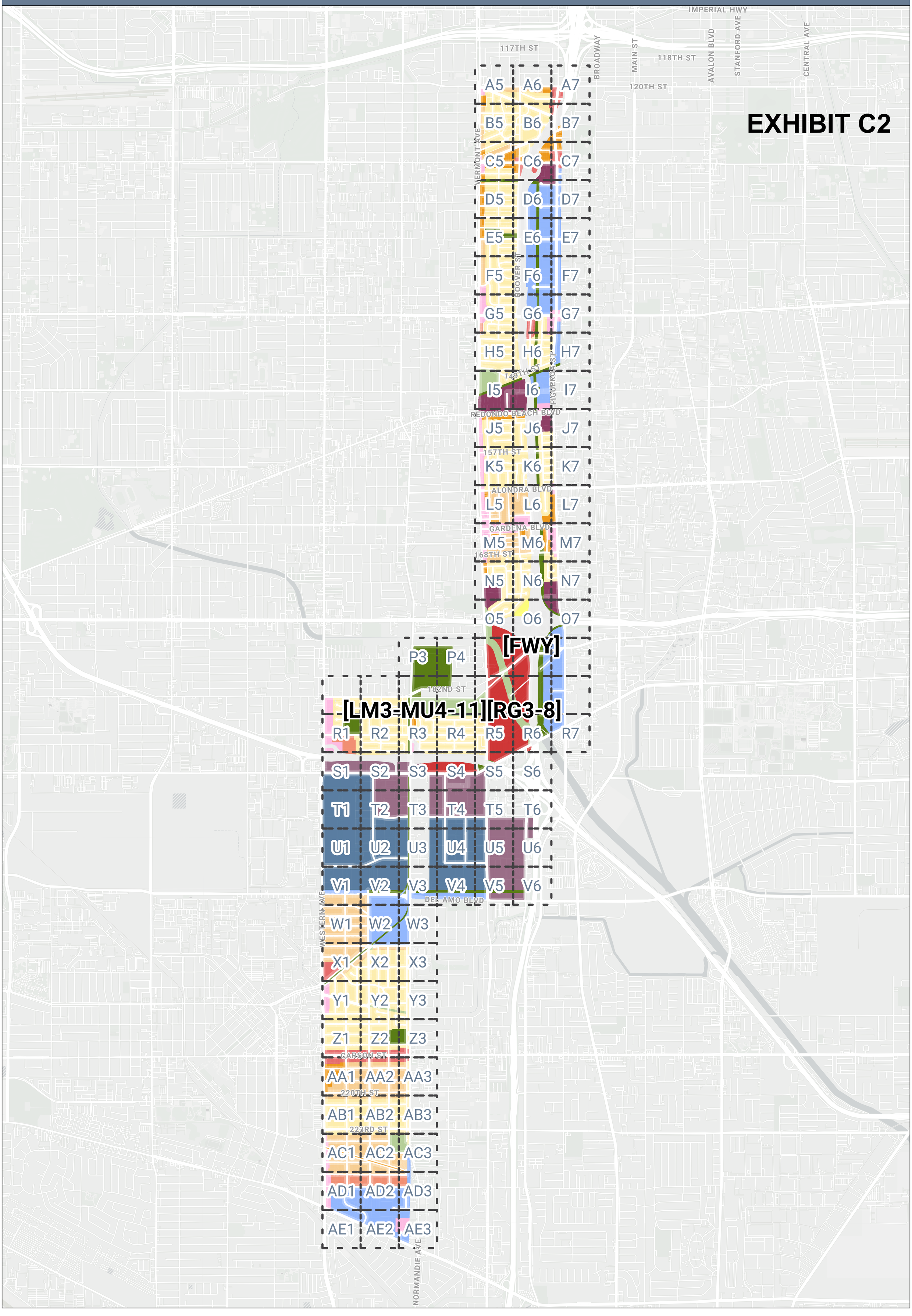
For consideration by the City Planning Commission

February 8, 2024

DRAFT ZONING MAP - OVERALL GRID

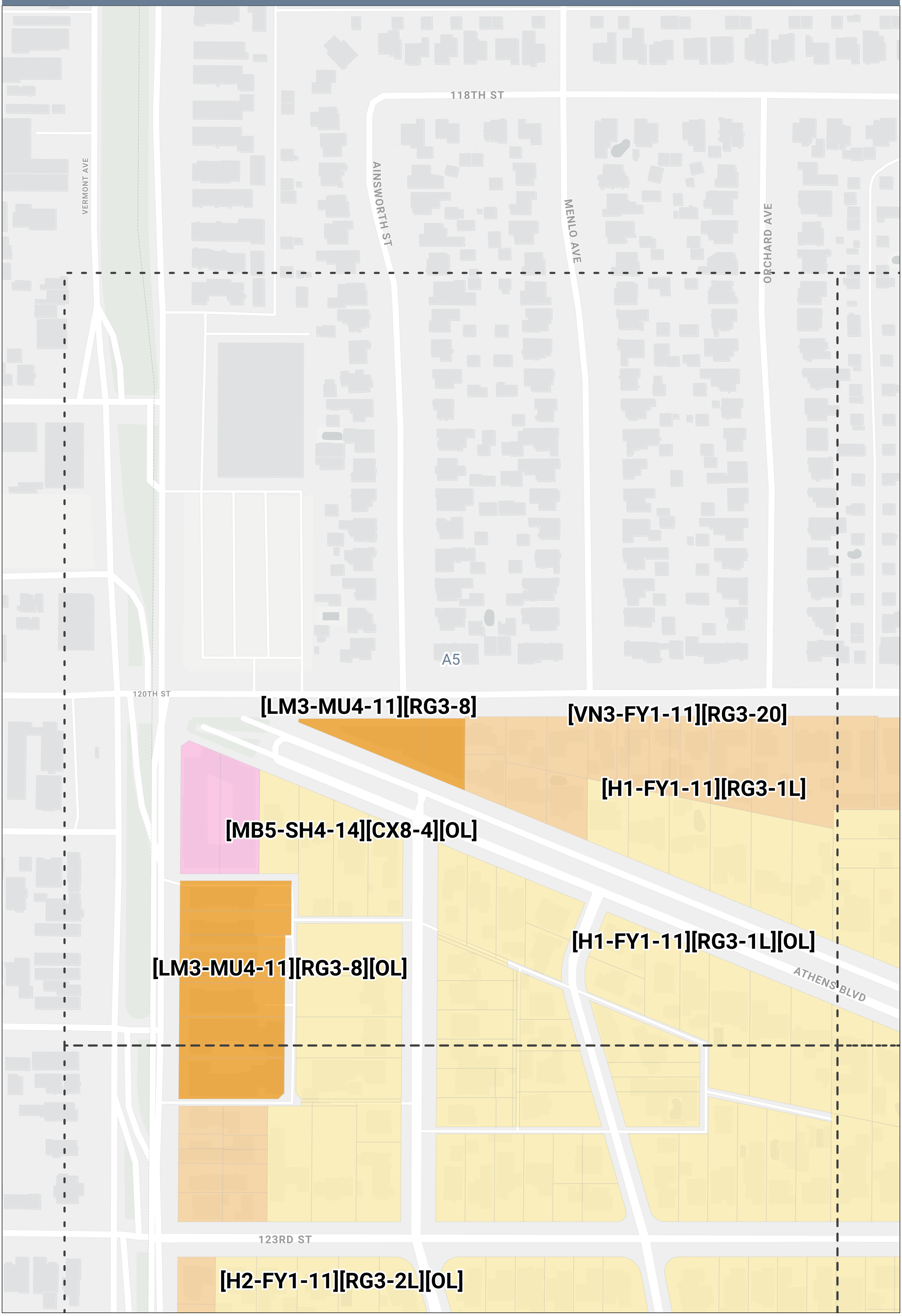
Harbor Gateway Community Plan

EXHIBIT C2



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: A5



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: A6

118TH ST

119TH ST

HOOVER ST

DENVER AVE

A6

120TH ST

[LM3-MU4-11][RG3-8]

[VN3-FY1-11][RG3-20]

[H1-FY1-11][RG3-1L][IHR]

[H1-FY1-11][RG3-1L]

121ST ST

HOOVER ST

[H1-FY1-11][RG3-1L][OL]

[LB3-SH4-8][CX8-6]

[H1-FY1-11][RG3-1L][OL-IHR]

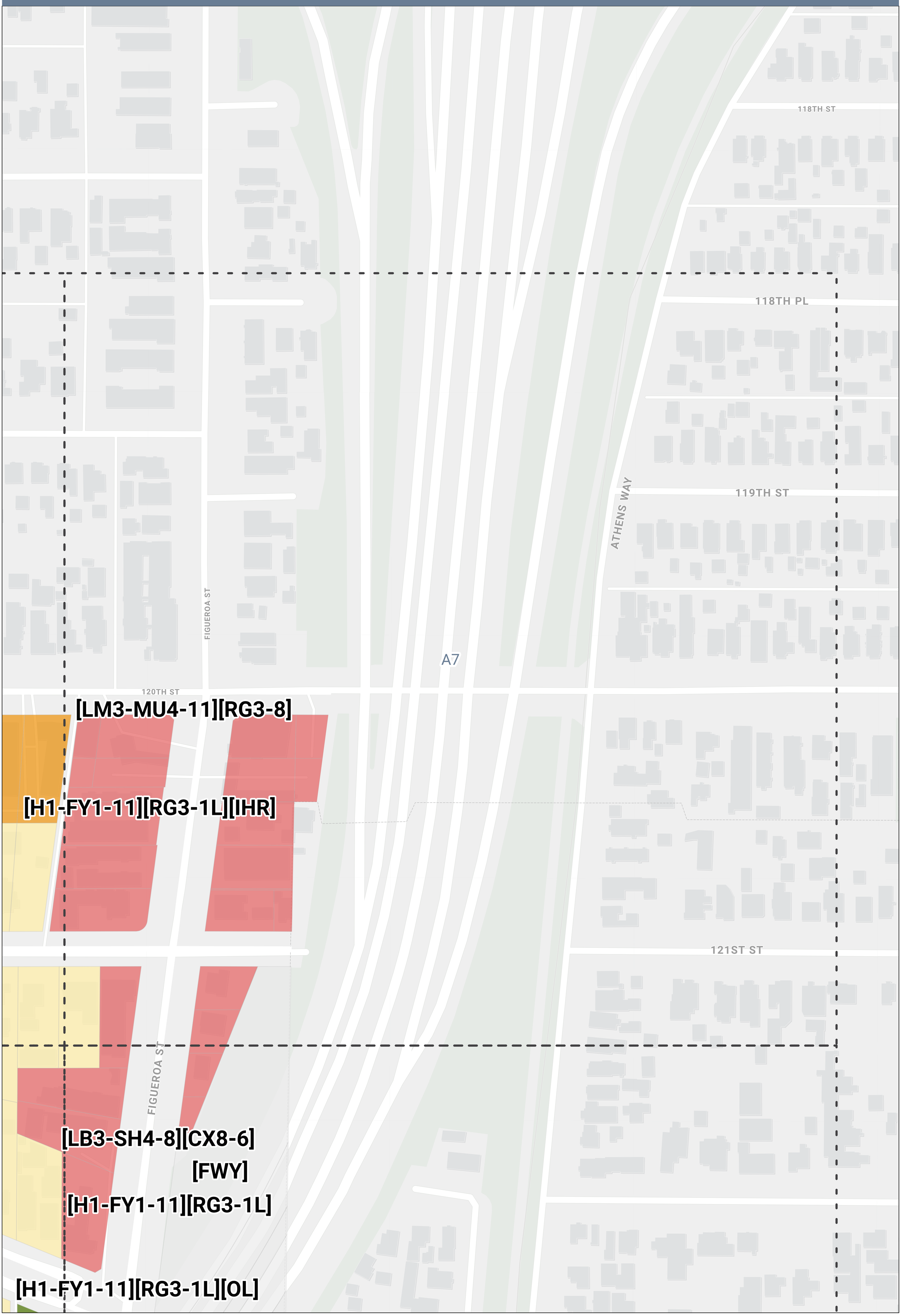
ARBOR PL

ATHENS BLVD

[H1-FY1-11][P1-1L]

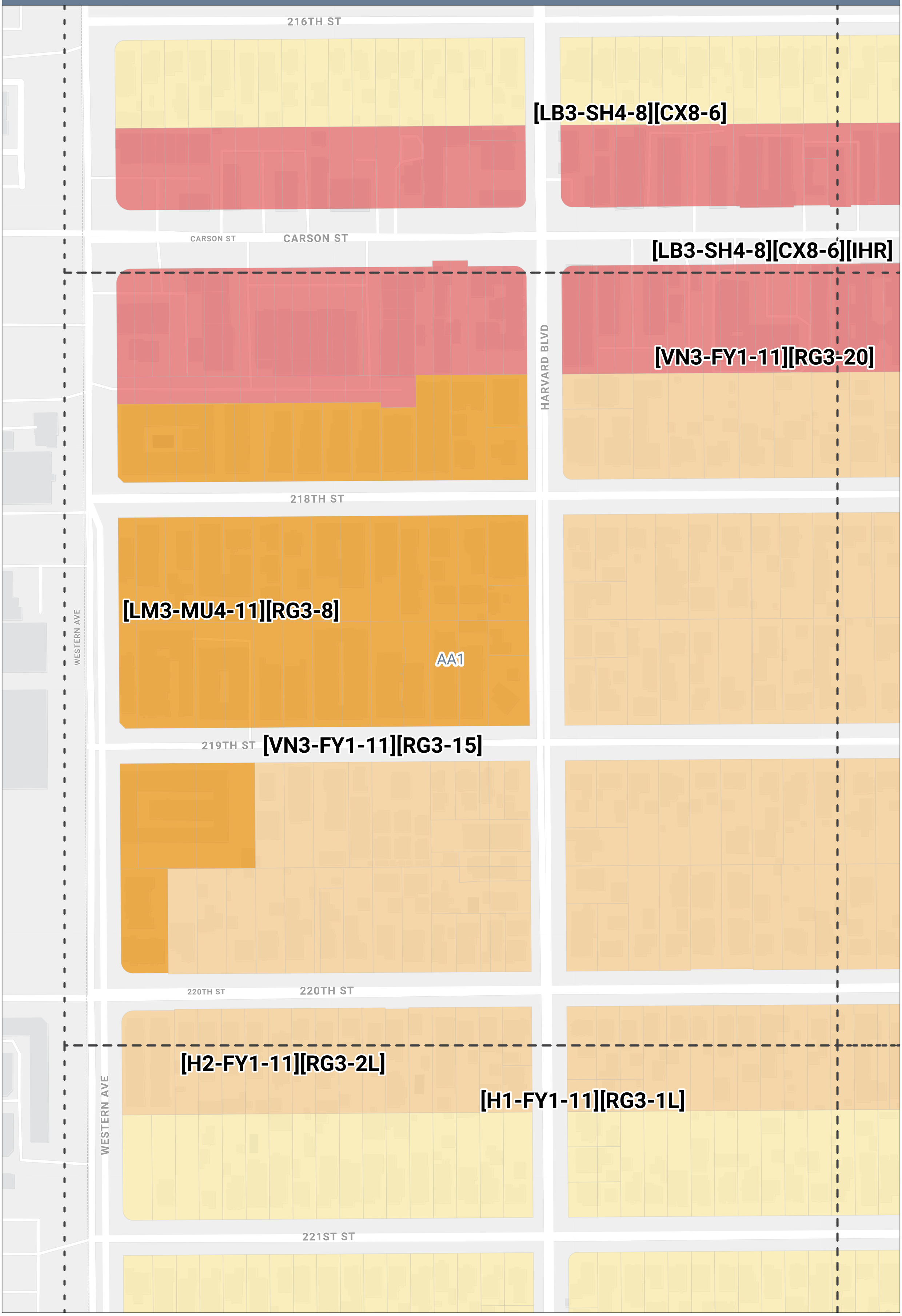
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: A7



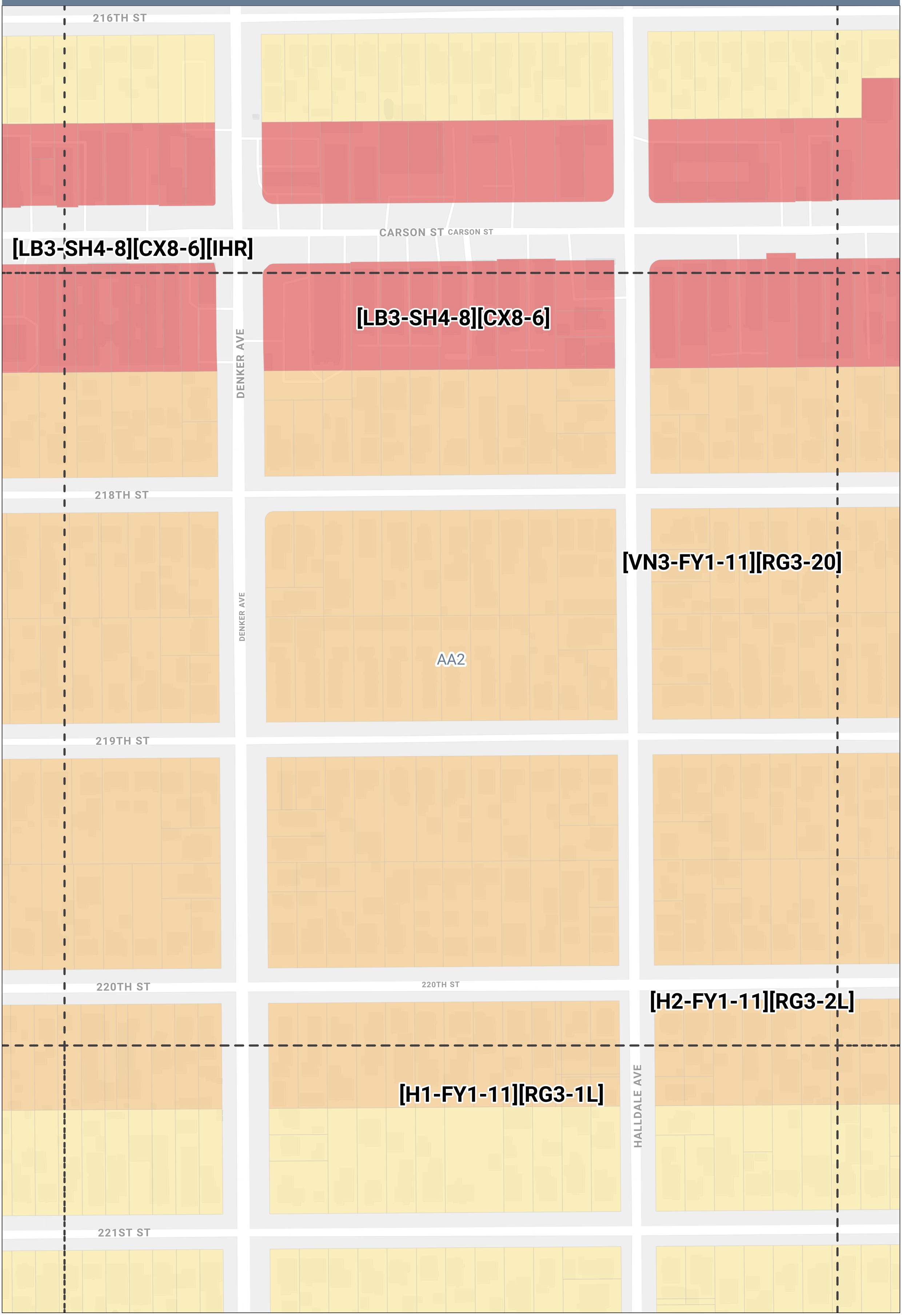
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: AA1



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: AA2



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: AA3

[LB3-SH4-8][CX8-6]

[VN3-FY1-11][RG3-20]

[H2-FY1-11][RG3-2L]

[H1-FY1-11][RG3-1L]

AA3

CARSON ST

CARSON ST

NORMANDIE AVE

NORMANDIE AVE

220TH ST

220TH ST

MARIPOSA AVE

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: AB1

[VN3-FY1-11][RG3-15]

[VN3-FY1-11][RG3-20]

[LM3-MU4-11][RG3-8]

[H2-FY1-11][RG3-2L]

[H1-FY1-11][RG3-1L]

[H1-FY1-11][RG3-1L][IHR]

[LM4-SH4-14][CX8-8]

AB1

WESTERN AVE

220TH ST

221ST ST

222ND ST

HARVARD BLVD

223RD ST

224TH ST

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: AB2

[VN3-FY1-11][RG3-20]

[H2-FY1-11][RG3-2L]

[H1-FY1-11][RG3-1L]

[H1-FY1-11][RG3-1L][IHR]

[VN3-FY1-11][RG3-15]

[VF2-FX1-16][OS1-N]

220TH ST

220TH ST

DENKER AVE

DENKER AVE

221ST ST

AB2

222ND ST

HALLDALE AVE

223RD ST

223RD ST

224TH ST

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: AB3

[VN3-FY1-11][RG3-20]

[H2-FY1-11][RG3-2L]

[H1-FY1-11][RG3-1L]

[VF2-FX1-16][OS1-N]

220TH ST

220TH ST

MARIPOSA AVE

AB3

NORMANDIE AVE

223RD ST

223RD ST

NORMANDIE AVE

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: AC1

[H1-FY1-11][RG3-1L]

[H1-FY1-11][RG3-1L][IHR]

[VN3-FY1-11][RG3-15]

[LM3-MU4-11][RG3-8]

[LM4-SH4-14][CX8-8]

[MB5-SH4-14][CX8-4]

[LM3-MU4-11][RX4-8]

WESTERN AVE

223RD ST

223RD ST

HARVARD BLVD

224TH ST

PLAZA DEL AMO

AC1

WESTERN AVE

226TH ST

227TH ST

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: AC2

[H1-FY1-11][RG3-1L][IHR]

[H1-FY1-11][RG3-1L]

223RD ST 223RD ST

224TH ST

[VF2-FX1-16][OS1-N]

HALLDALE AVE

225TH ST AC2

[LM3-MU4-11][RG3-8]

[VN3-FY1-11][RG3-15]

226TH ST

PLAZA DEL AMO

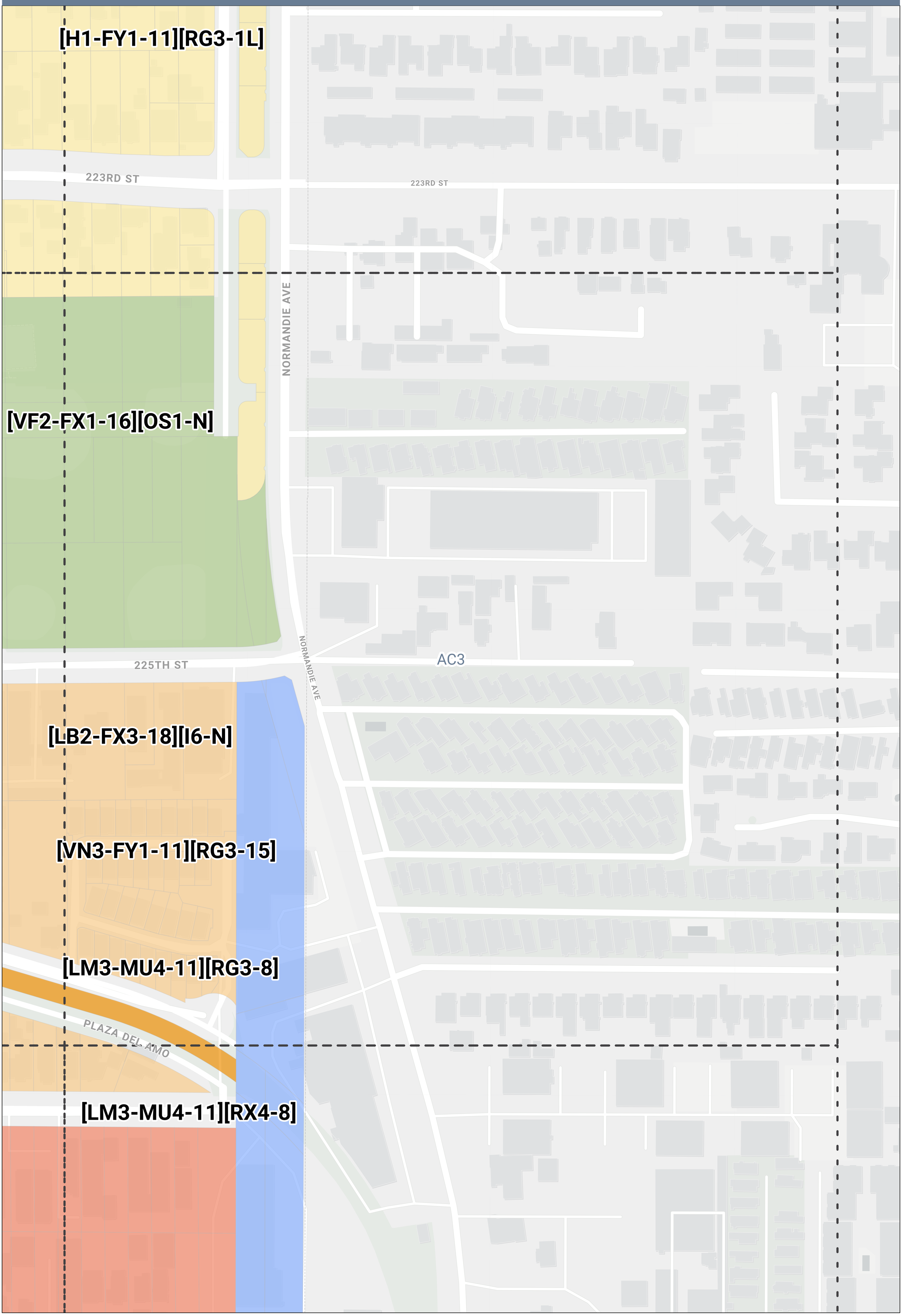
DENKER AVE DENKER AVE

227TH ST

[LM3-MU4-11][RX4-8]

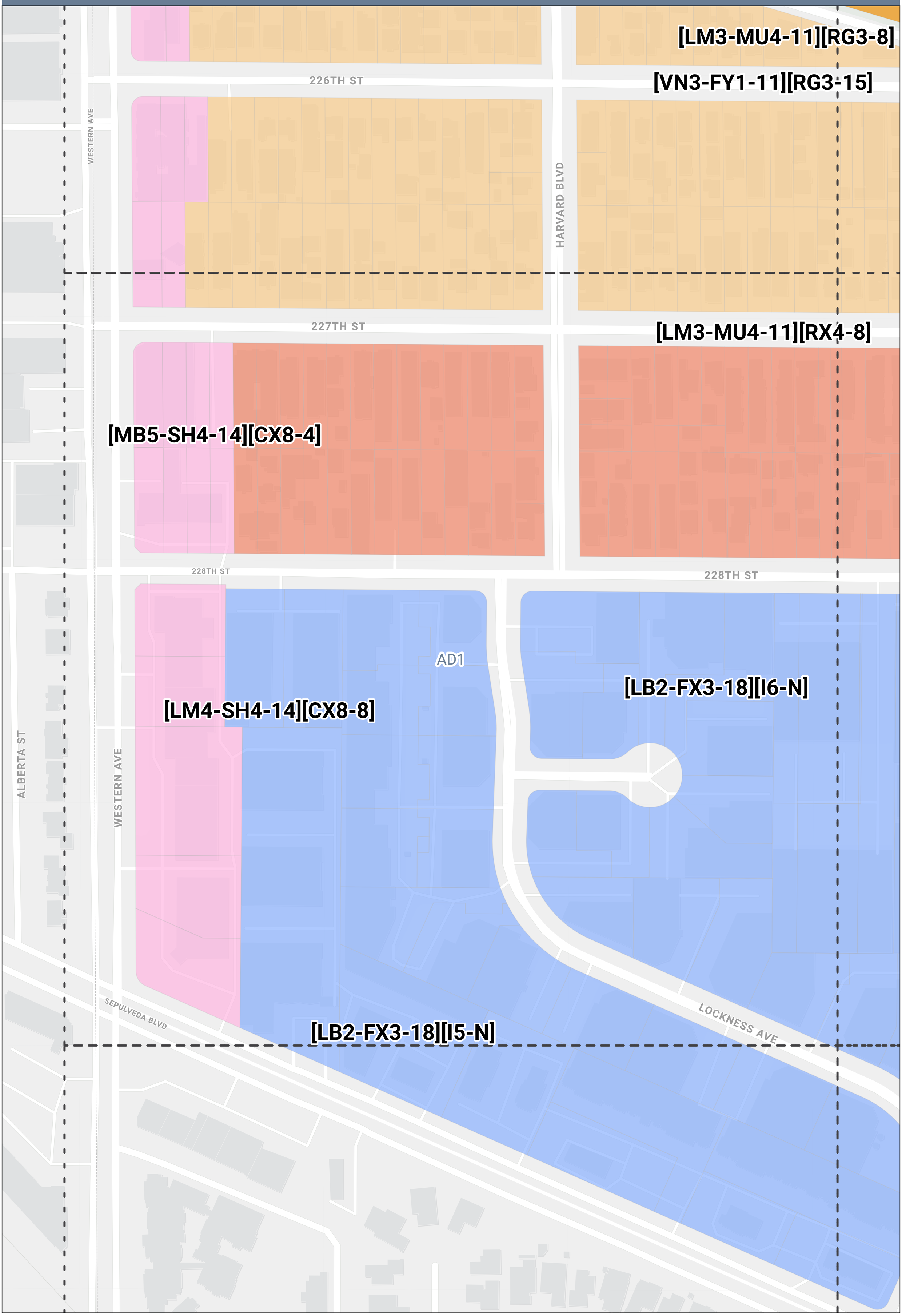
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: AC3



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: AD1



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: AD2

[LM3-MU4-11][RG3-8]
[VN3-FY1-11][RG3-15]
226TH ST
PLAZA DEL AMO
DENKER AVE
227TH ST
[LM3-MU4-11][RX4-8]
DENKER AVE
HALLDALE AVE
228TH ST 228TH ST
AD2
[LB2-FX3-18][I6-N]
LOCKNESS AVE
[MB5-SH4-14][CX8-4]
[LB2-FX3-18][I5-N]

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: AD3

[VN3-FY1-11][RG3-15]

[LM3-MU4-11][RG3-8]

[LM3-MU4-11][RX4-8]

[LB2-FX3-18][I6-N]

[MB5-SH4-14][CX8-4]

PLAZA DEL AMO

228TH ST

228TH ST

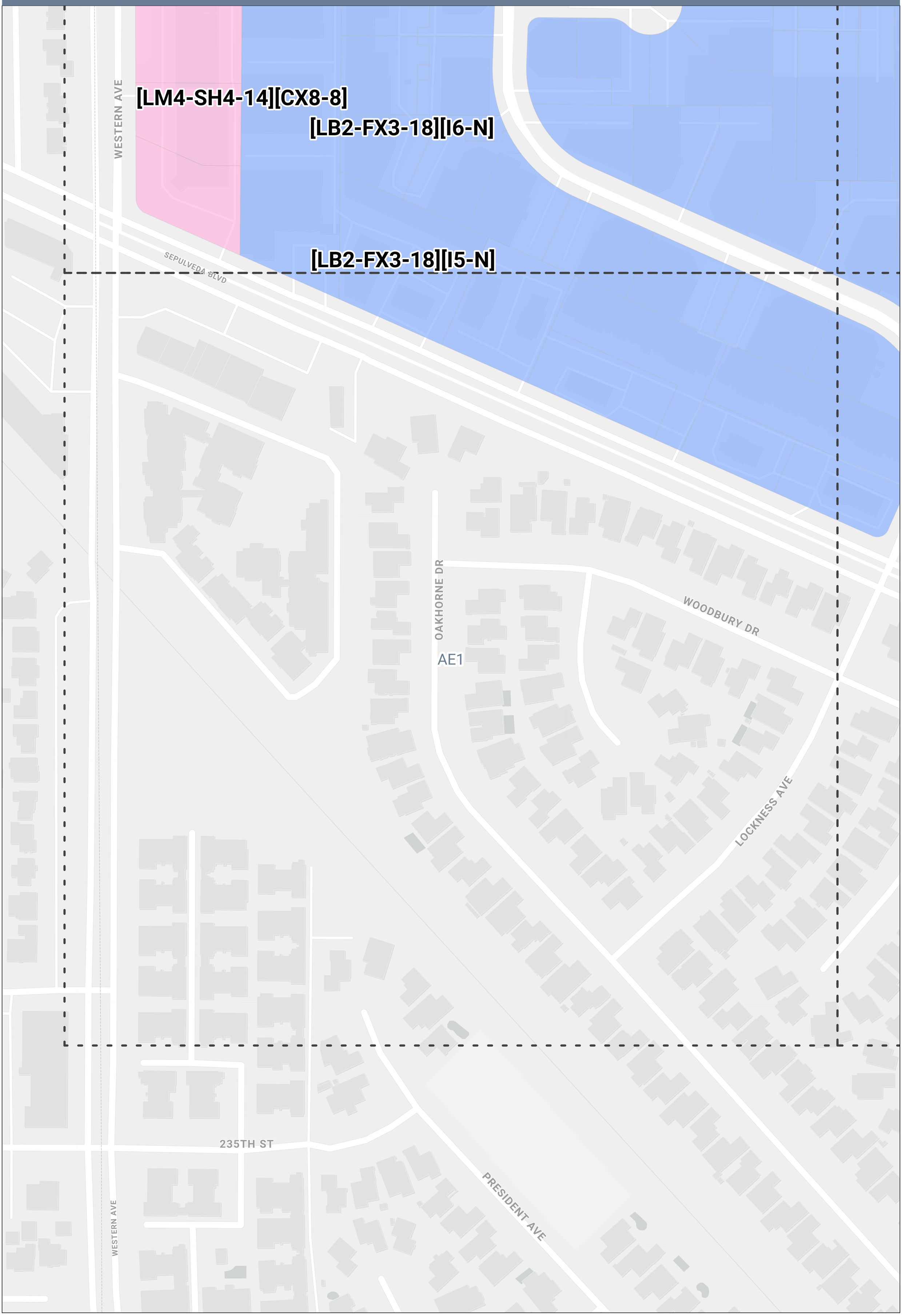
AD3

FRAMPTON AVE

NORMANDIE AVE

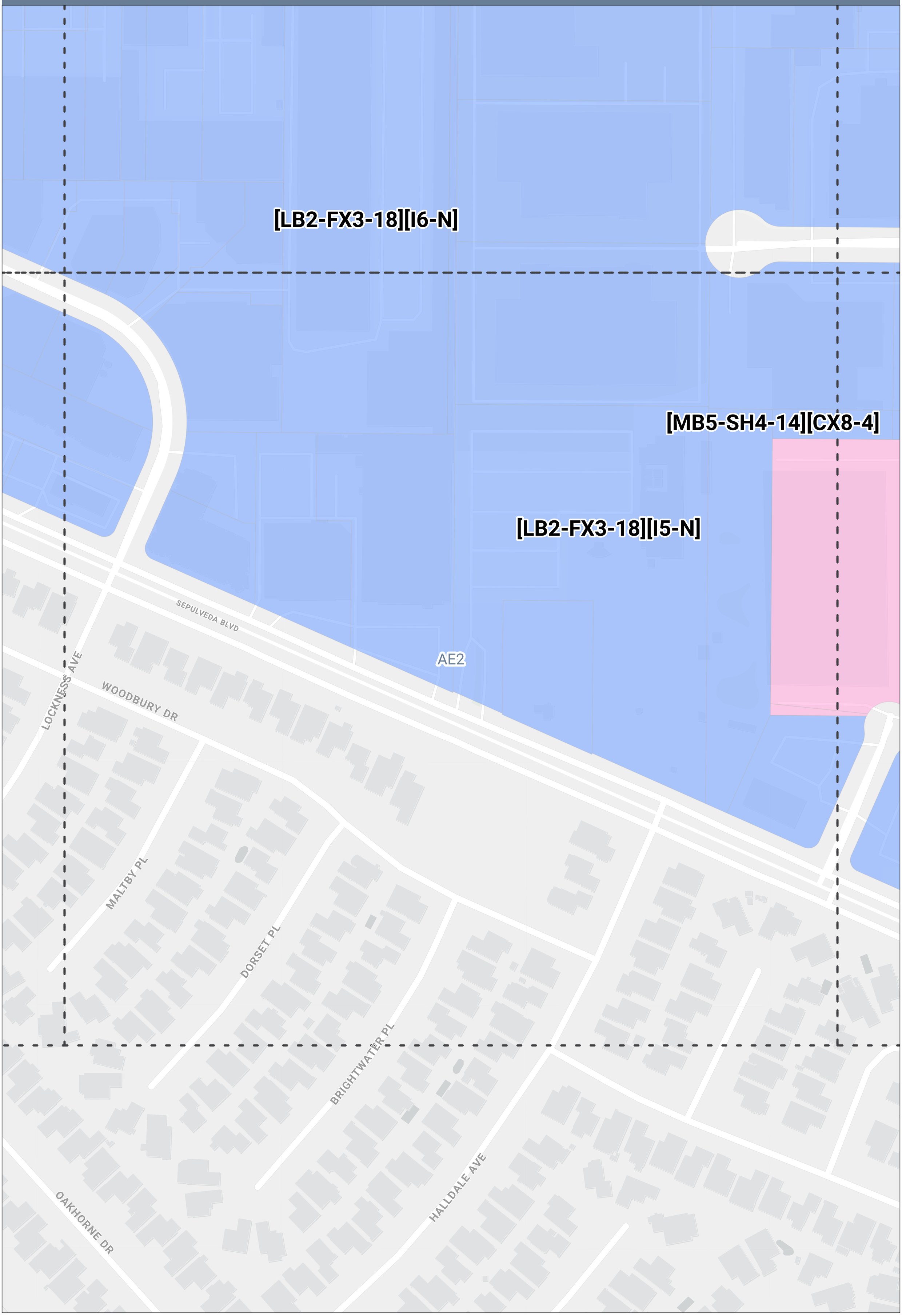
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: AE1



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: AE2



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: AE3

[LB2-FX3-18][I6-N]

[MB5-SH4-14][CX8-4]

[LB2-FX3-18][I5-N]

AE3

FRAMPTON AVE

SEPULVEDA BLVD

MARIPOSA AVE

CLEARPOOL PL

WOODBURY DR

NORMANDIE AVE

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: B5

[LM3-MU4-11][RG3-8]

[MB5-SH4-14][CX8-4][OL]

[VN3-FY1-11][RG3-20]

[H1-FY1-11][RG3-1L]

[H1-FY1-11][RG3-1L][OL]

[H2-FY1-11][RG3-2L][OL]

[VN3-FY1-11][RG3-15][OL]

[LM3-MU4-11][RG3-8][OL]

ATHENS BLVD

MENLO AVE

123RD ST

AINSWORTH ST

B5

124TH ST

125TH ST

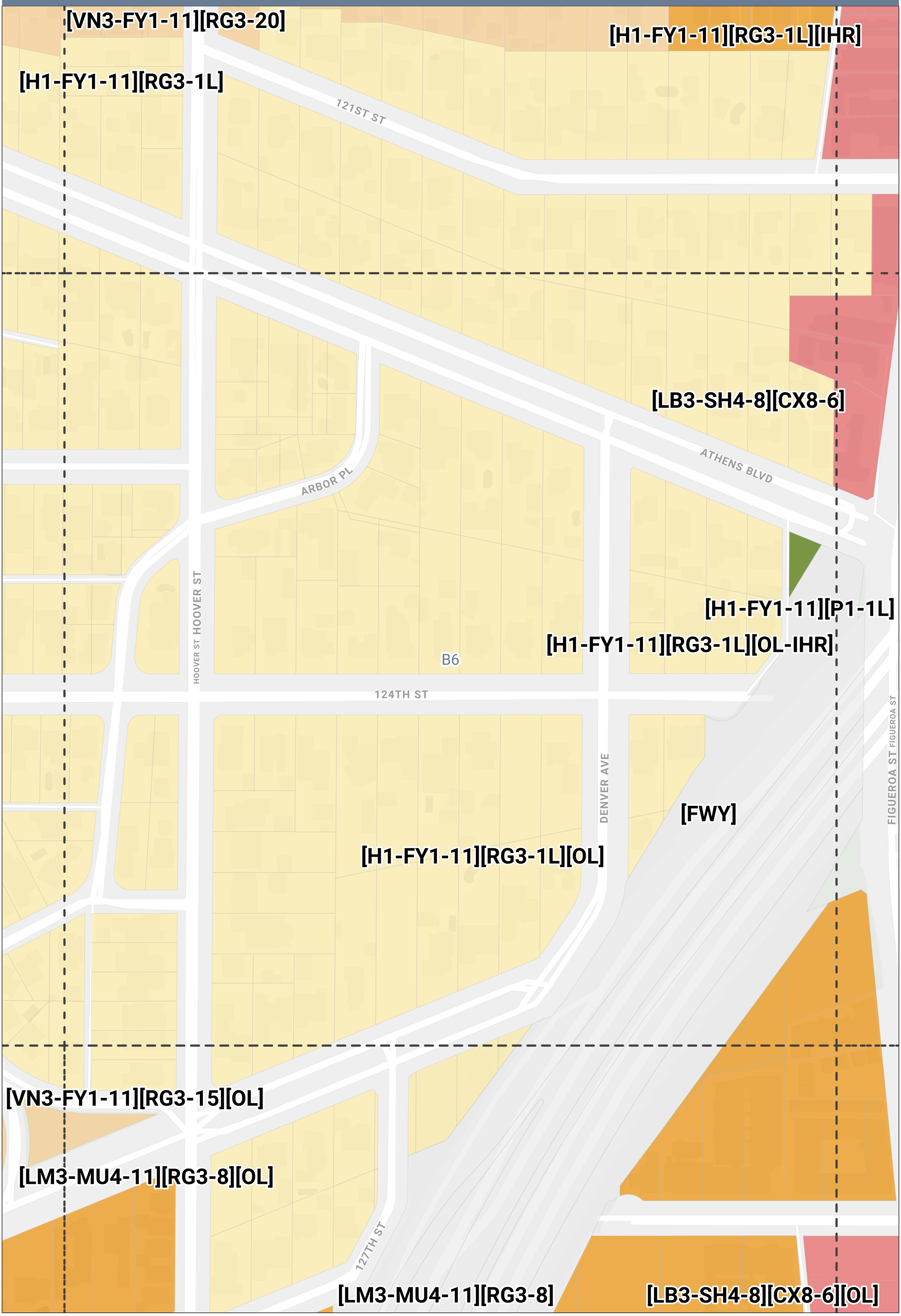
126TH ST

VERMONT AVE

LACONIA BLVD

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: B6



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: B7

[H1-FY1-11][RG3-1L][IHR]

[LB3-SH4-8][CX8-6]
[FWY]

[H1-FY1-11][RG3-1L]

[H1-FY1-11][P1-1L]

[H1-FY1-11][RG3-1L][OL]

[LM3-MU4-11][RG3-8][OL]

[LM3-MU4-11][RG3-8]

[LB3-SH4-8][CX8-6][OL]

121ST ST

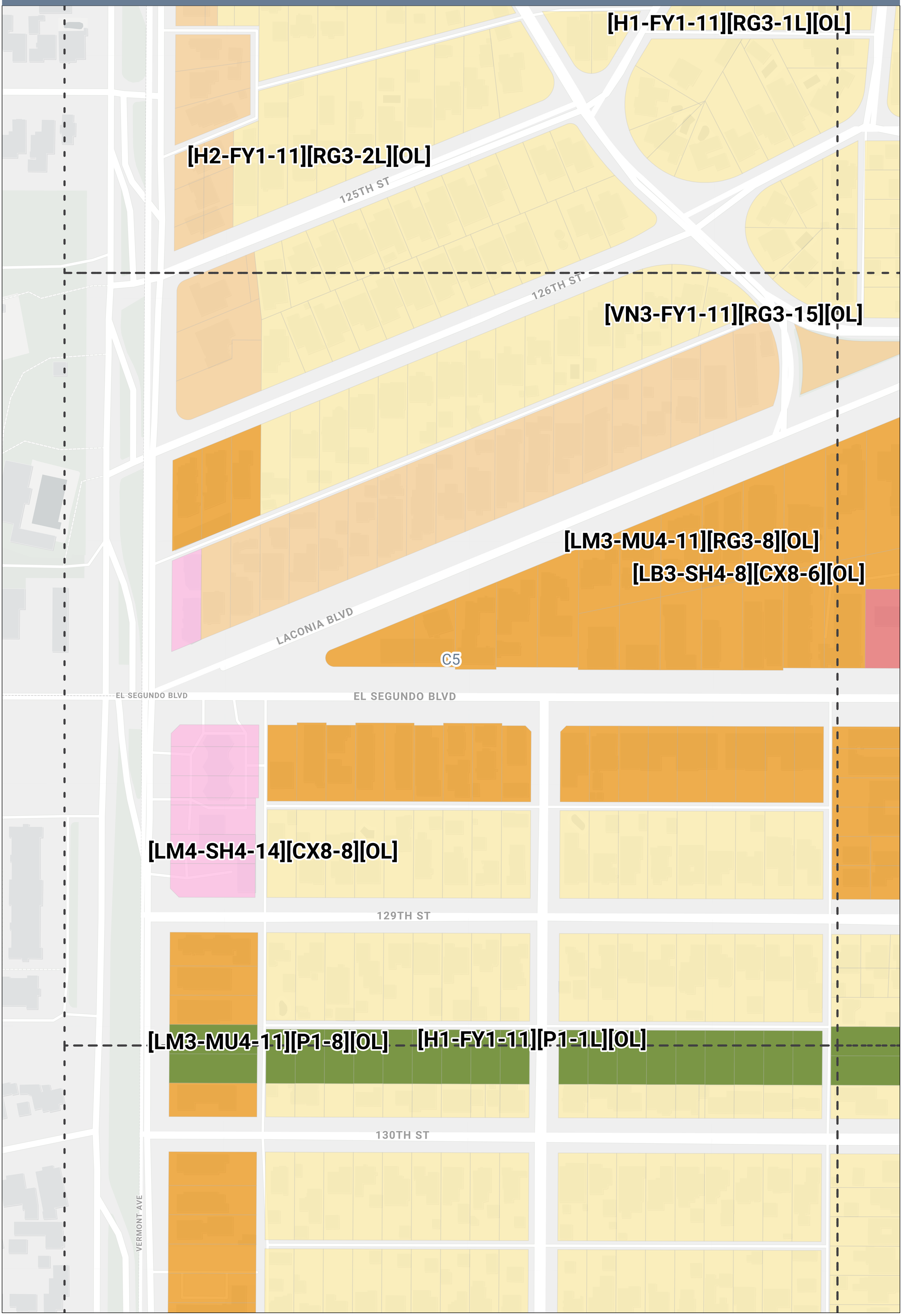
FIGUEROA ST

ATHENS WAY

B7

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: C5



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: C6

[H1-FY1-11][RG3-1L][OL-IHR]

[H1-FY1-11][RG3-1L][OL]

[H1-FY1-11][RG3-1L]

[FWY]

[VN3-FY1-11][RG3-15][OL]

[LM3-MU4-11][RG3-8][OL]

[LM3-MU4-11][RG3-8]

[LB2-WS1-14][IX6-8][OL]

[LB3-SH4-8][CX8-6][OL]

[LB3-SH4-8][CX8-6]

[H1-FY1-11][P1-1L][OL]

[LB2-WS1-18][P1-N][OL]

[LB2-FX3-18][I6-N][OL]

FIGUEROA ST

127TH ST

HOOVER ST

EL SEGUNDO BLVD

EL SEGUNDO BLVD

130TH ST

C6

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: C7

[FWY]

[LM3-MU4-11][RG3-8][OL]

[LM3-MU4-11][RG3-8]

[LB3-SH4-8][CX8-6][OL]

[LB2-WS1-14][IX6-8][OL]

[LB2-FX3-18][I6-N][OL]

ATHENS WAY

EL SEGUNDO BLVD

EL SEGUNDO BLVD

FIGUEROA ST

FIGUEROA ST

C7

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: D5

[LM4-SH4-14][CX8-8][OL]

[LM3-MU4-11][P1-8][OL]

[LM3-MU4-11][RG3-8][OL]

[H1-FY1-11][P1-1L][OL]

[H1-FY1-11][RG3-1L][OL]

129TH ST

130TH ST

131ST ST

132ND ST

133RD ST

134TH ST

VERMONT AVE

D5

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: D6

[LM3-MU4-11][RG3-8][OL]

[LB2-WS1-14][IX6-8][OL]

[LB3-SH4-8][CX8-6][OL]

[LB3-SH4-8][CX8-6]

[H1-FY1-11][P1-1L][OL]

[H1-FY1-11][RG3-1L][OL]

[LB2-WS1-18][P1-N][OL]

130TH ST

D6

HOOVER ST

[FWY]

ESTRELLA AVE

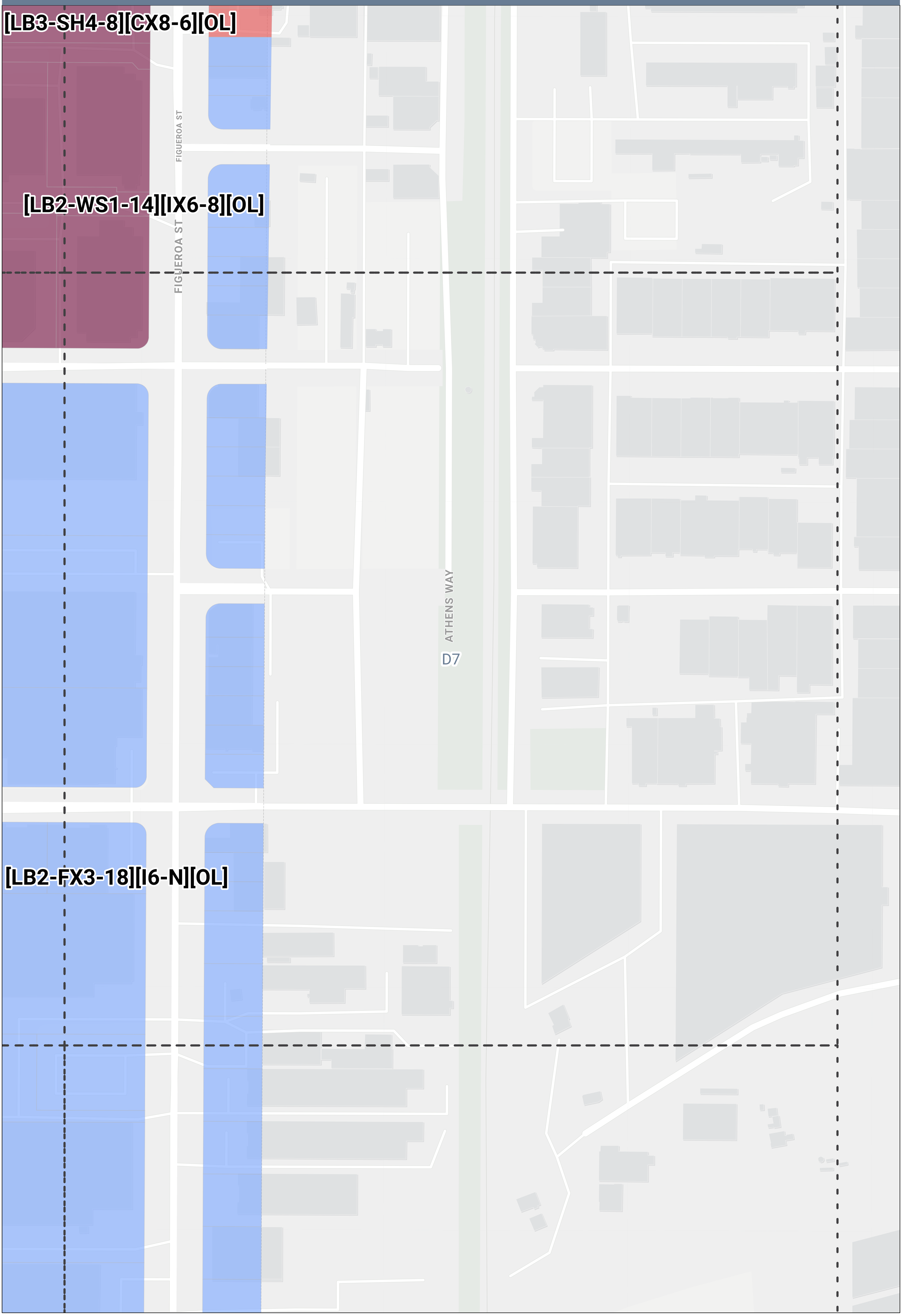
132ND ST

HOOVER ST

[LB2-FX3-18][I6-N][OL]

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: D7



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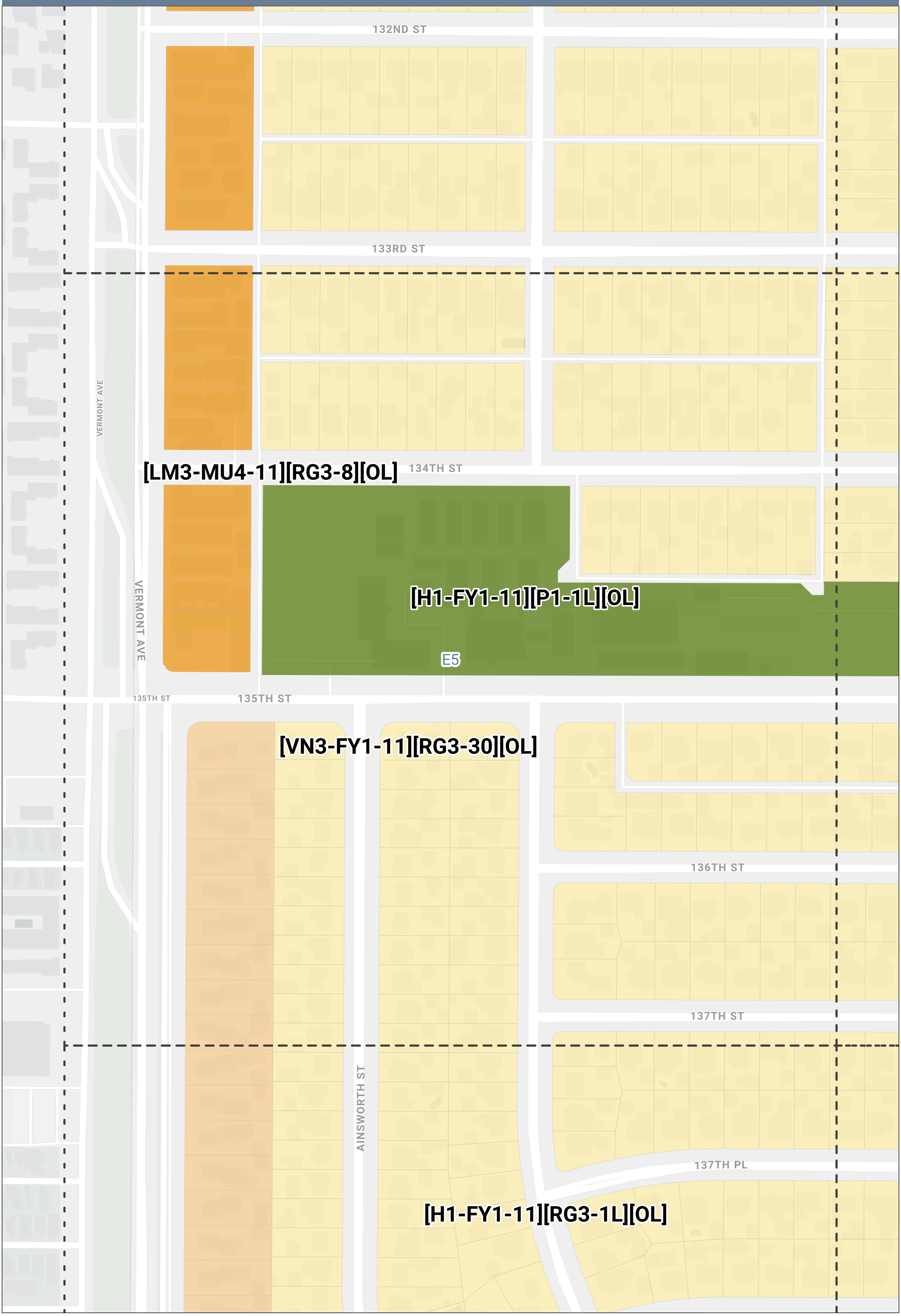
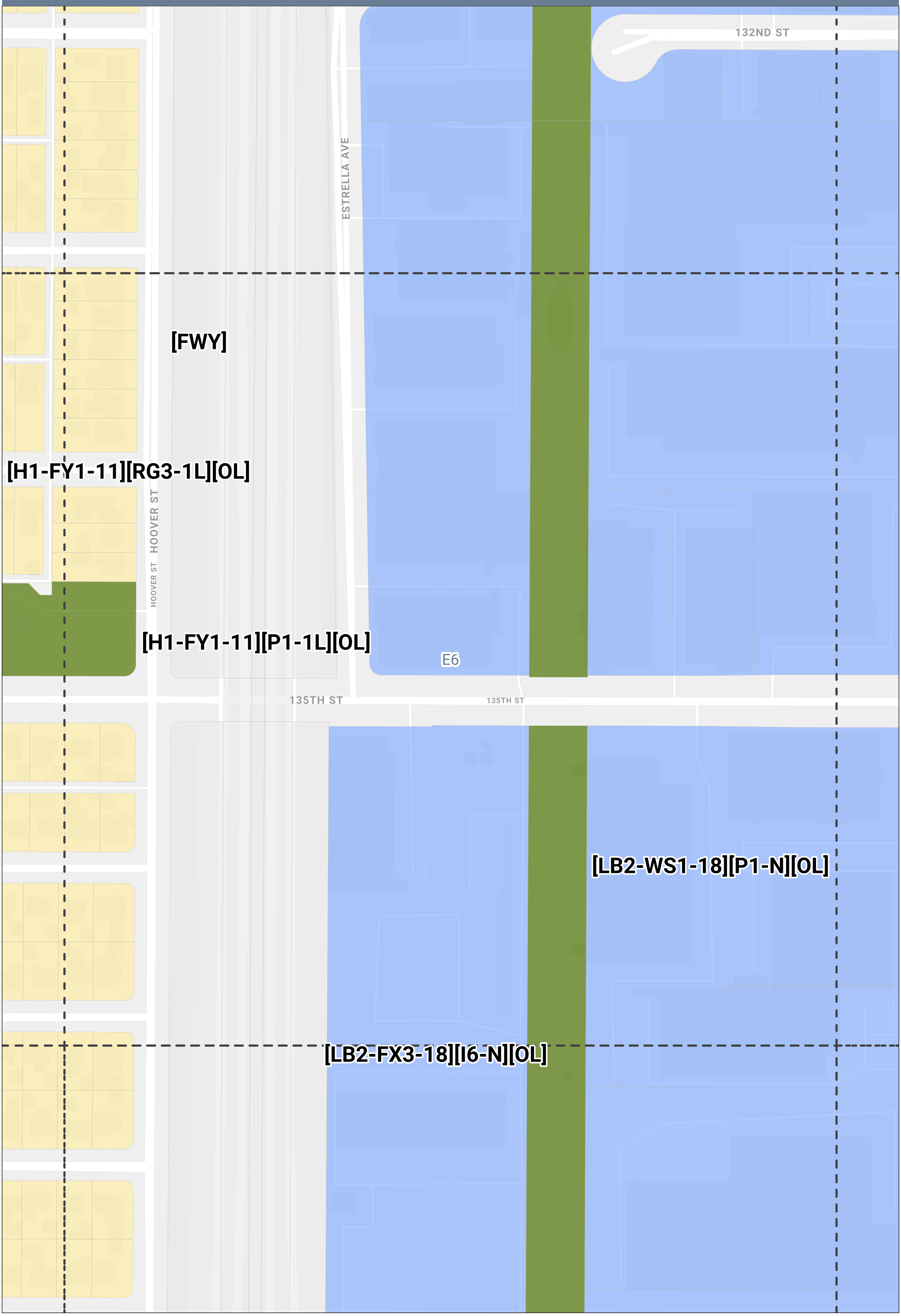
Harbor Gateway Community Plan

Grid: E5



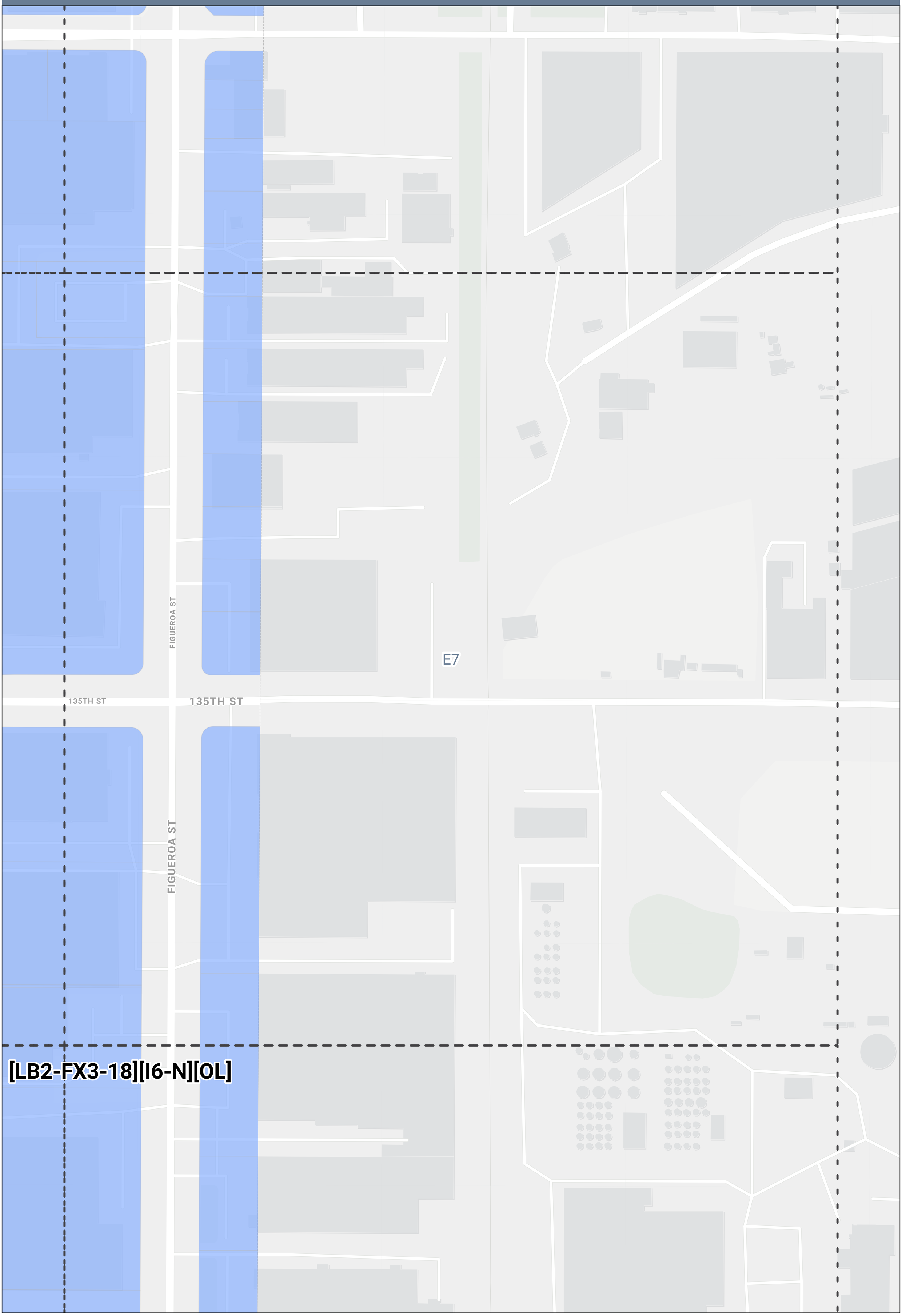
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: E6



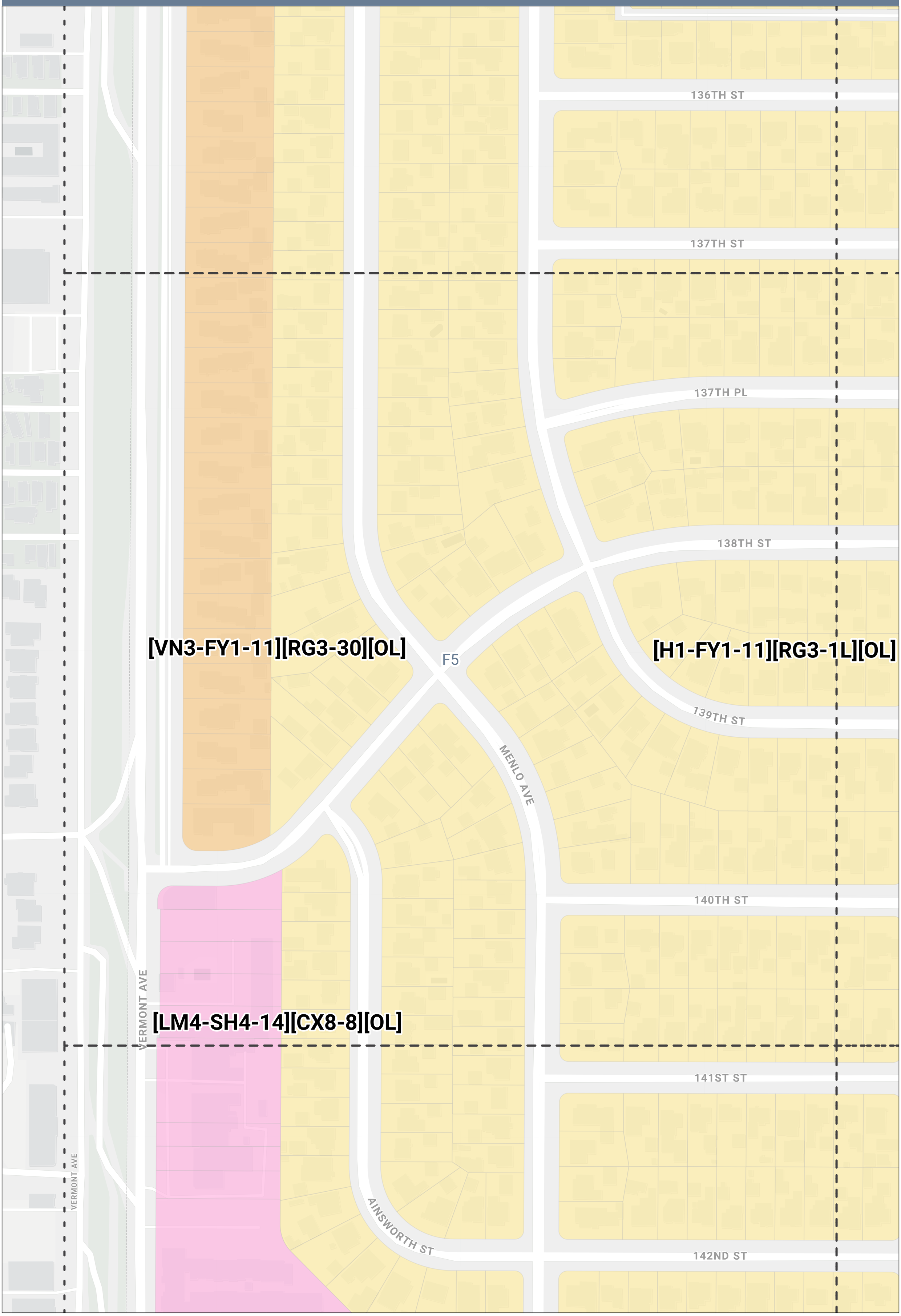
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: E7



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: F5



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: F6

[LB2-WS1-18][P1-N][OL]

[LB2-FX3-18][I6-N][OL]

[FWY]

F6

HOOVER ST

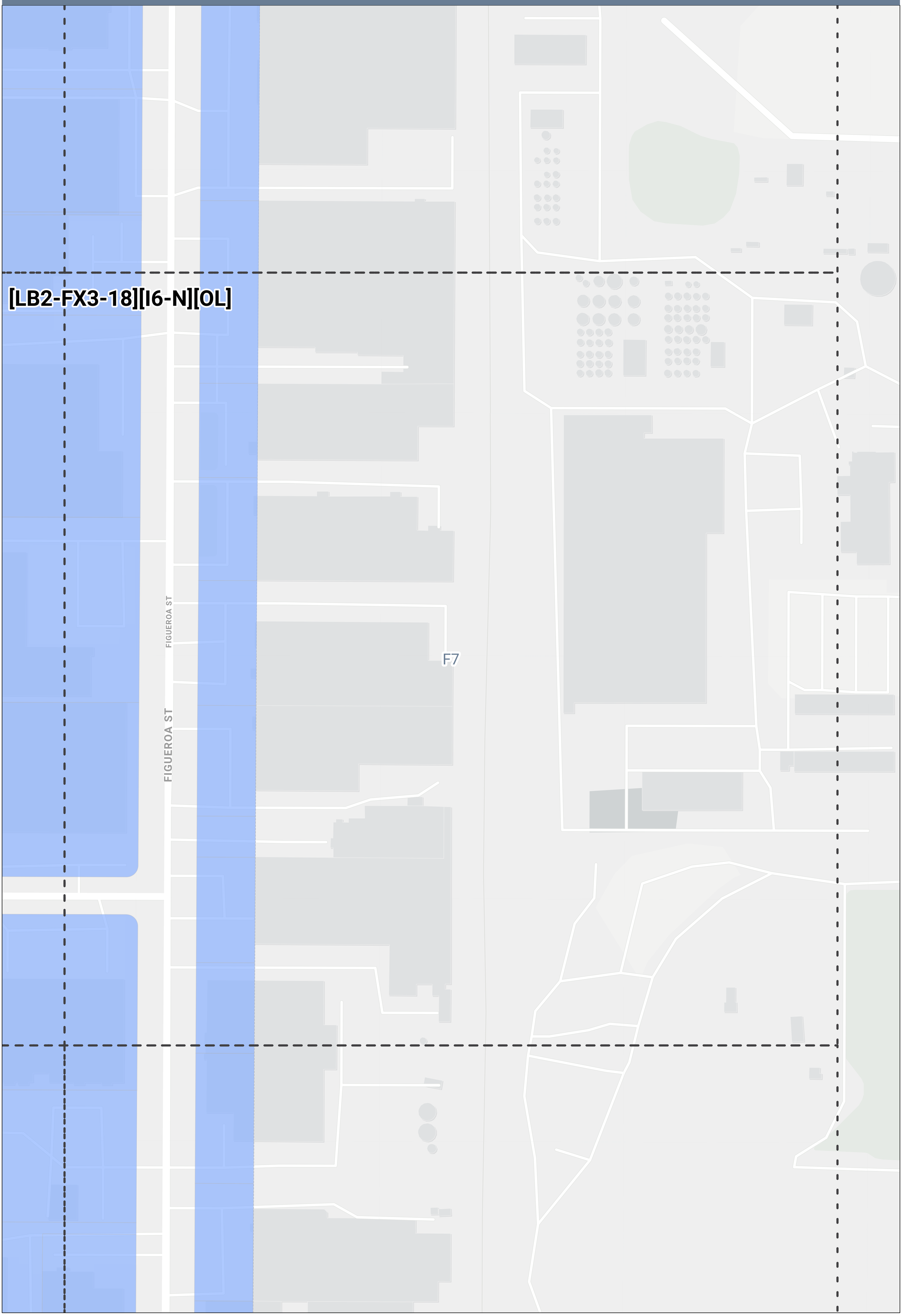
HOOVER ST

140TH ST

[H1-FY1-11][RG3-1L][OL]

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: F7



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: G5

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: G6

[LB2-WS1-18][P1-N][OL]

[FWY]

[H1-FY1-11][RG3-1L][OL]

[LB2-FX3-18][I6-N][OL]
[MB5-SH4-14][CX8-4][OL]

[LM4-SH4-14][CX8-8][OL]

[LB3-SH4-8][CX8-6]

[H1-FY1-11][RG3-1L]

[H1-FY1-11][P1-1L][OL]

140TH ST

HOOVER ST

HOOVER ST

G6

ROSECRANS AVE

ROSECRANS AVE

ESTRELLA AVE

DENVER AVE

ORCHARD AVE

ORCHARD AVE

146TH ST

FIGUEROA ST

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: G7

[LB2-FX3-18][I6-N][OL]

[H1-FY1-11][RG3-1L]

ROSECRANS AVE

ROSECRANS AVE

FIGUEROA ST

FIGUEROA ST

G7

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: H5

[LM4-SH4-14][CX8-8]

[VN3-FY1-12][RX3-30]

144TH ST

145TH ST

146TH ST

147TH ST

H5

148TH ST

148TH PL

VERMONT AVE

ORCHARD AVE

149TH ST

149TH ST

148TH DR

[VF2-FX1-16][OS1-N]

[H1-FY1-11][RG3-1L]

[LB2-WS1-14][IX6-8][OL]

[H1-FY1-11][P1-1L][OL]

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: H6

[LM4-SH4-14][CX8-8][OL]

[LB3-SH4-8][CX8-6]

[H1-FY1-11][RG3-1L]

[FWY]

[H1-FY1-11][P1-1L][OL]

[LB2-WS1-18][P1-N]

[LB2-WS1-14][IX6-8]

[LB2-WS1-14][IX6-8][OL]

[LB2-FX3-18][I6-N][OL]

DENVER AVE

ESTRELLA AVE

ORCHARD AVE

ORCHARD AVE

146TH ST

H6

HOOVER ST

149TH ST

149TH ST

FIGUEROA ST

FIGUEROA ST

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: H7

[LB2-FX3-18][I6-N][OL]

[H1-FY1-11][RG3-1L]

[H1-FY1-11][P1-1L][OL]

H7

149TH ST

FIGUEROA ST

FIGUEROA ST

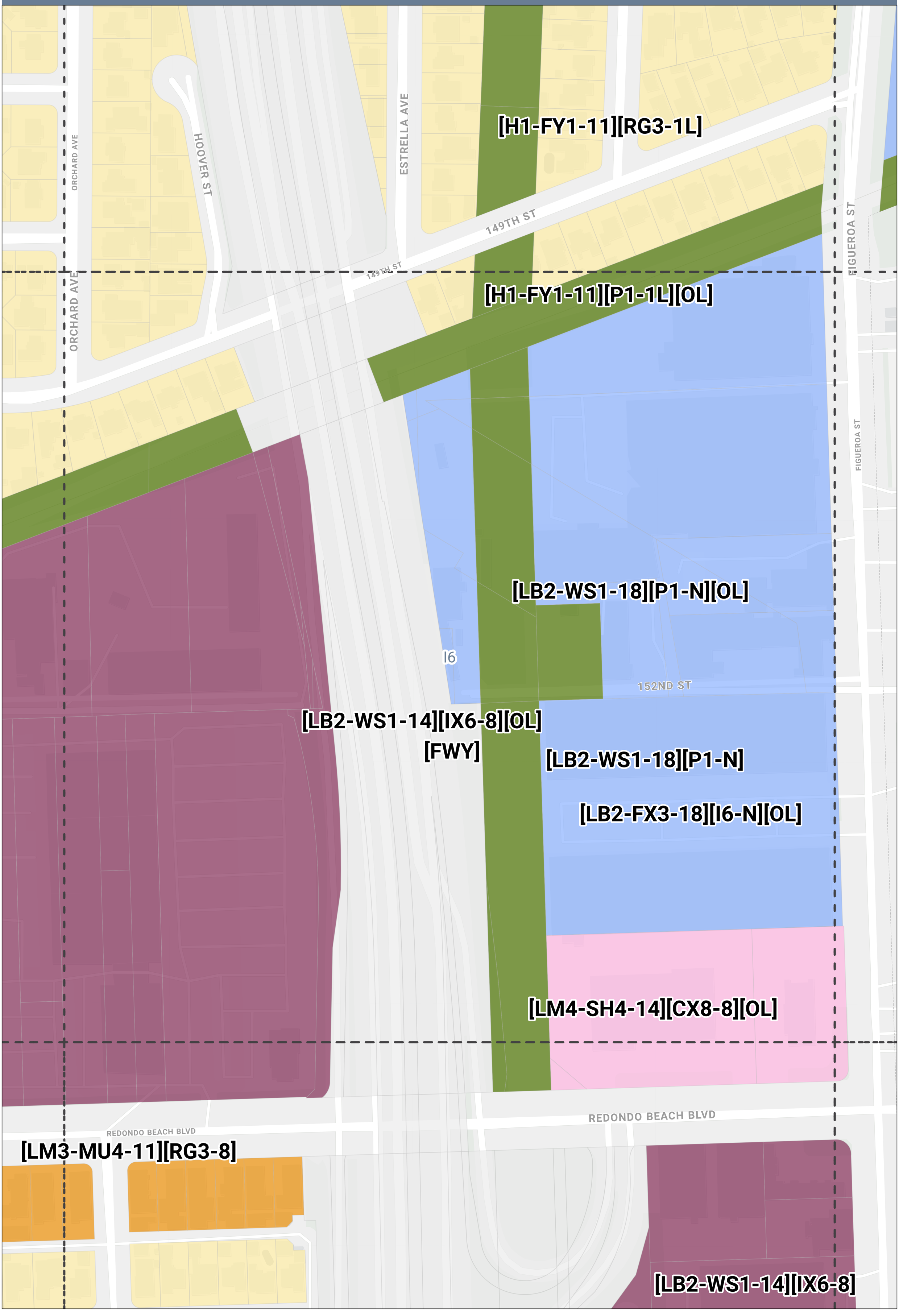
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: I5

148TH PL
149TH ST
149TH ST
148TH DR
ORCHARD AVE
[VF2-FX1-16][OS1-N]
[H1-FY1-11][RG3-1L]
[H1-FY1-11][P1-1L][OL]
[LB2-WS1-14][IX6-8][OL]
I5
VERMONT AVE
VERMONT AVE
ORCHARD AVE
REDONDO BEACH BLVD
REDONDO BEACH BLVD
[LM3-MU4-11][RG3-8]
[LM4-SH4-14][CX8-8]

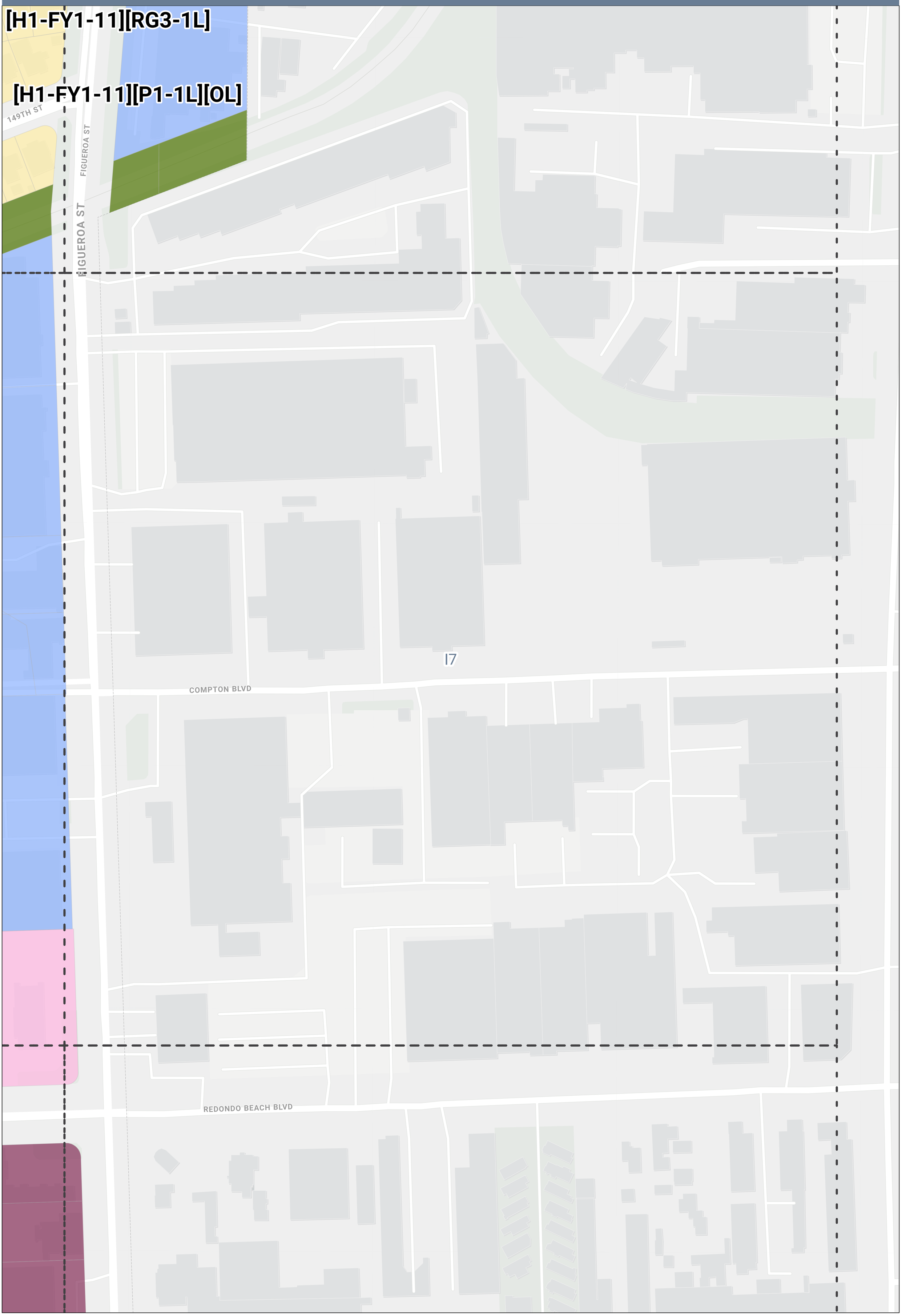
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: I6



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: I7



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: J5

[H1-FY1-11][P1-1L][OL]

[LB2-WS1-14][IX6-8][OL]

[LM3-MU4-11][RG3-8]

[LM4-SH4-14][CX8-8]

[H1-FY1-11][RG3-1L][IHR]

[H1-FY1-11][RG3-1L]

VERMONT AVE

ORCHARD AVE

REDONDO BEACH BLVD

154TH ST

155TH ST

156TH ST

157TH ST

MAGNOLIA AVE

AINSWORTH ST

J5

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: J6

[LB2-WS1-18][P1-N]

[LB2-WS1-14][IX6-8][OL]

[LB2-FX3-18][I6-N][OL]

[LM4-SH4-14][CX8-8][OL]

[LM3-MU4-11][RG3-8]

[H1-FY1-11][P1-1L]

[LB2-WS1-14][IX6-8]

[FWY]

[H1-FY1-11][RG3-1L][IHR]

[H1-FY1-11][RG3-1L]

FIGUEROA ST

REDONDO BEACH BLVD

REDONDO BEACH BLVD

J6

BONSALLO AVE

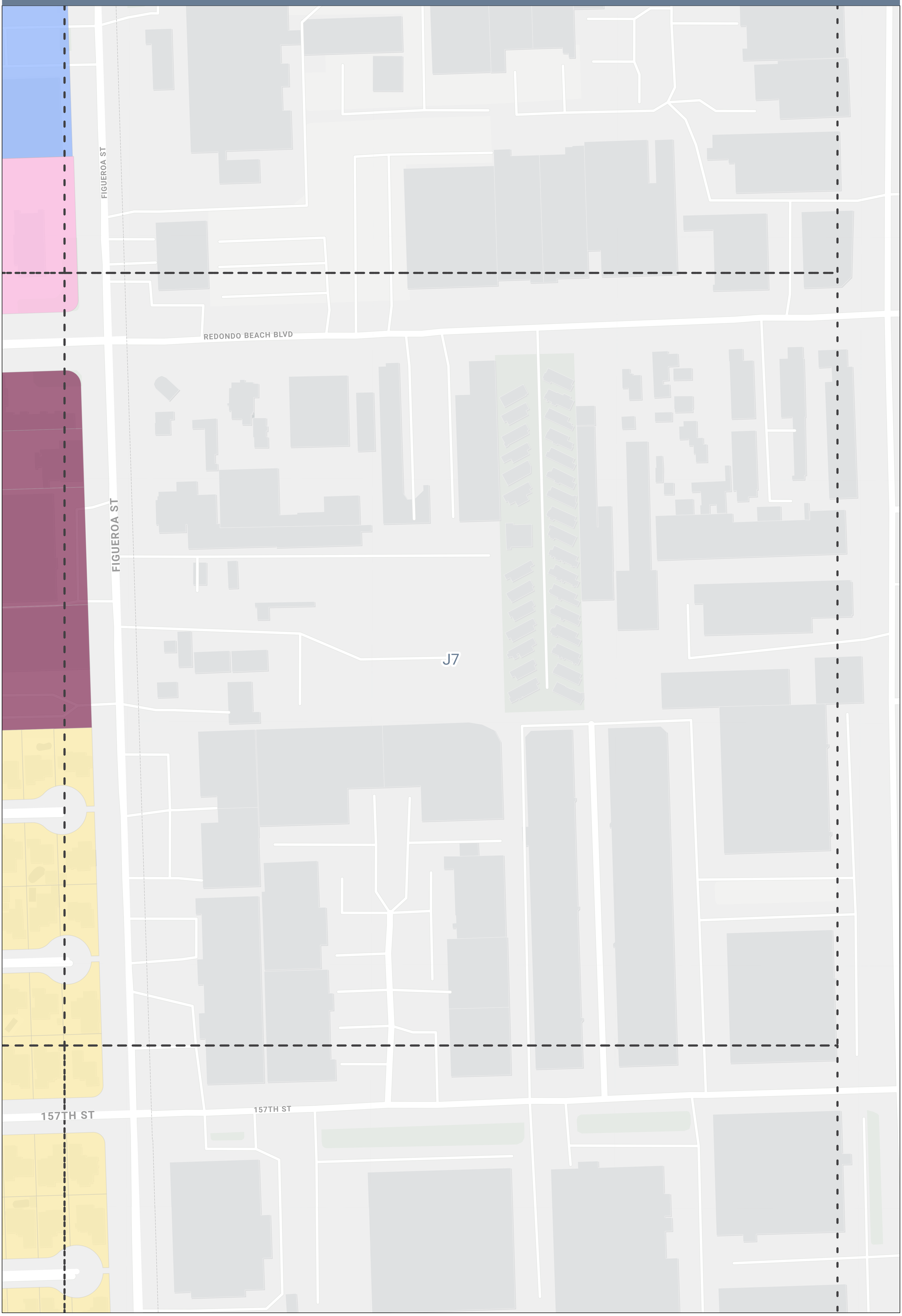
ORCHARD AVE

157TH ST

157TH ST

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: J7



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: K5

[H1-FY1-11][RG3-1L][IHR]

[H1-FY1-11][RG3-1L]

[LM4-SH4-14][CX8-8]

[VN3-FY1-11][RG3-15]

[H2-FY1-11][RG3-2L][IHR]

[MB5-SH4-14][CX8-4]

[LM3-MU4-11][RG3-8]

[H2-FY1-11][RG3-2L]

VERMONT AVE

AINSWORTH ST

156TH ST

ORCHARD AVE

MAGNOLIA AVE

157TH ST 157TH ST

158TH ST

MENLO AVE

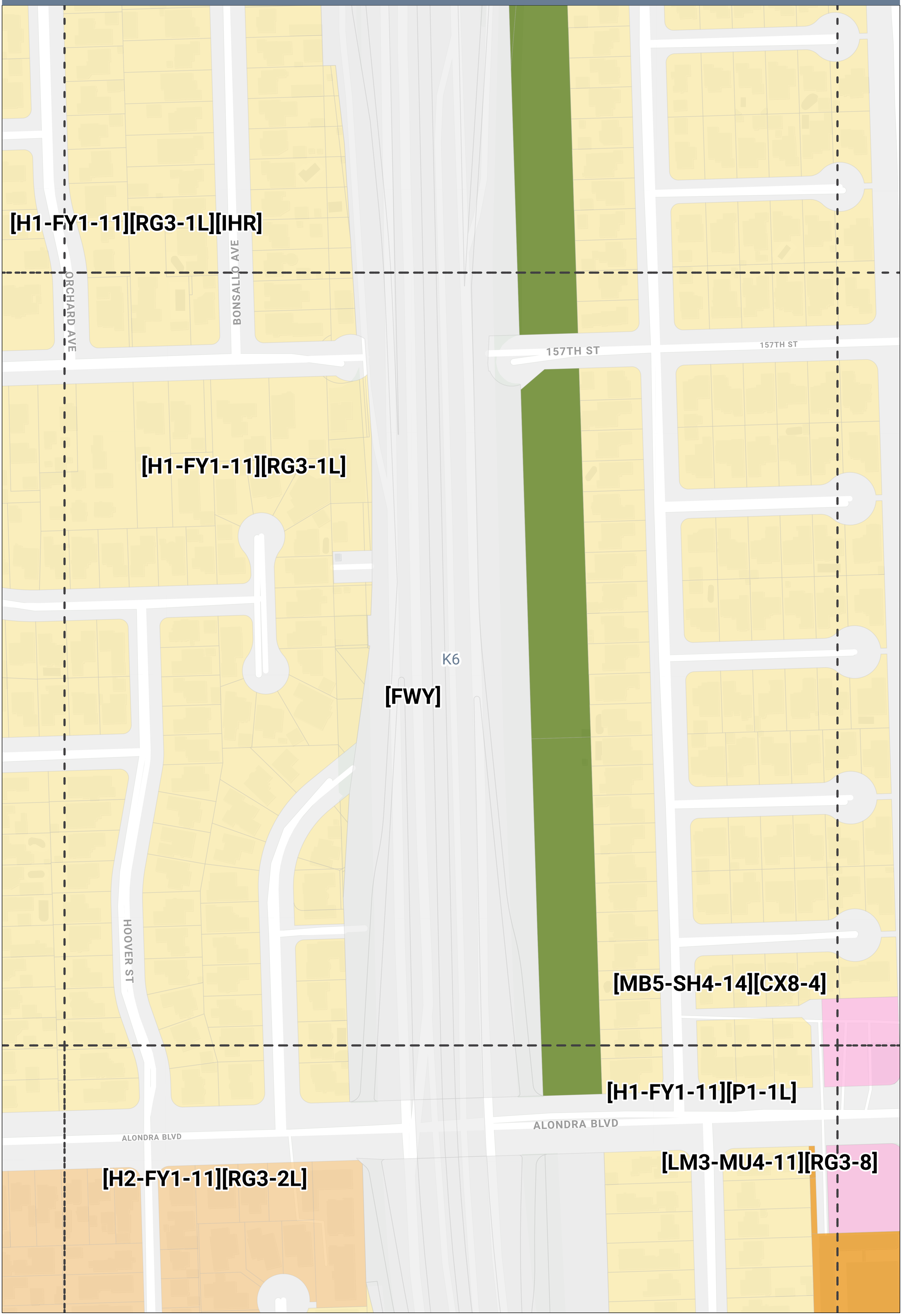
ALONDRA BLVD ALONDRA BLVD

VERMONT AVE

K5

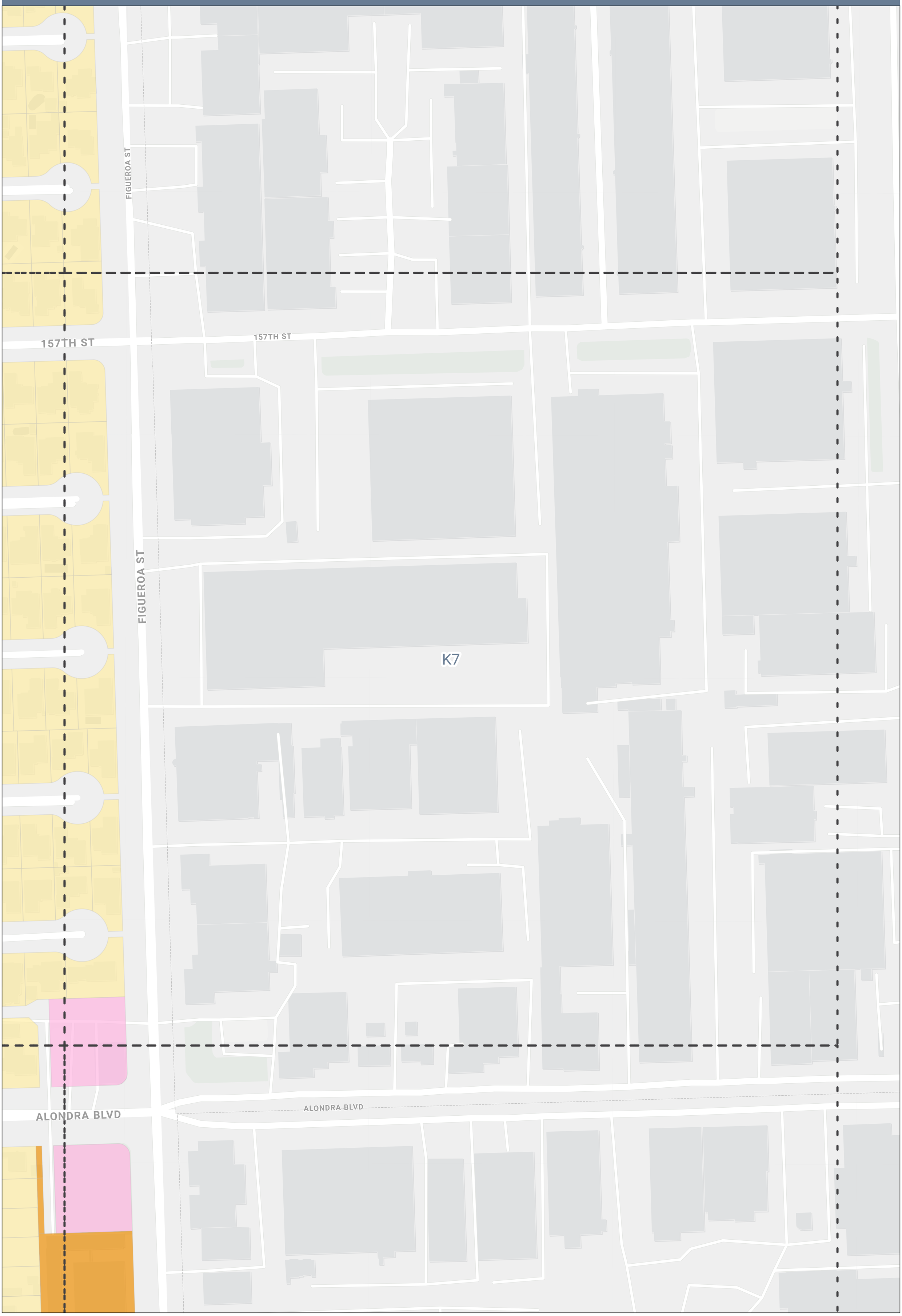
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: K6



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: K7



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: L5

[H1-FY1-11][RG3-1L]

[LM4-SH4-14][CX8-8]

[H1-FY1-11][RG3-1L][IHR]

[H2-FY1-11][RG3-2L][IHR]

[H2-FY1-11][RG3-2L]

[VN3-FY1-11][RG3-15]

[MB5-SH4-14][CX8-4]

[LM4-SH4-11][CX6-8]

[LM4-SH4-11][CX6-8][IHR]

[LM3-MU4-11][RG3-8]

L5

VERMONT AVE

VERMONT AVE

ALONDRA BLVD

ALONDRA BLVD

AINSWORTH ST

MENLO AVE

ORCHARD AVE

GARDENA BLVD

GARDENA BLVD

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: L6

[MB5-SH4-14][CX8-4]

[H1-FY1-11][P1-1L]

[H2-FY1-11][RG3-2L][IHR]

[H2-FY1-11][RG3-2L]

[FWY]

[H1-FY1-11][RG3-1L]

[LM4-SH4-11][CX6-8]

[LM3-MU4-11][RG3-8]

[LM4-SH4-11][CX8-8]

[LM4-SH4-11][CX6-8][IHR]

[LM3-MU4-11][P1-8]

[MB5-SH4-11][CX8-4]

HOOVER ST

ALONDRA BLVD

ALONDRA BLVD

DENVER AVE

BONSALLO AVE

L6

164TH ST

ESTRELLA AVE

GARDENA BLVD

GARDENA BLVD

DRAFT ZONING MAP
Harbor Gateway Community Plan

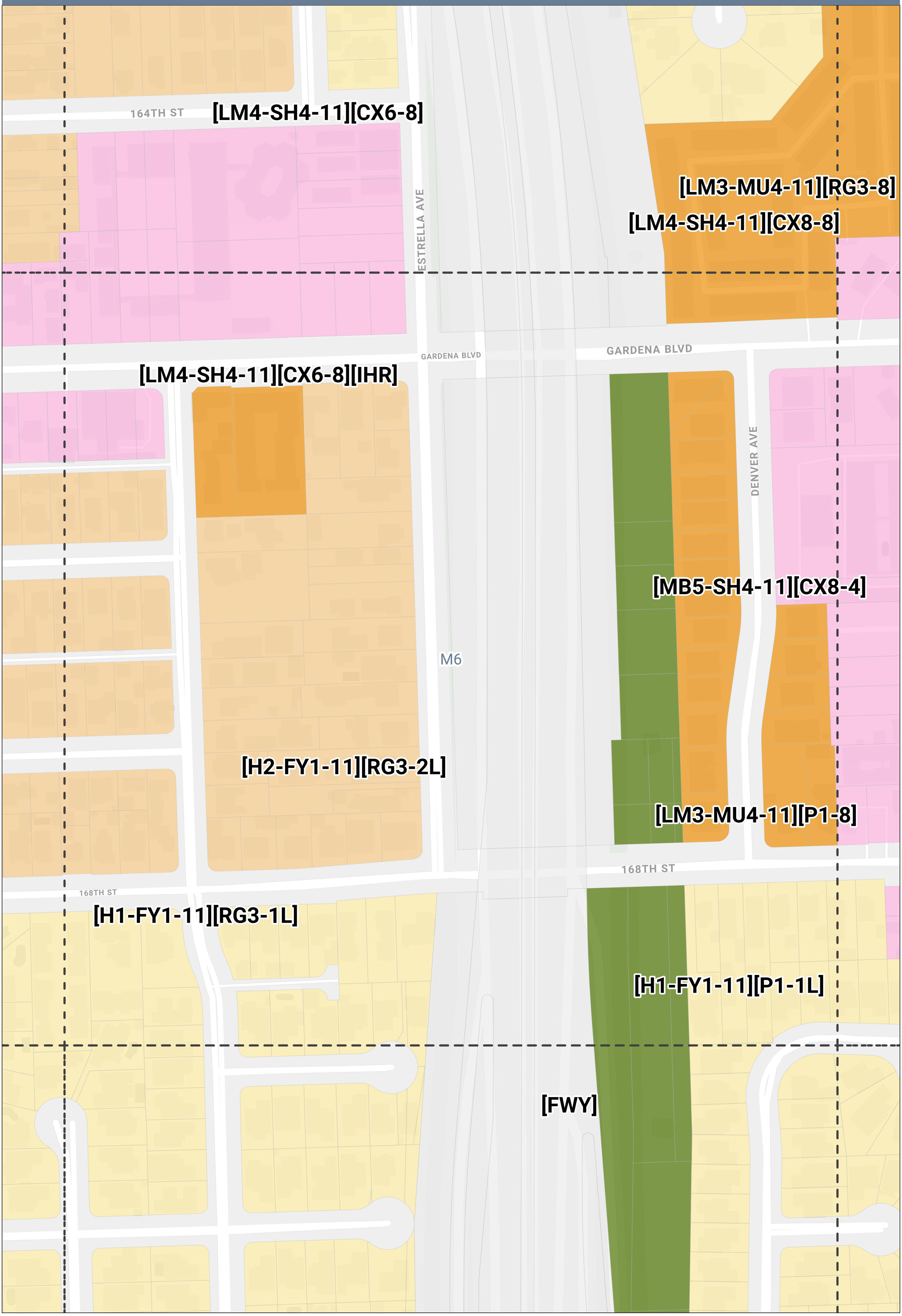
Grid: L7

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: M5

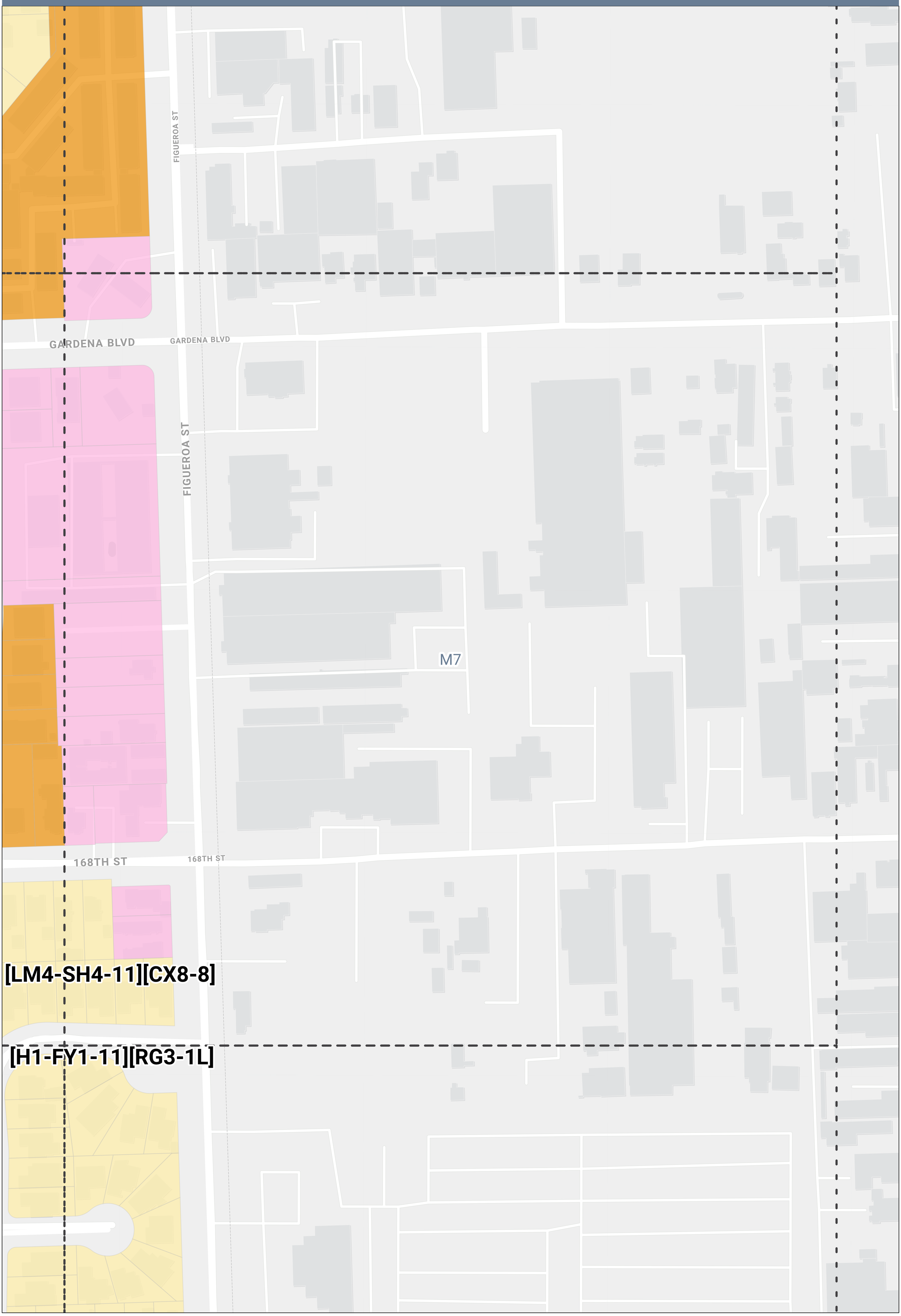
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: M6



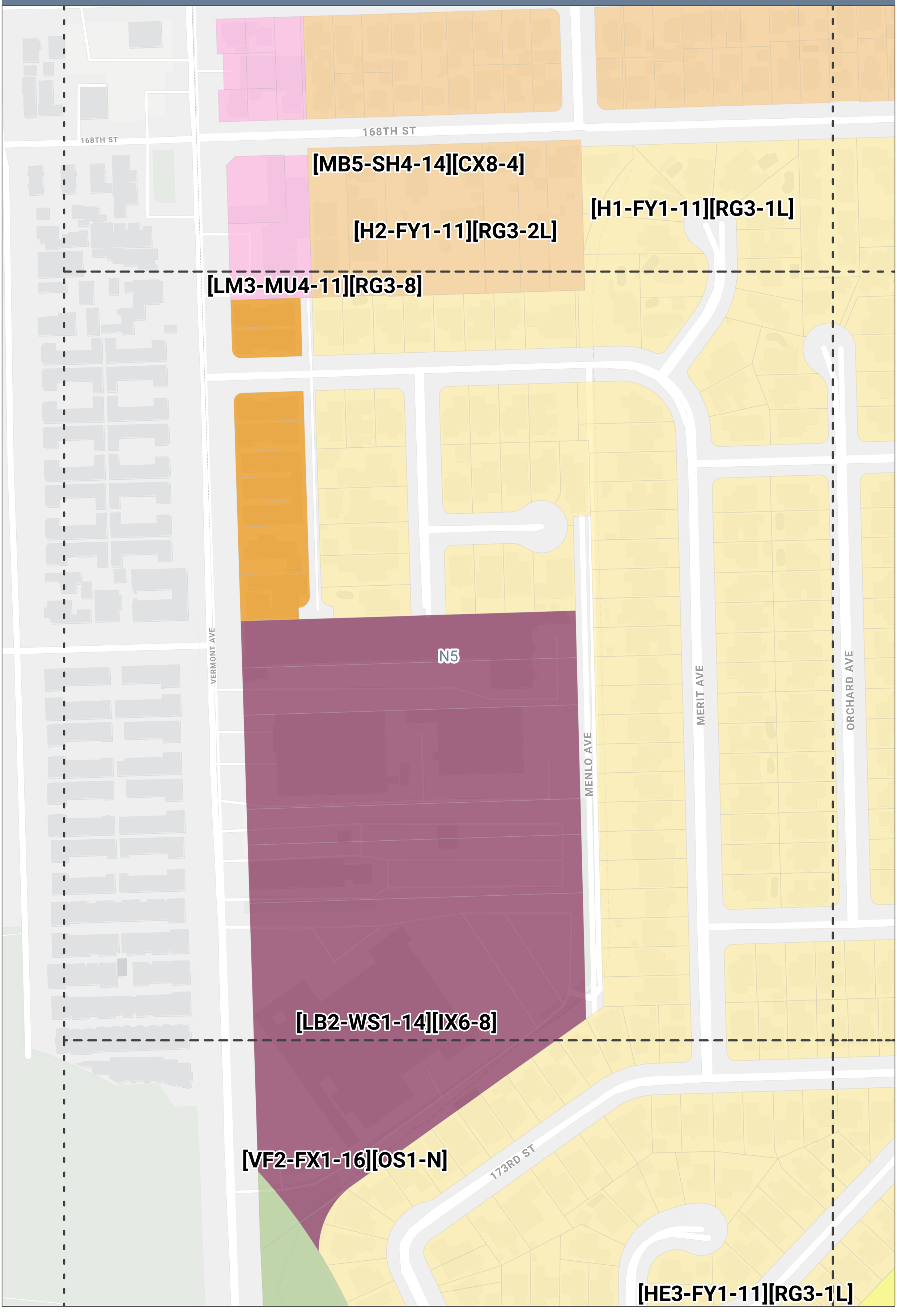
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: M7



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: N5



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: N6

[H2-FY1-11][RG3-2L]

[MB5-SH4-11][CX8-4]

[LM3-MU4-11][RG3-8]

[LM3-MU4-11][P1-8]

[LM4-SH4-11][CX8-8]

[H1-FY1-11][P1-1L]

[LB2-WS1-14][IX6-8]

[LB2-WS1-11][IX6-8]

[LB2-WS1-11][P1-8]

[FWY]

[H1-FY1-11][RG3-1L]

[HE3-FY1-11][RG3-1L]

168TH ST

168TH ST

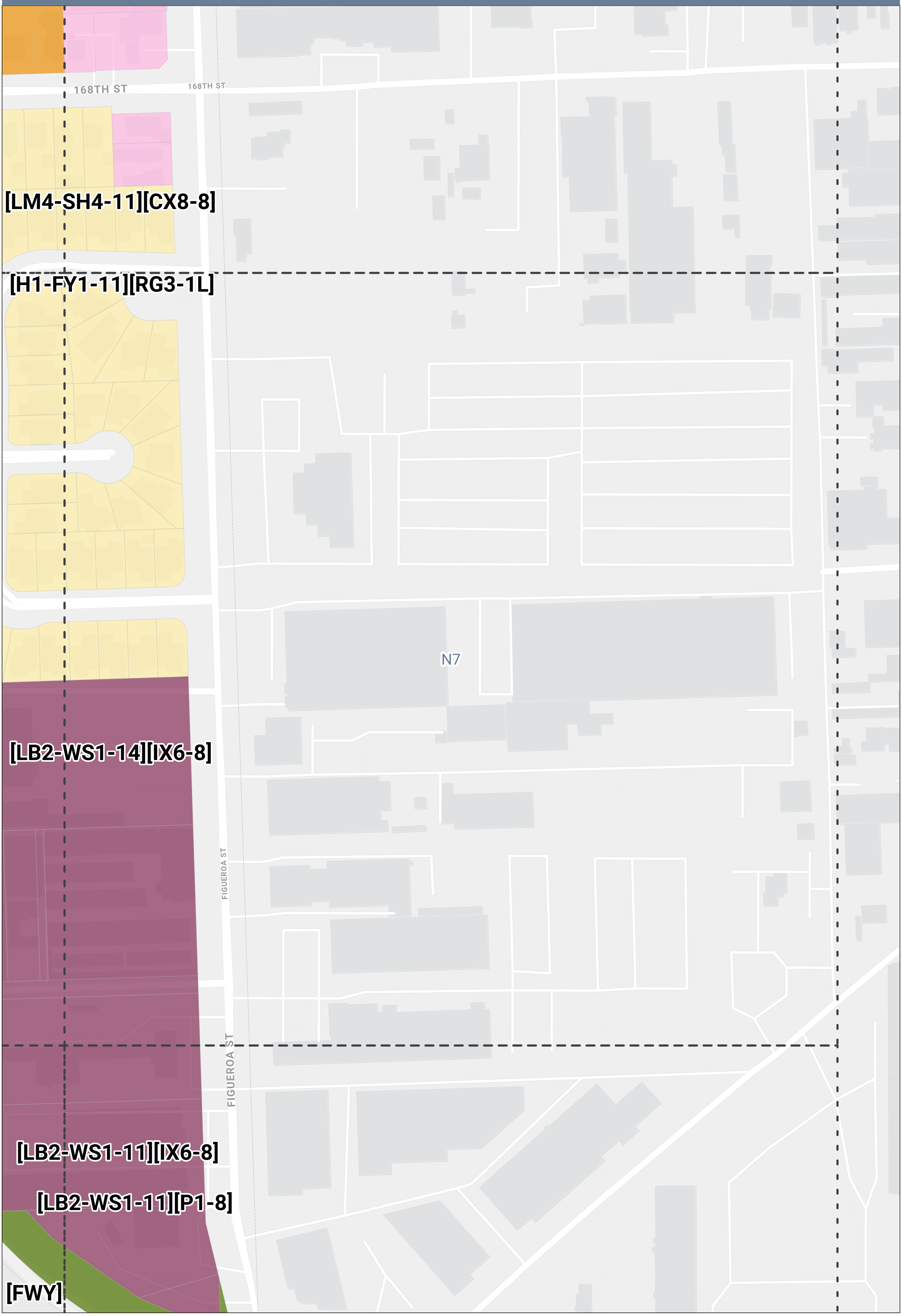
ORCHARD AVE

HOOVER ST

N6

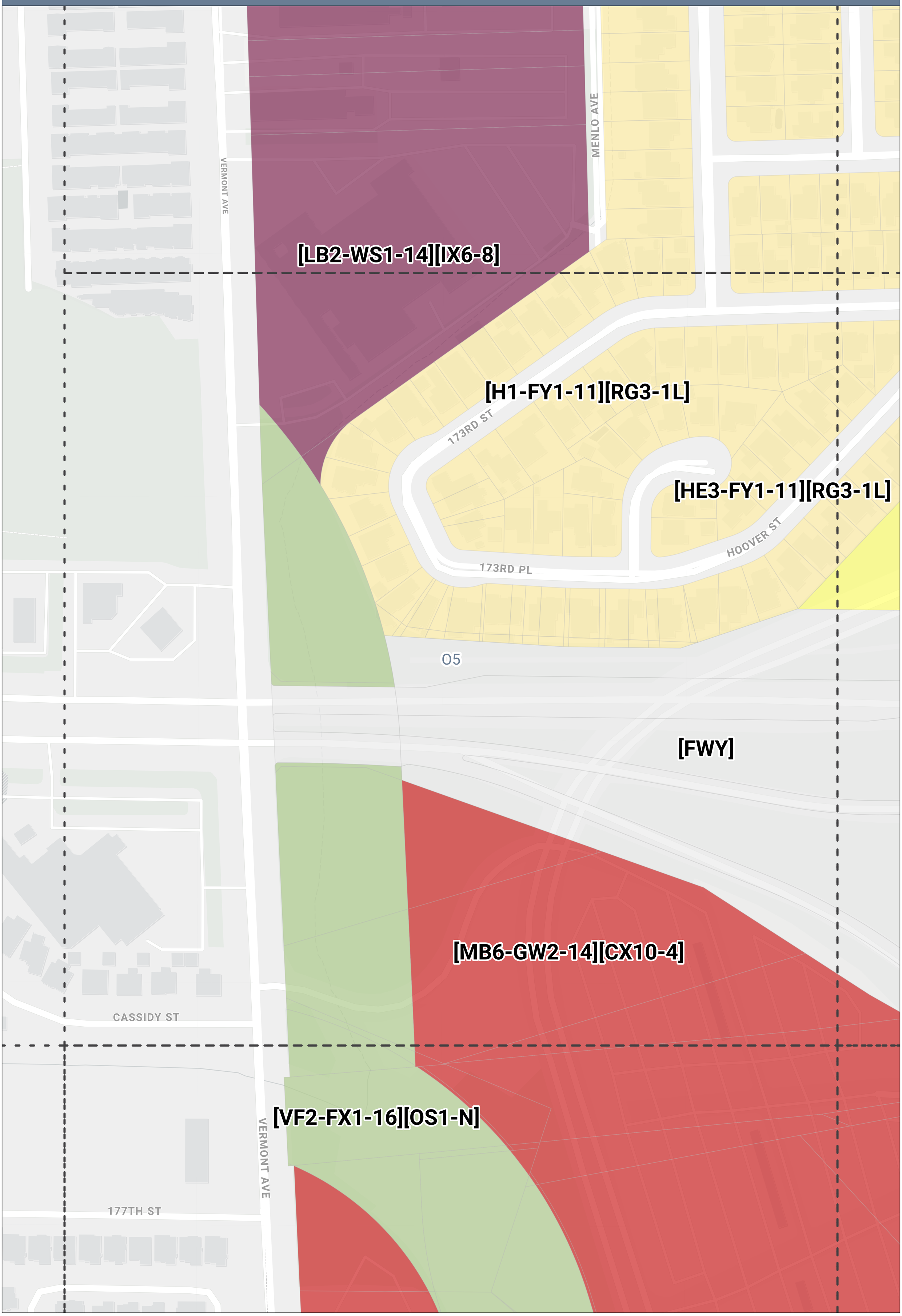
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: N7



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: O5



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: O6

[H1-FY1-11][P1-1L]

[LB2-WS1-14][IX6-8]

[LB2-WS1-11][IX6-8]

[H1-FY1-11][RG3-1L]

HOOVER ST

[HE3-FY1-11][RG3-1L]

[LB2-WS1-11][P1-8]

O6

[FWY]

[MB6-GW2-14][CX10-4]

[LB2-WS1-18][P1-N]

[LB2-FX3-18][I6-N]

182ND ST

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: O7

[LB2-WS1-14][IX6-8]

[LB2-WS1-11][IX6-8]

[LB2-WS1-11][P1-8]

[FWY]

[LB2-WS1-18][P1-N]

[LB2-FX3-18][I6-N]

WALNUT ST

O7

FIGUEROA ST

FIGUEROA ST

FIGUEROA ST

DENVER AVE

182ND ST

182ND ST

ALBERTONI ST

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: P3

CASSIDY ST

177TH ST

[LB2-FX1-16][P1-N]

P3

[H1-FY1-11][P1-1L]

179TH ST

NORMANDIE AVE

NORMANDIE AVE

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: P4

CASSIDY ST

177TH ST

[LB2-FX1-16][P1-N]

CITRINE CT

SAPPHIRE LANE

P4

AMETHYST CIR

RUMBOLD ST

BUDLONG AVE

FELDER ST

182ND ST

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: P5

[FWY]

[MB6-GW2-14][CX10-4]

[VF2-FX1-16][OS1-N]

P5

VERMONT AVE

CASSIDY ST

177TH ST

RUBY CT

AMETHYST CIR

182ND ST

ELECTRIC ST

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: P6

[FWY]

[MB6-GW2-14][P1-4]

[MB6-GW2-14][CX10-4]

[LB2-WS1-18][P1-N]

[VF2-FX1-16][OS1-N]

[LB2-FX3-18][I6-N]

P6

182ND ST

184TH ST

HOOVER ST

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: P7

[FWY]

[LB2-WS1-18][P1-N]

[LB2-FX3-18][I6-N]

FIGUEROA ST

DENVER AVE

182ND ST

182ND ST

ALBERTONI ST

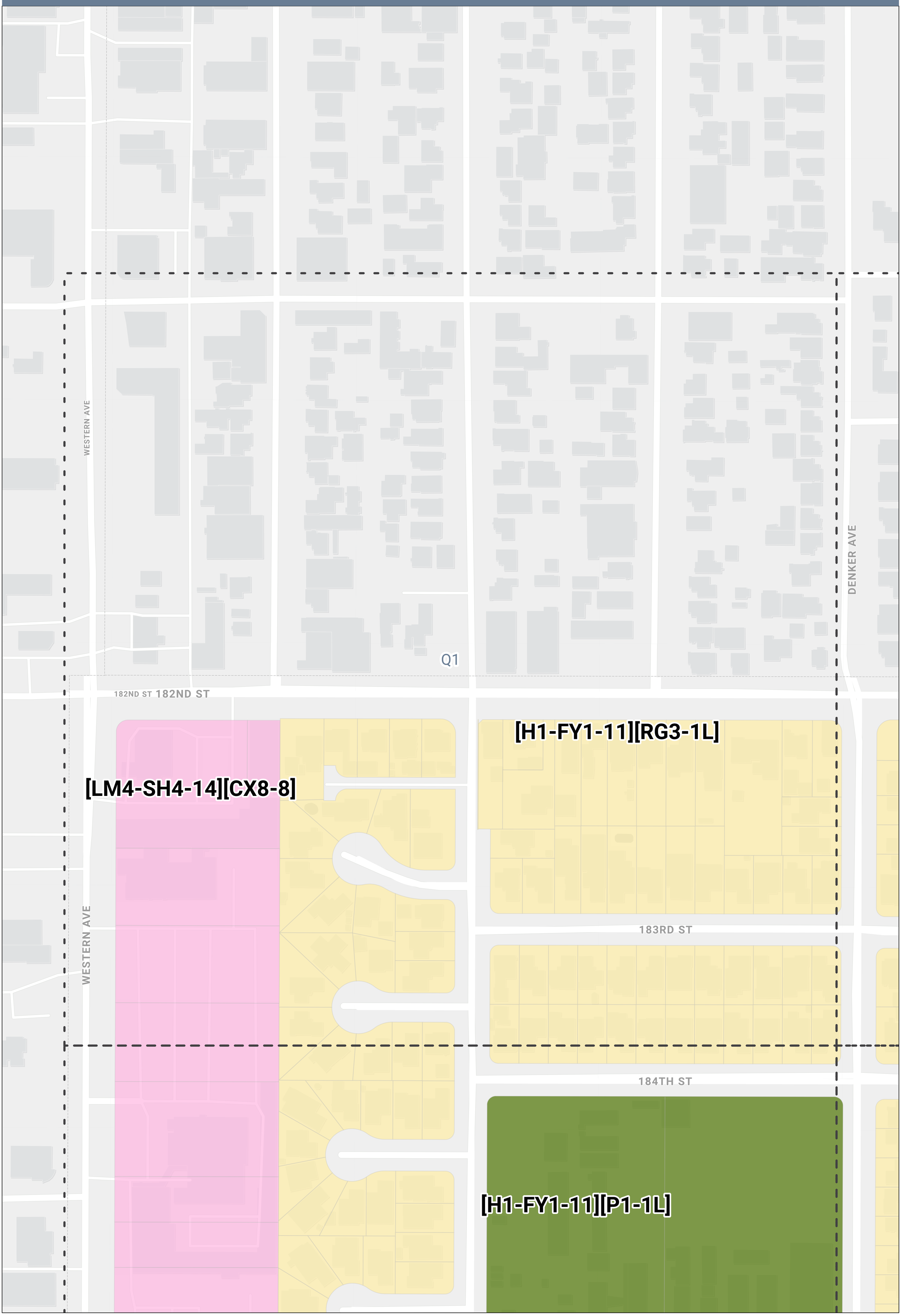
184TH ST

FIGUEROA ST

P7

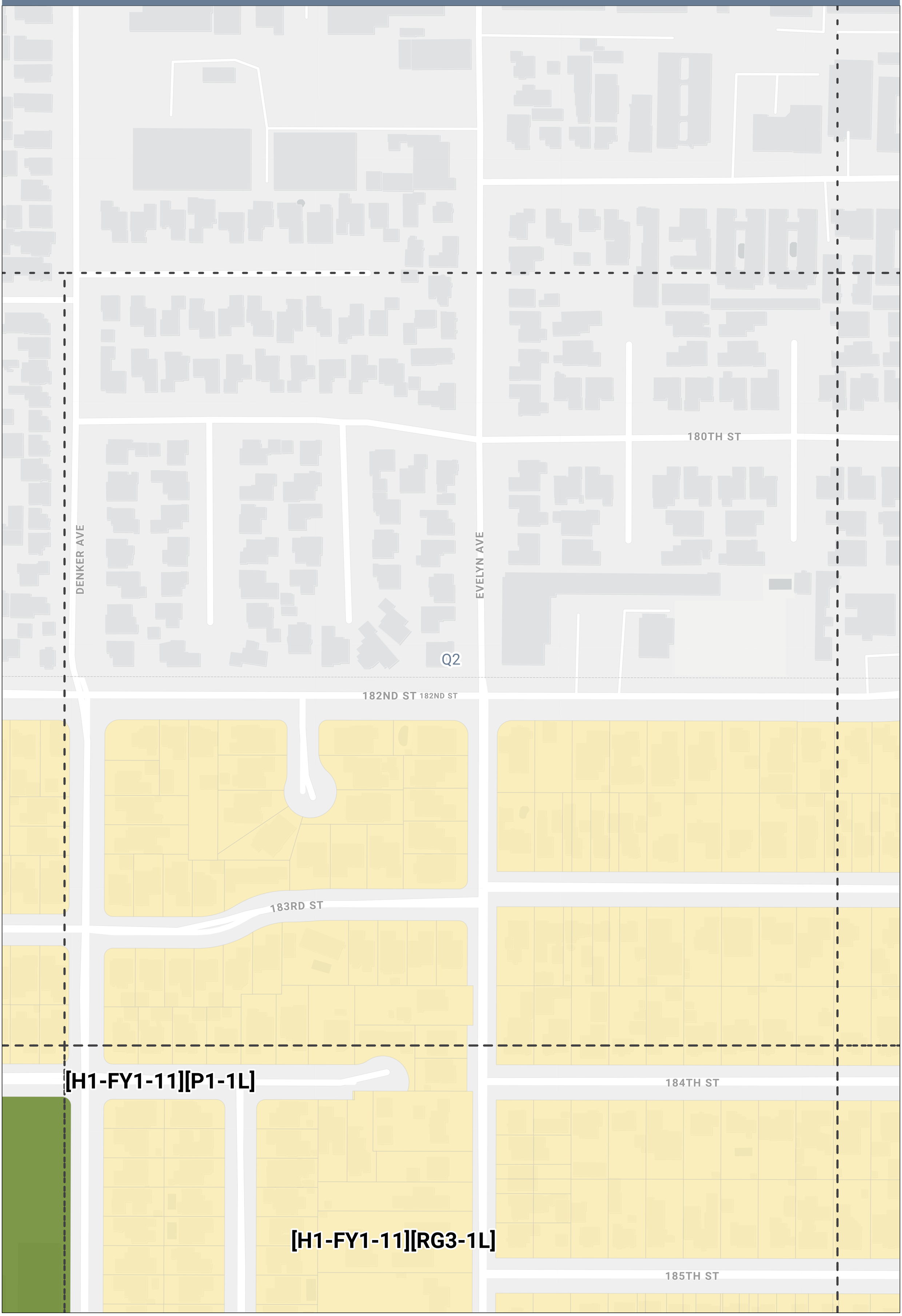
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: Q1



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: Q2



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: Q3

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: Q4

[LB2-FX1-16][P1-N]

[H1-FY1-11][P1-1L]

AMETHYST CIR

RUMBOLD ST

BUDLONG AVE

FELDER ST

182ND ST

Q4

ELECTRIC ST

[VF2-FX1-16][OS1-N]

[VF2-FX1-16][OS1-N][IHR]

[H1-FY1-11][RG3-1L]

184TH ST

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: Q5

AMETHYST CIR
182ND ST
VERMONT AVE
ELECTRIC ST
182ND ST
VERMONT AVE
Q5
[VF2-FX1-16][OS1-N][IHR]
[MB6-GW2-14][CX10-4]
[VF2-FX1-16][OS1-N]
[VN3-FY1-11][RG3-15]
[H1-FY1-11][RG3-1L]

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: Q6

182ND ST

182ND ST

[MB6-GW2-14][CX10-4]

[LB2-WS1-18][P1-N]

Q6

HOOVER ST

[FWY]

[VF2-FX1-16][OS1-N]

189TH ST

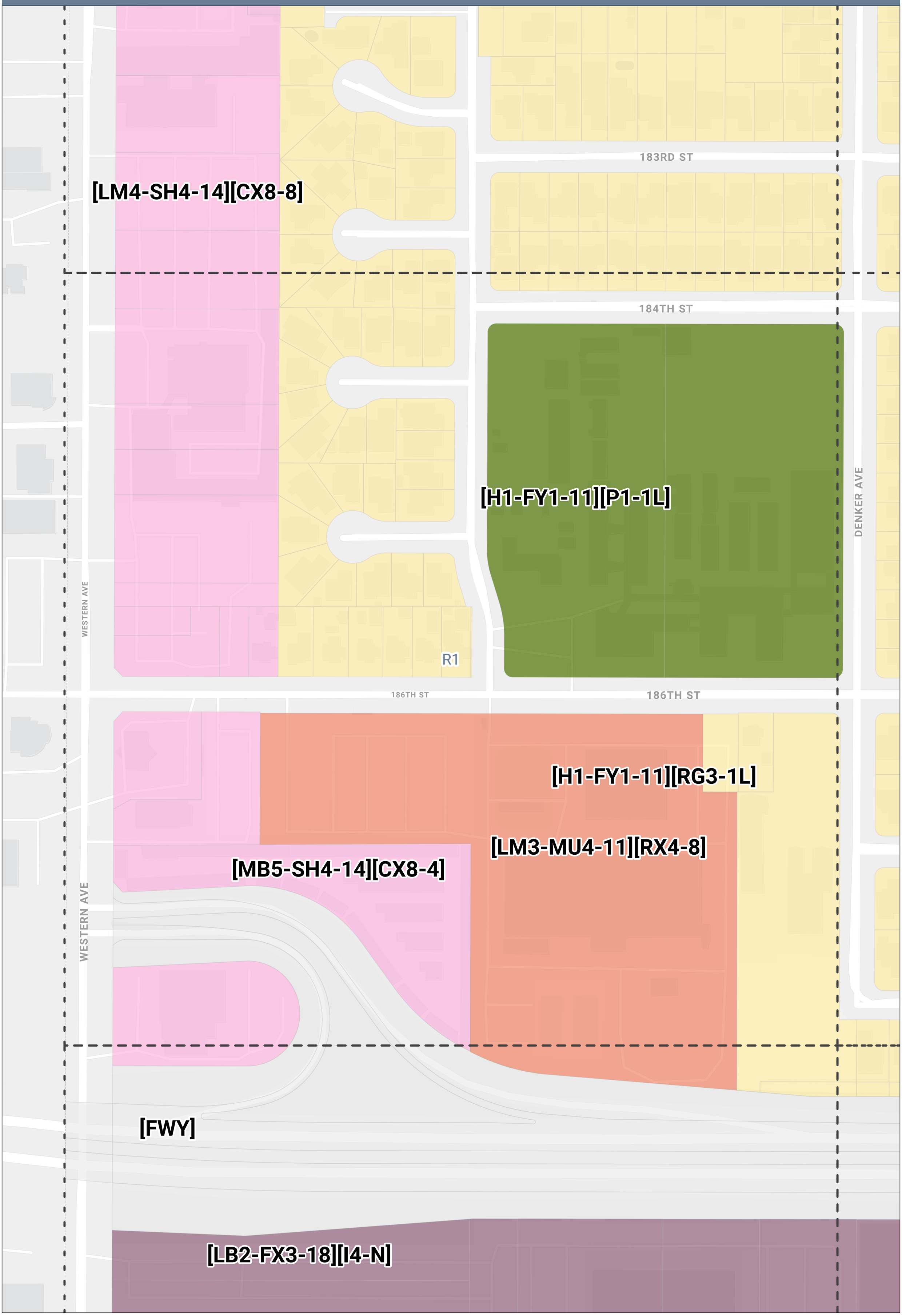
[LB2-FX3-18][I6-N]

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: Q7

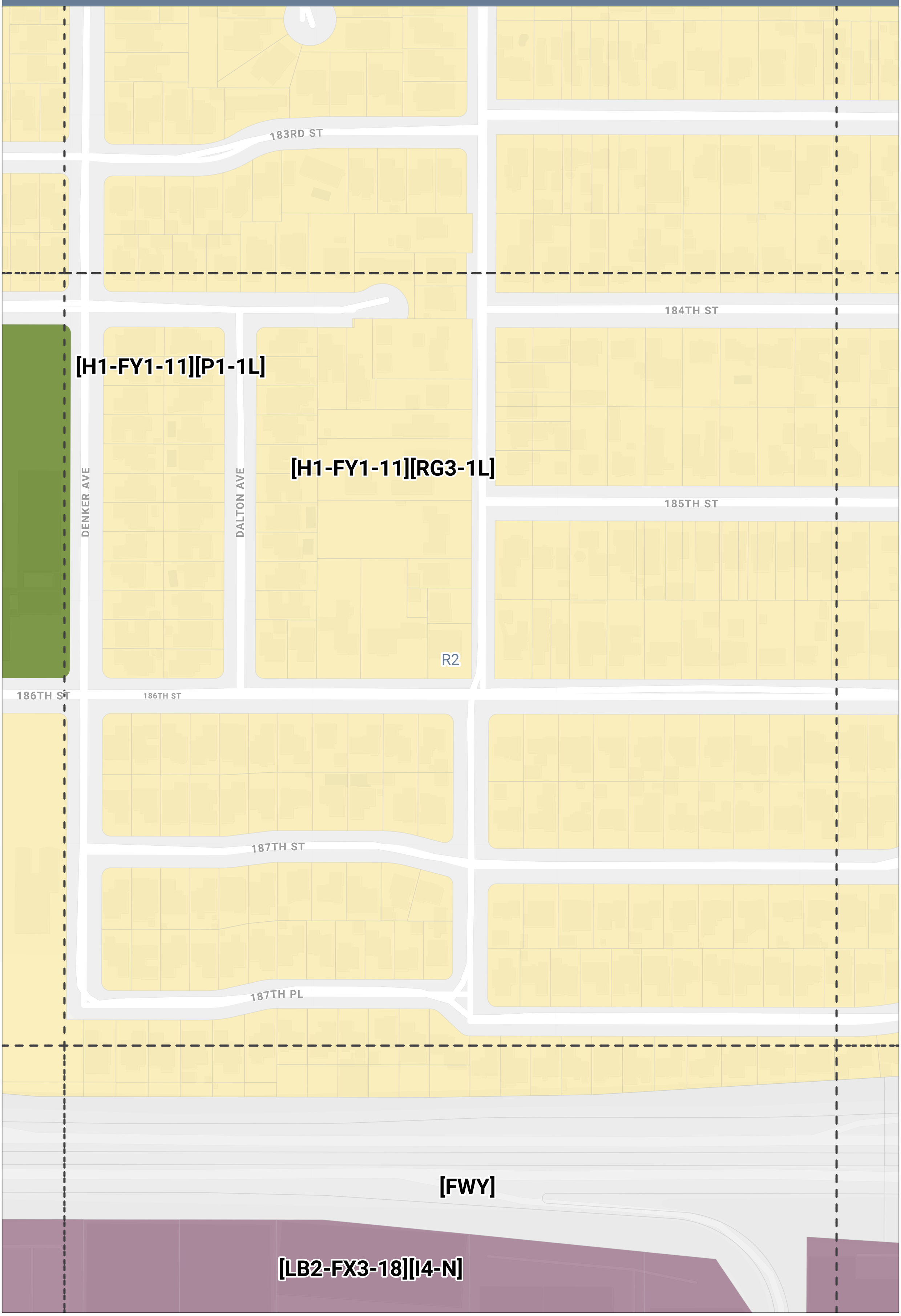
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: R1



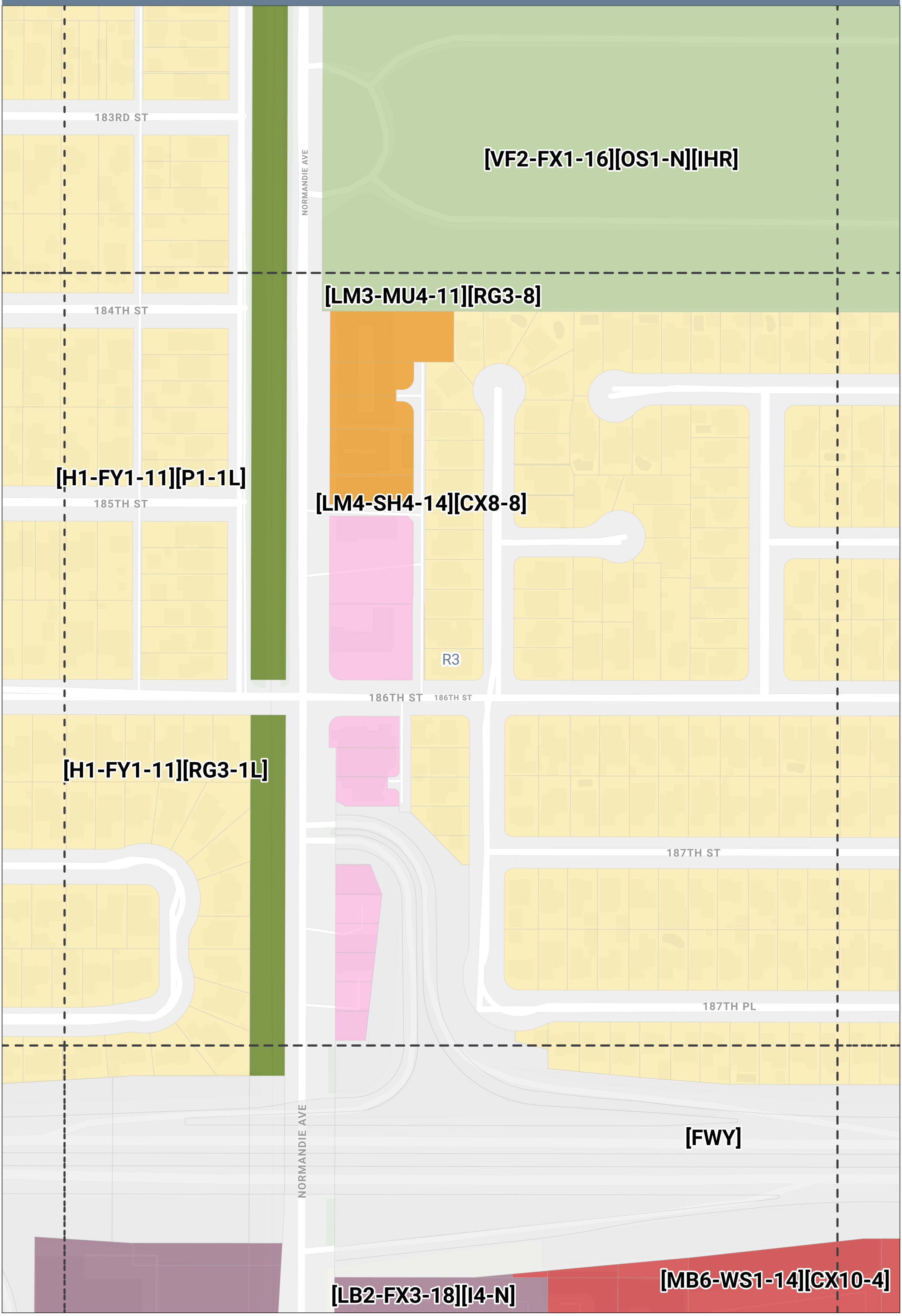
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: R2



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: R3



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: R4

[VF2-FX1-16][OS1-N]

[VF2-FX1-16][OS1-N][IHR]

184TH ST

185TH ST

R4

186TH ST 186TH ST

[H1-FY1-11][RG3-1L]

187TH ST

187TH PL

[FWY]

[MB6-WS1-14][CX10-4]

[MB6-MK1-14][P1-4]

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: R5

[VF2-FX1-16][OS1-N][IHR]

[VF2-FX1-16][OS1-N]

[VN3-FY1-11][RG3-15]

[H1-FY1-11][RG3-1L]

[MB6-GW2-14][CX10-4]

R5

[MB6-MK1-14][P1-4]

[FWY]
[MB6-WS1-14][CX10-4]

VERMONT AVE

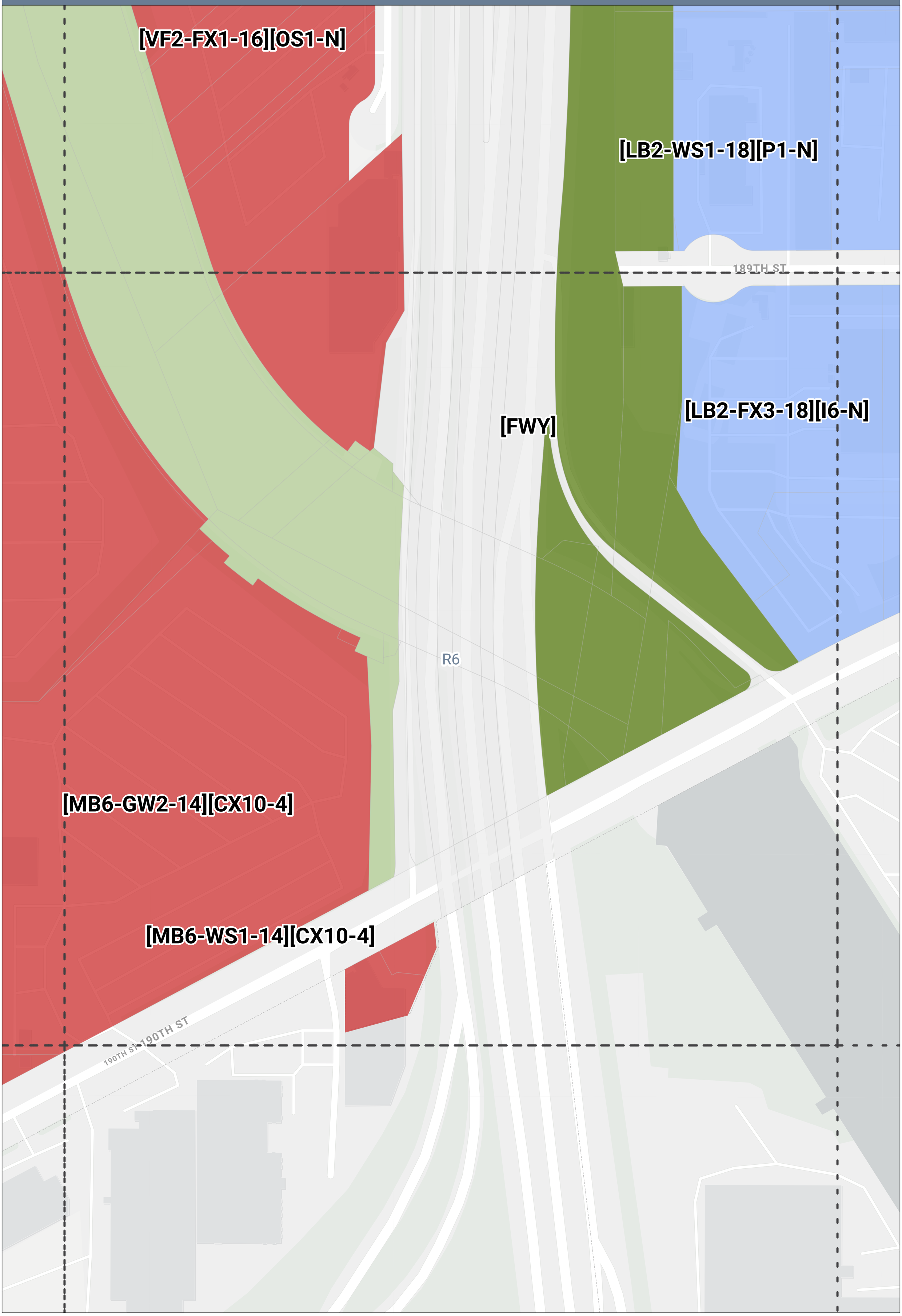
VERMONT AVE

186TH ST 186TH ST

190TH ST 190TH ST

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: R6



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: R7

[LB2-FX3-18][I6-N]

[LB2-WS1-18][P1-N]

[FWY]

189TH ST

190TH ST

FIGUEROA ST

FIGUEROA ST

R7

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: S1

[MB5-SH4-14][CX8-4]

[H1-FY1-11][RG3-1L]

[LM3-MU4-11][RX4-8]

[FWY]

[LB2-FX3-18][I4-N]

[LF3-FX3-18][I8-N]

WESTERN AVE

WESTERN AVE

190TH ST

190TH ST

S1

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: S2

[H1-FY1-11][RG3-1L]

187TH ST

187TH PL

[FWY]

S2

190TH ST

190TH ST

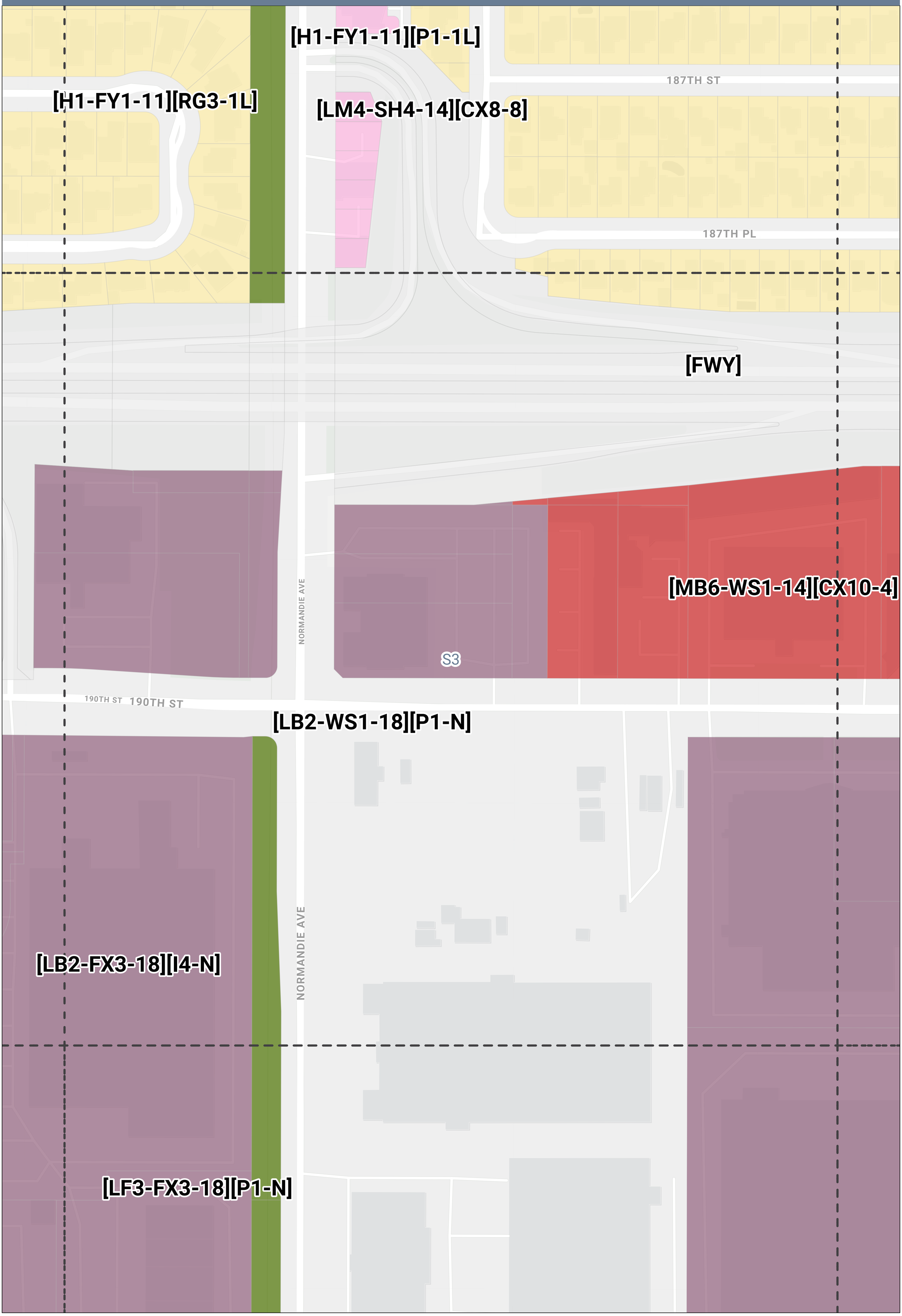
HARBORGATE WAY

[LF3-FX3-18][I8-N]

[LB2-FX3-18][I4-N]

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: S3



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: S4

187TH ST

187TH PL

[H1-FY1-11][RG3-1L]

[FWY]

[MB6-WS1-14][CX10-4]

[MB6-MK1-14][P1-4]

S4

190TH ST

190TH ST

GATEWAY TOWERS DR

[LB2-FX3-18][I4-N]

PACIFIC GATEWAY DR

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: S5

[MB6-GW2-14][CX10-4]

[H1-FY1-11][RG3-1L]

[FWY]

[MB6-WS1-14][CX10-4]

[MB6-MK1-14][P1-4]

[LB2-FX3-18][I4-N]

190TH ST

VERMONT AVE

S5

190TH ST

VERMONT AVE

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: S6

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: T1

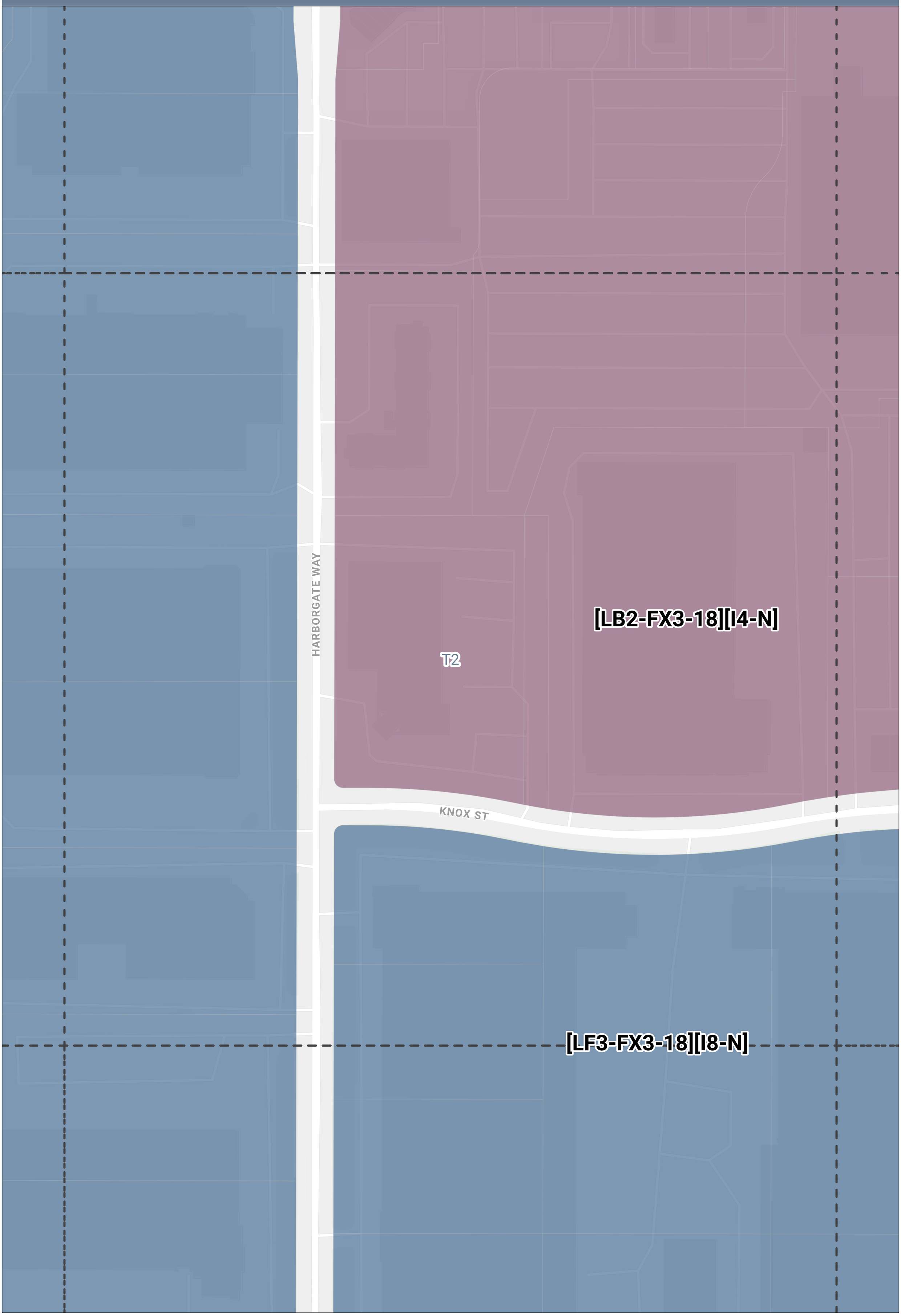
WESTERN AVE

[LF3-FX3-18][I8-N]

T1

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: T2



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: T3

[LB2-WS1-18][P1-N]

[LB2-FX3-18][I4-N]

[LF3-FX3-18][P1-N]

[LF3-FX3-18][I8-N]

NORMANDIE AVE

KNOX ST

T3

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: T4

GATEWAY TOWERS DR

[LB2-FX3-18][I4-N]

PACIFIC GATEWAY DR

T4

KNOX ST

MAGELLAN DR

[LF3-FX3-18][I8-N]

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: T5

[LB2-FX3-18][I4-N]

T5

KNOX ST

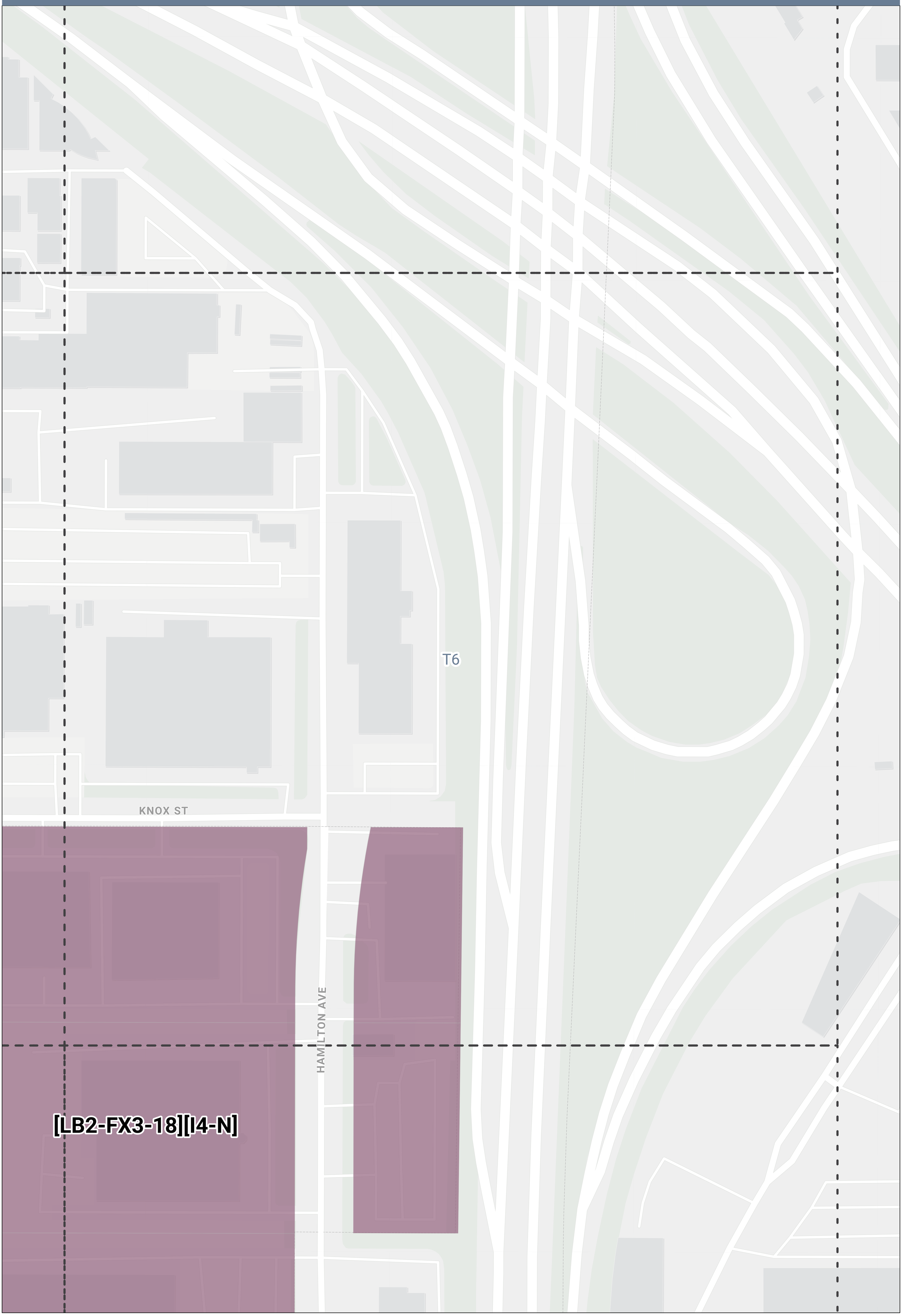
[LF3-FX3-18][I8-N]

VERMONT AVE

VERMONT AVE

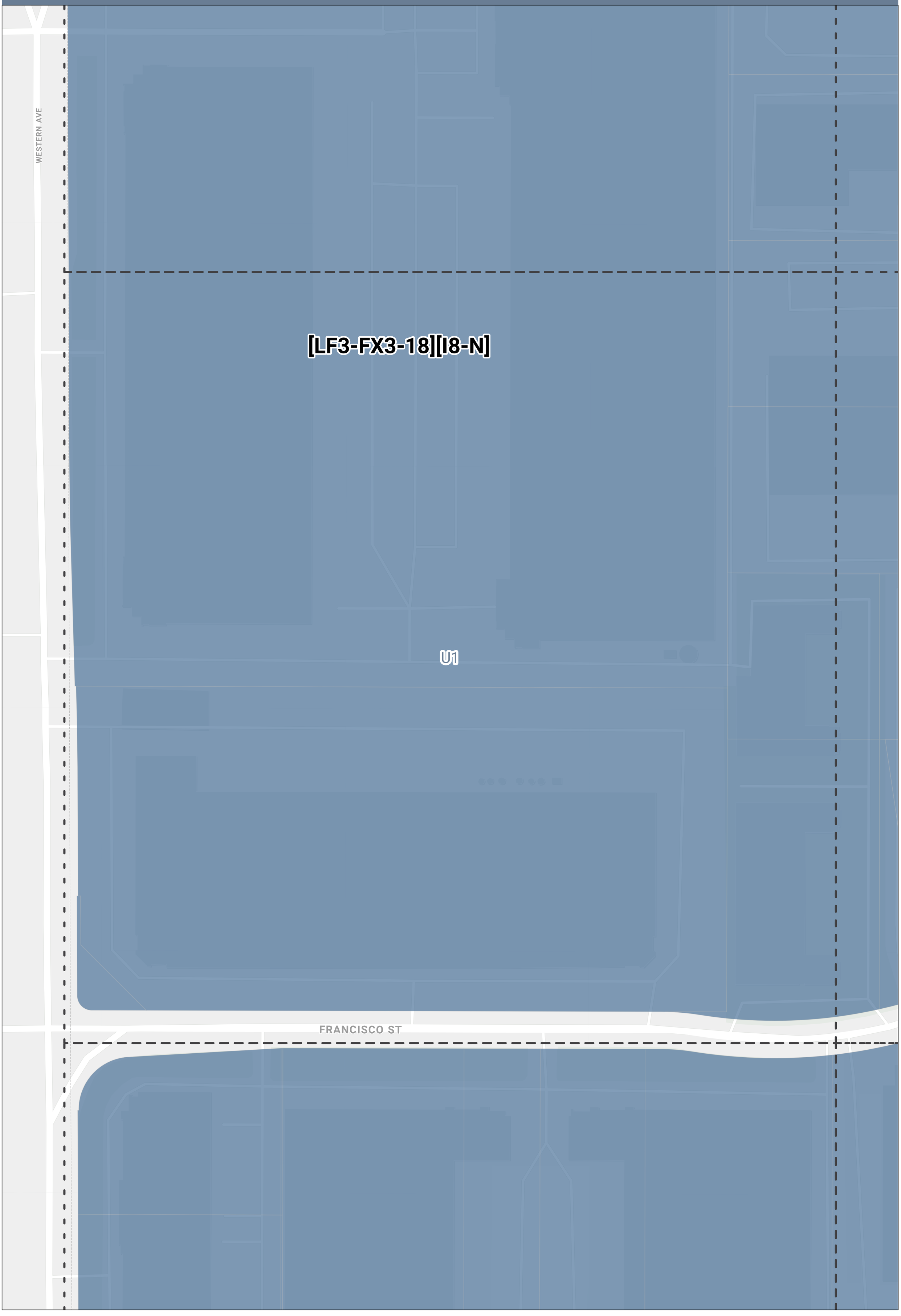
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: T6



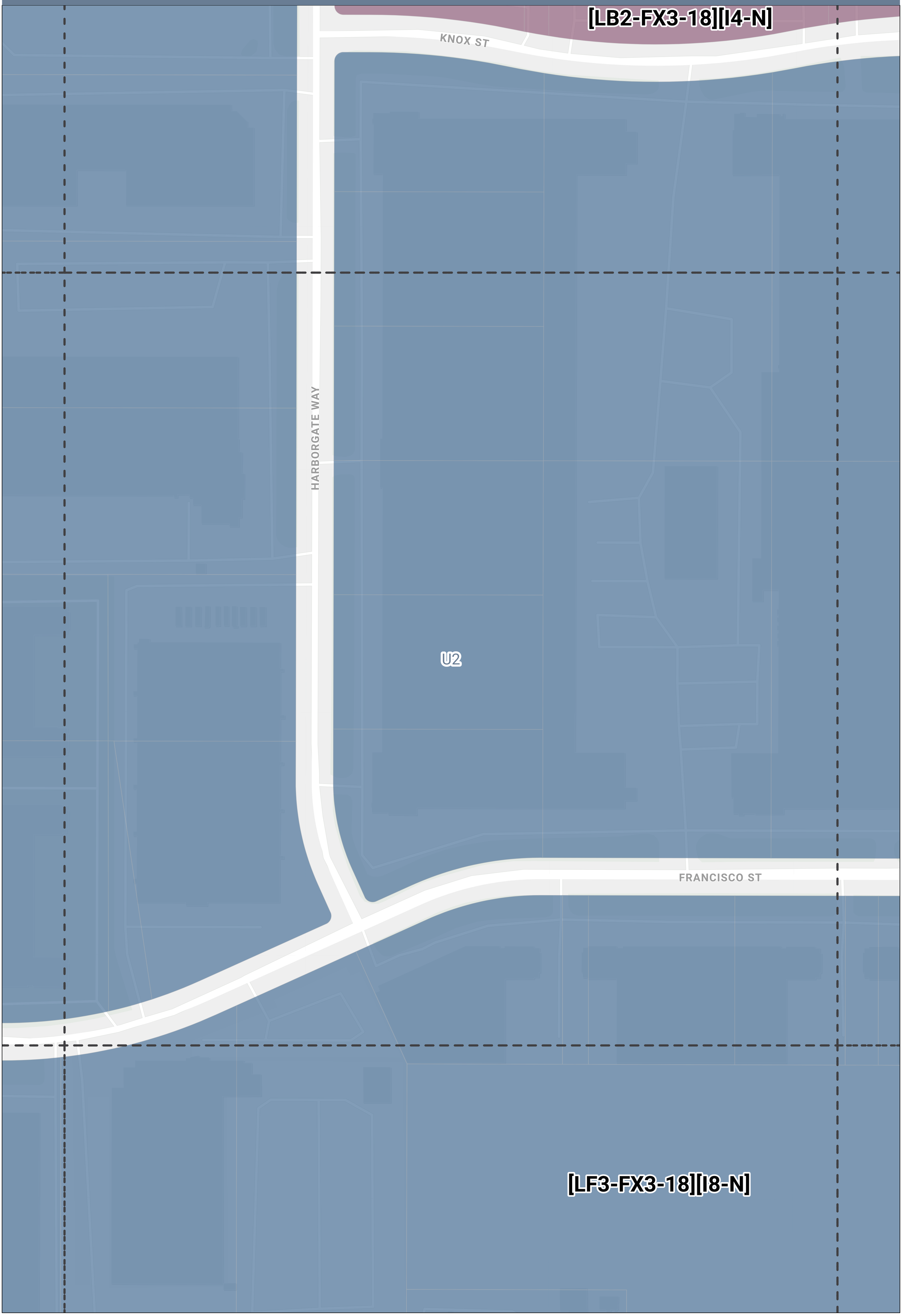
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: U1



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: U2



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: U3

[LB2-FX3-18][I4-N]

KNOX ST

[LF3-FX3-18][I8-N]

[LF3-FX3-18][P1-N]

U3

NORMANDIE AVE

FRANCISCO ST

NORMANDIE AVE

JON ST

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: U4

[LB2-FX3-18][I4-N]

KNOX ST

PACIFIC GATEWAY DR

U4

MAGELLAN DR

FRANCISCO ST

[LF3-FX3-18][I8-N]

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: U5

KNOX ST

[LB2-FX3-18][I4-N]

VERMONT AVE

U5

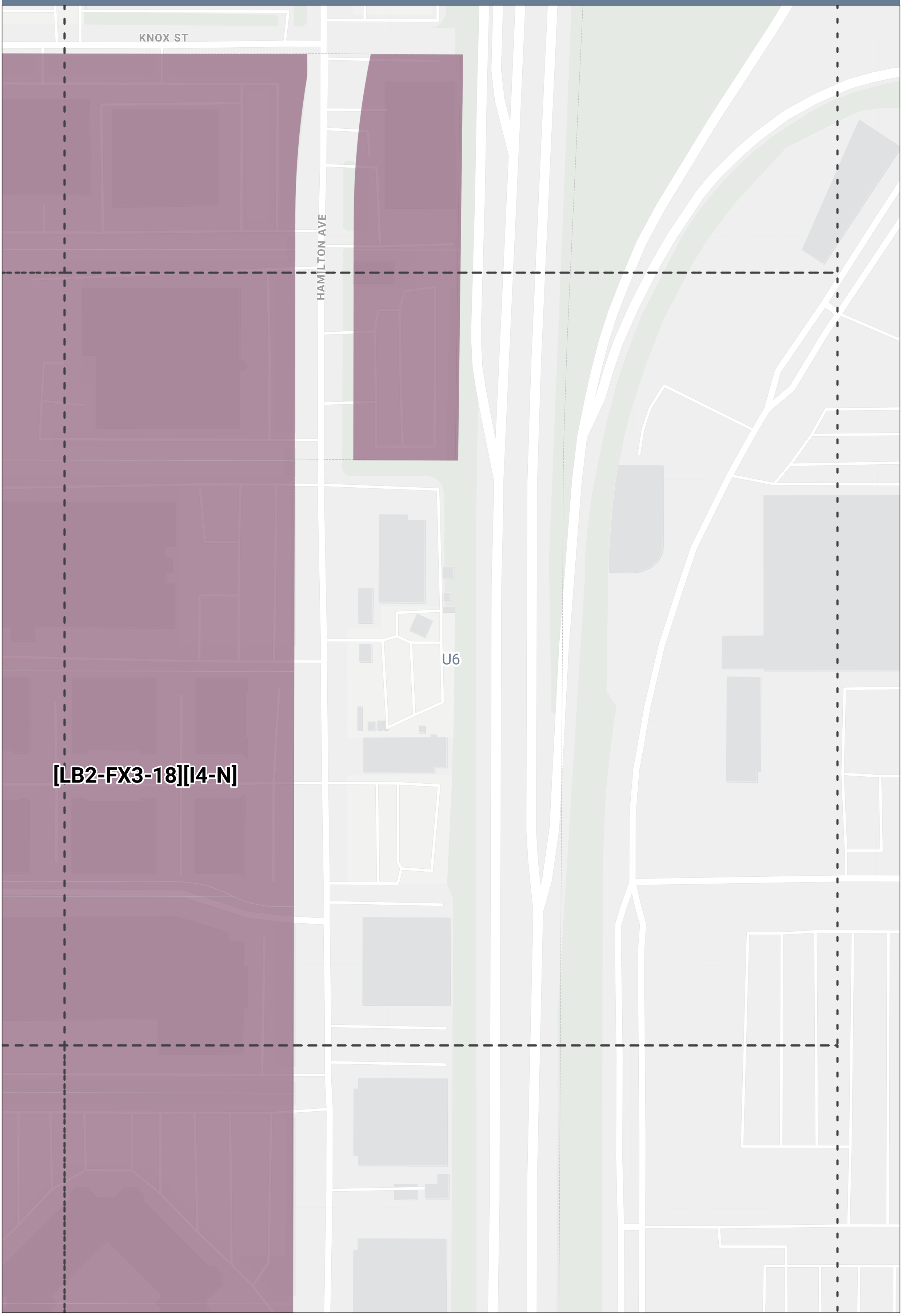
[LF3-FX3-18][I8-N]

VERMONT AVE

FRANCISCO ST

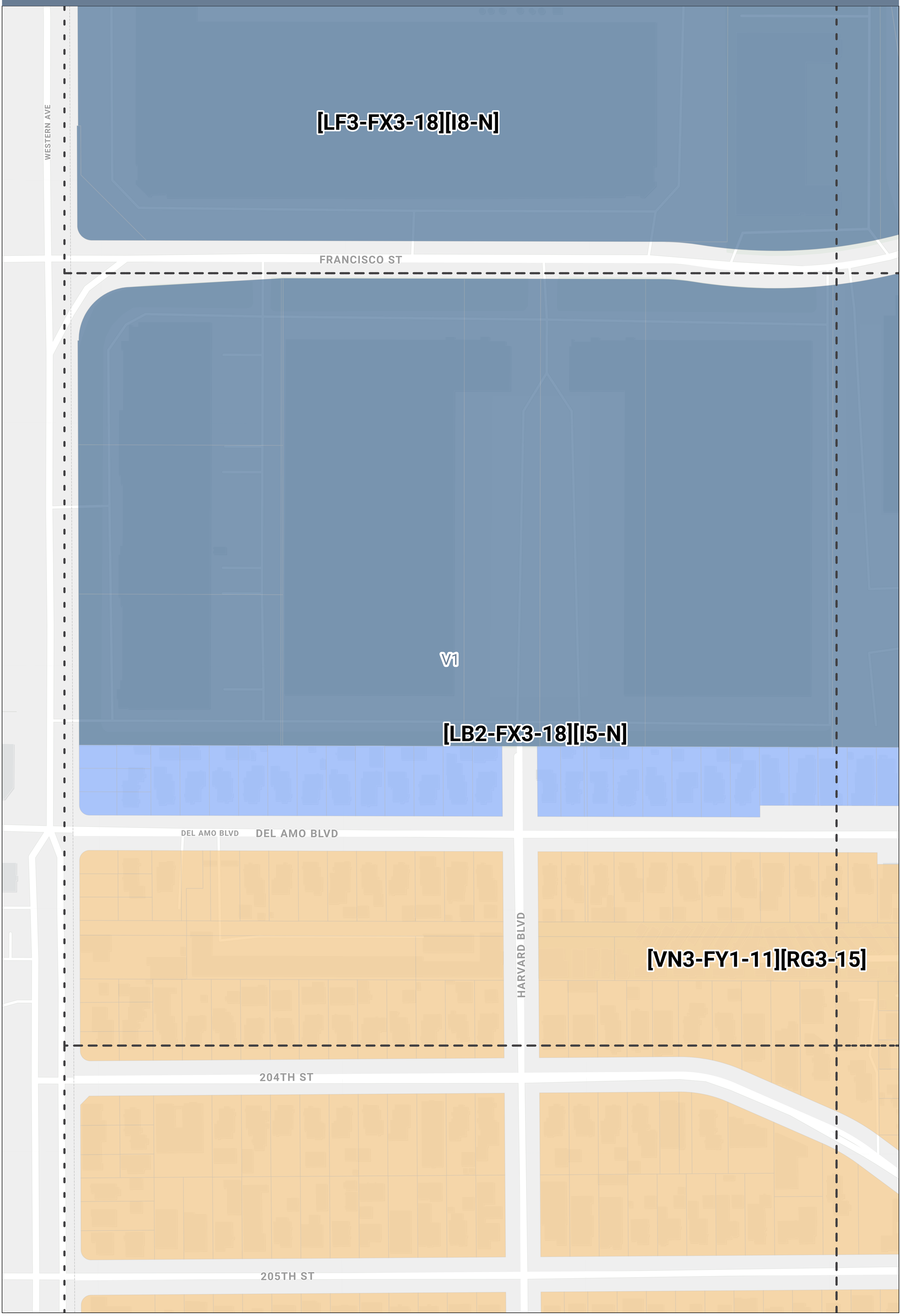
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: U6



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: V1



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: V2

FRANCISCO ST

[LF3-FX3-18][I8-N]

V2

[LB2-FX3-18][I5-N]

[LF3-FX3-18][P1-N]

DEL AMO BLVD DEL AMO BLVD

[VN3-FY1-11][RG3-15]

DENKER AVE DENKER AVE

[LB2-FX3-18][I6-N]

204TH ST

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: V3

FRANCISCO ST

NORMANDIE AVE

JON ST

V3

[LF3-FX3-18][I8-N]

[LF3-FX3-18][P1-N]

[LB2-WS1-18][P1-N]

DEL AMO BLVD

DEL AMO BLVD

[LB2-FX3-18][I6-N]

204TH ST

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: V4

FRANCISCO ST

[LF3-FX3-18][I8-N]

V4

[LB2-WS1-18][P1-N]

[LB2-FX3-18][I6-N]

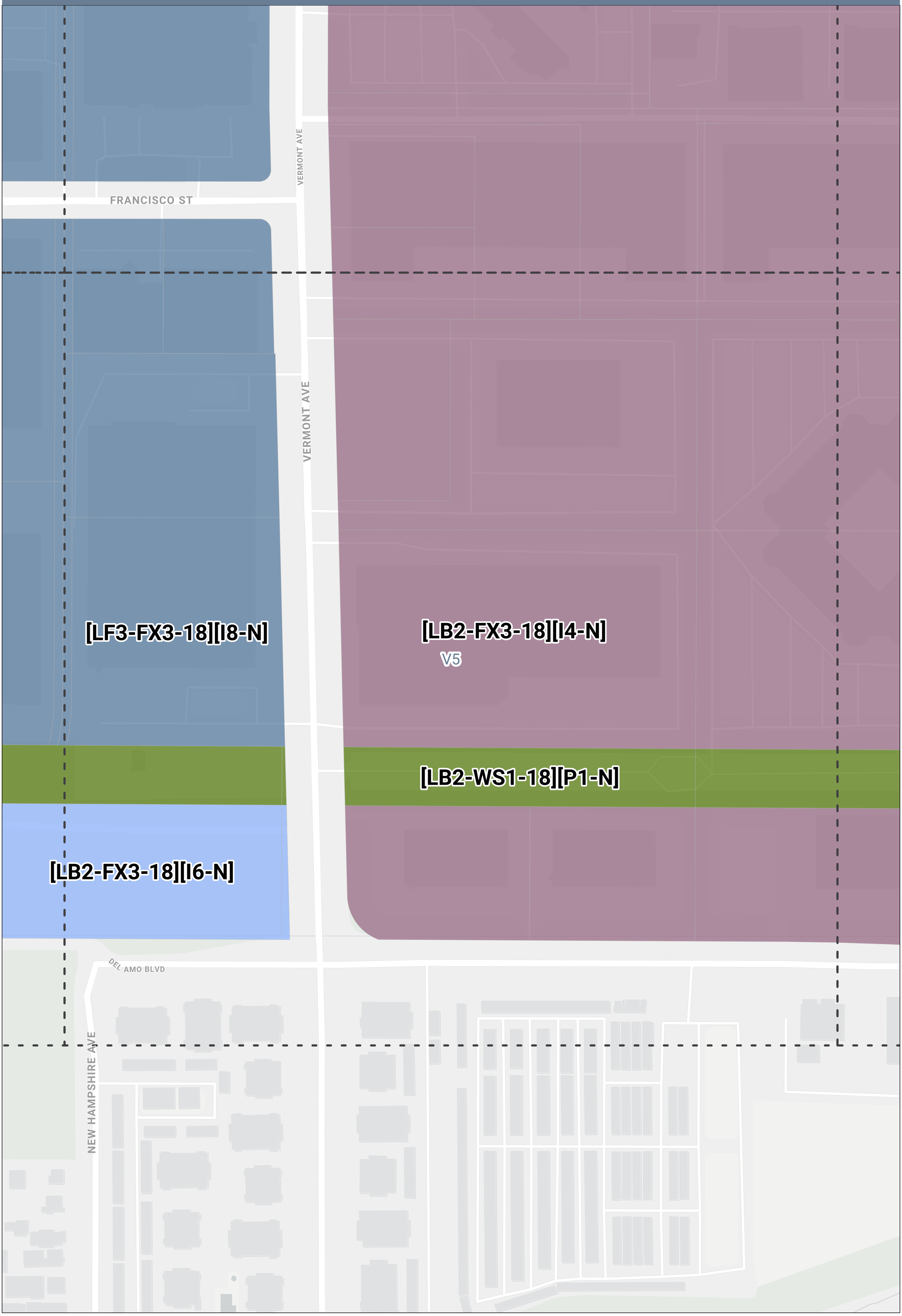
DEL AMO BLVD

204TH ST

NEW HAMPSHIRE AVE

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: V5



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: V6

HAMILTON AVE

[LB2-FX3-18][I4-N]

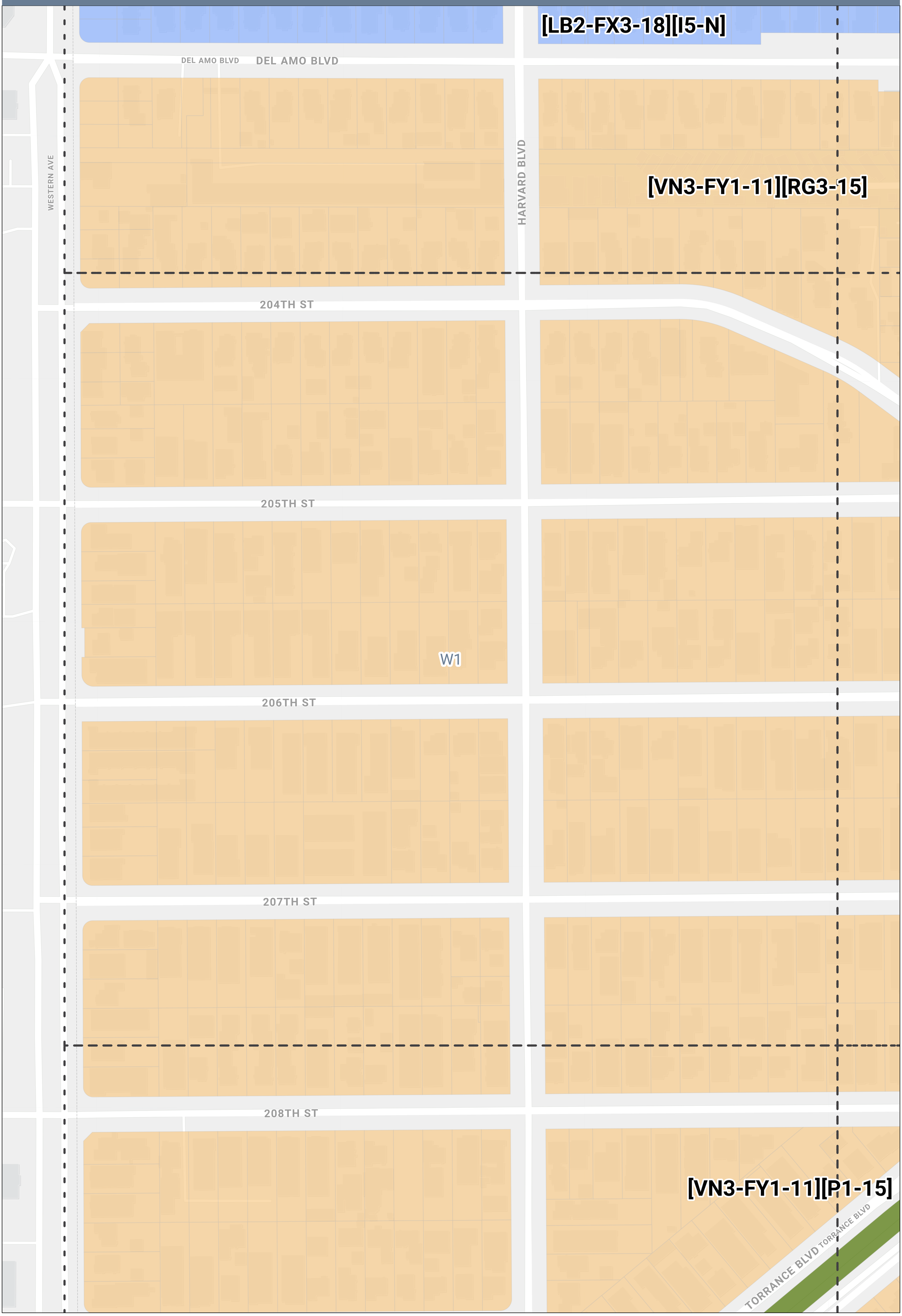
[LB2-WS1-18][P1-N]

V6

DEL AMO BLVD

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: W1



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: W2

[LB2-FX3-18][I5-N]

[LF3-FX3-18][P1-N]

DEL AMO BLVD

DEL AMO BLVD

[VN3-FY1-11][RG3-15]

[LB2-FX3-18][I6-N]

204TH ST

DENKER AVE

W2

[LB2-WS1-18][P1-N]

DENKER AVE

[VF2-FX1-16][OS1-N]

[VN3-FY1-11][P1-15]

TORRANCE BLVD

TORRANCE BLVD

[H1-FY1-11][RG3-1L]

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: W3

[LB2-WS1-18][P1-N]

[LF3-FX3-18][P1-N]

DEL AMO BLVD

DEL AMO BLVD

204TH ST

KENWOOD AVE

NORMANDIE AVE

W3

[LB2-FX3-18][I6-N]

NORMANDIE AVE

TORRANCE BLVD

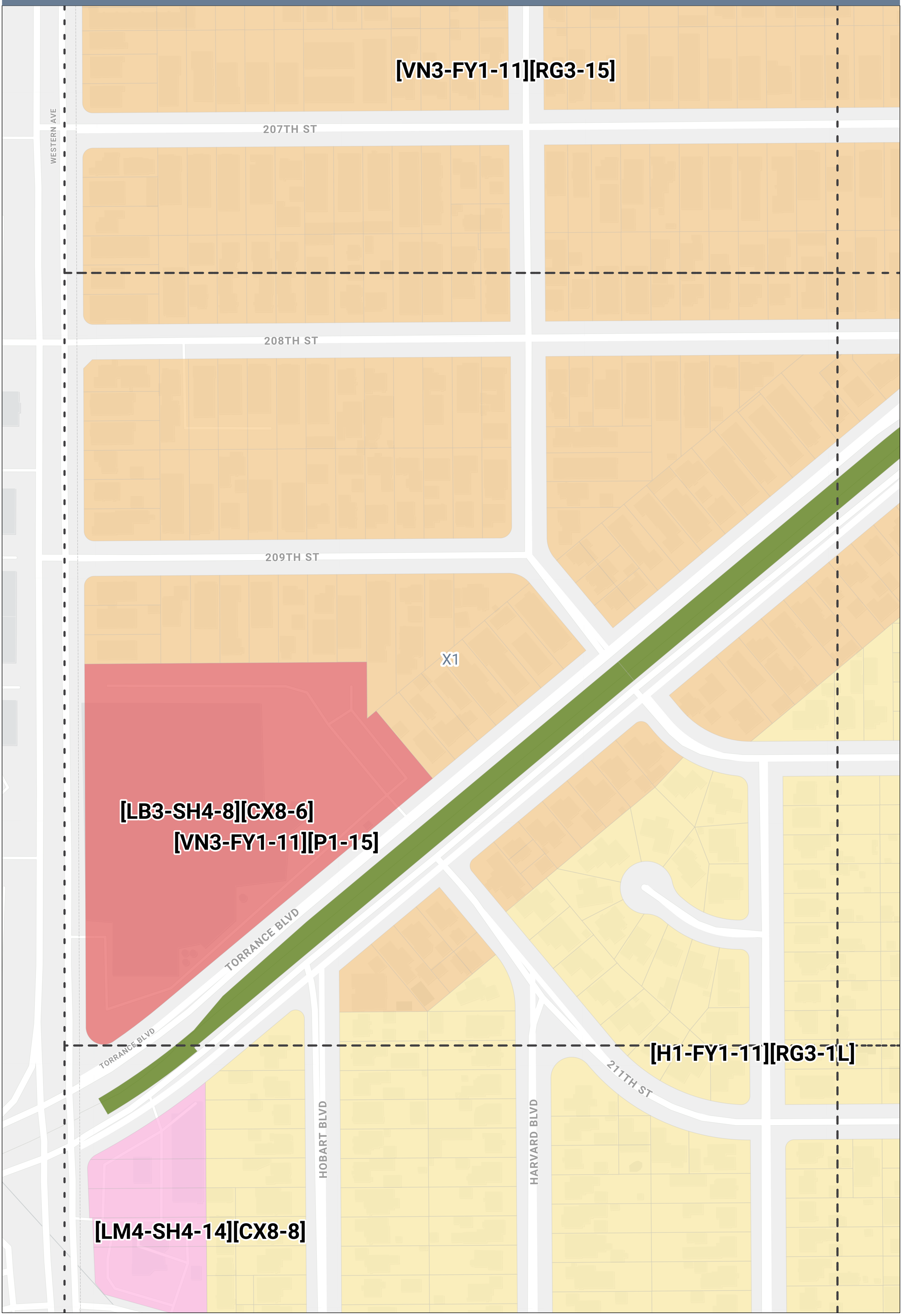
TORRANCE BLVD

[VN3-FY1-11][RG3-15]

[H1-FY1-11][RG3-1L]

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: X1



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: X2

[LB2-WS1-18][P1-N]

[LB2-FX3-18][I6-N]

[VF2-FX1-16][OS1-N]

[VN3-FY1-11][P1-15]

[VN3-FY1-11][RG3-15]

[H1-FY1-11][RG3-1L]

DENKER AVE

TORRANCE BLVD

DALTON AVE

HALLDALE AVE

BRIGHTON AVE

X2

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: X3

[LB2-FX3-18][I6-N]

[VN3-FY1-11][RG3-15]

[H1-FY1-11][RG3-1L]

NORMANDIE AVE

TORRANCE BLVD

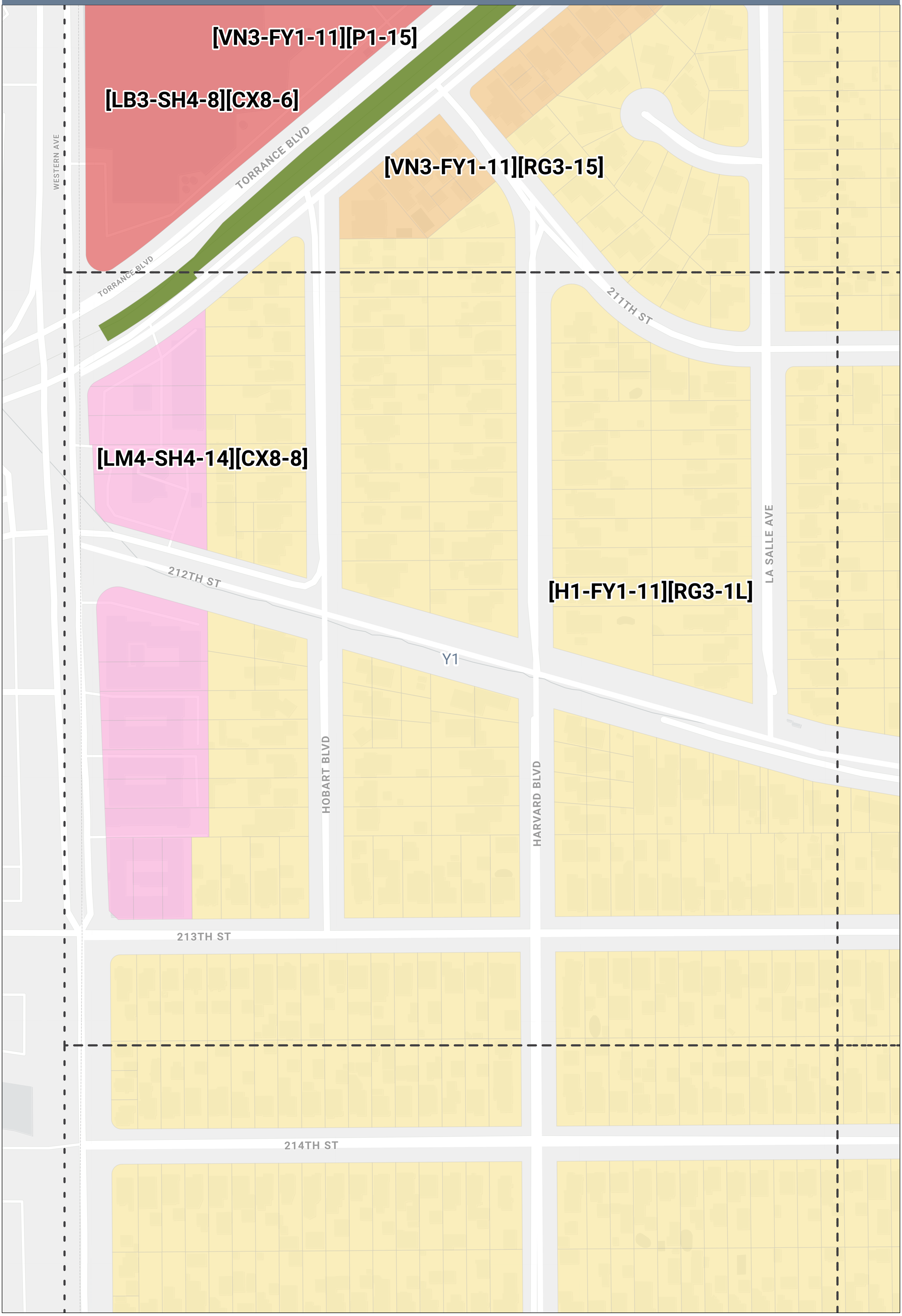
TORRANCE BLVD

BRIGHTON AVE

X3

DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: Y1



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: Y2

DALTON AVE

HALLDALE AVE

BRIGHTON AVE

212TH ST 212TH ST

213TH ST

DENKER AVE

DENKER AVE

Y2

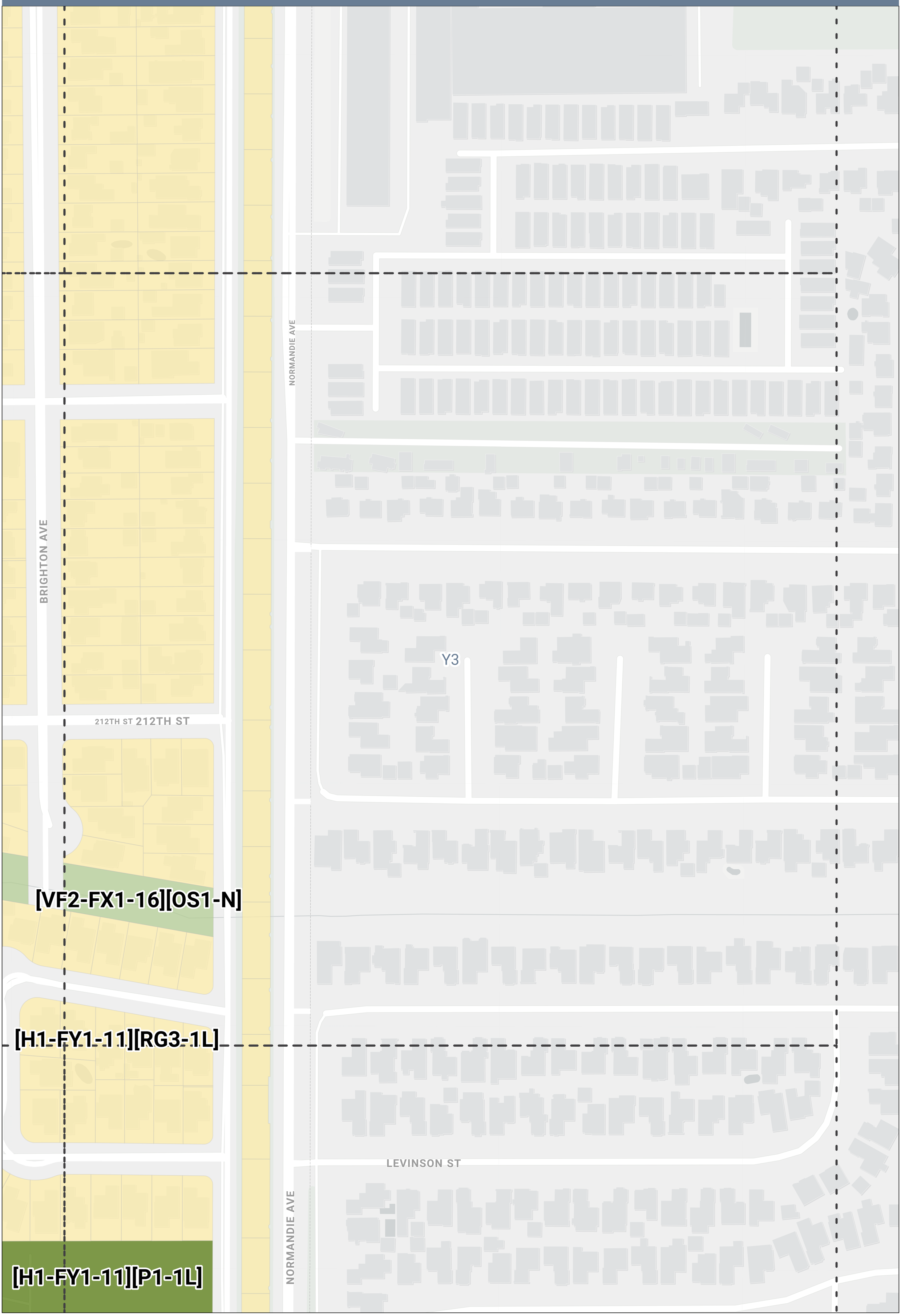
[H1-FY1-11][RG3-1L]

[VF2-FX1-16][OS1-N]

[H1-FY1-11][P1-1L]

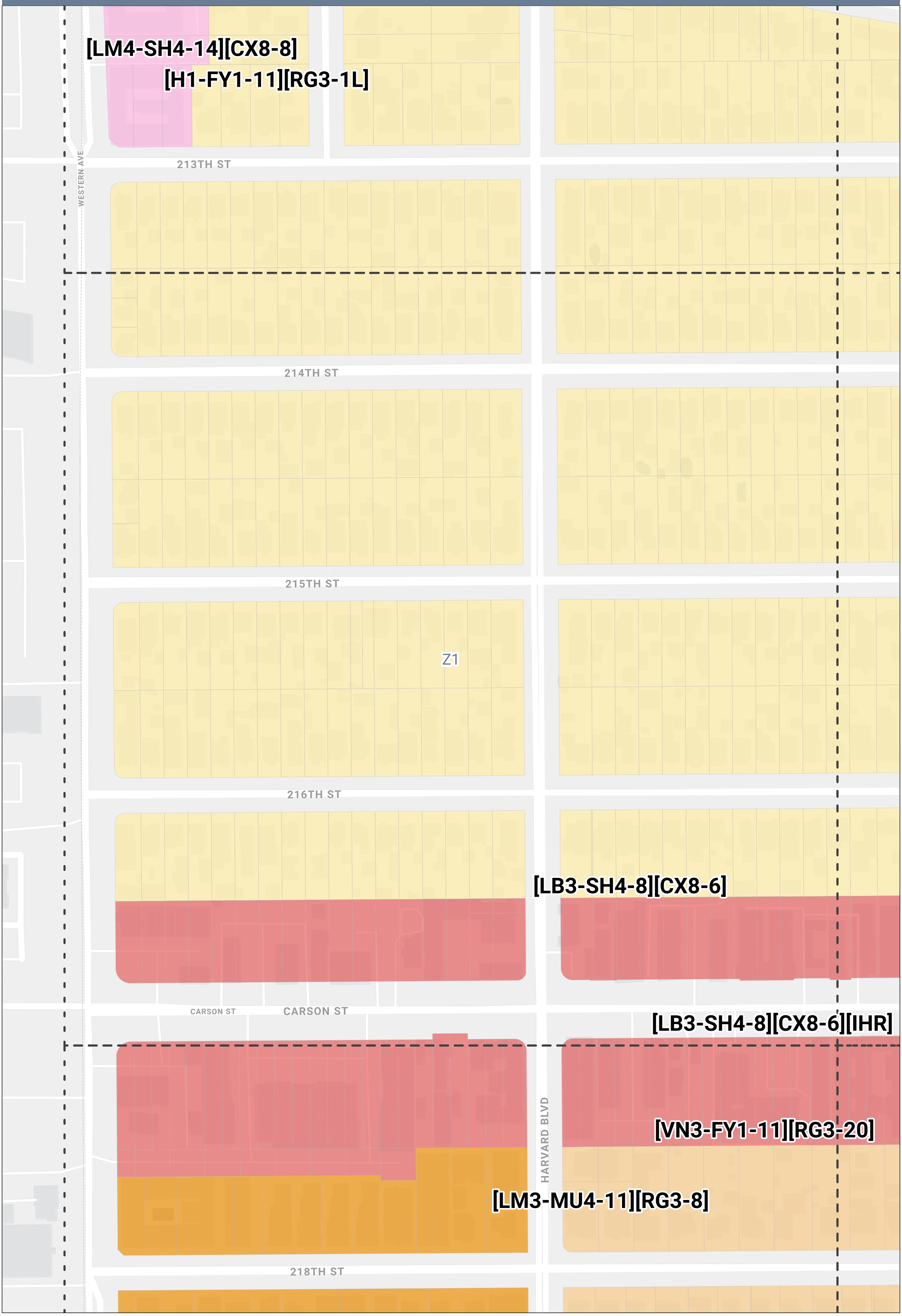
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: Y3



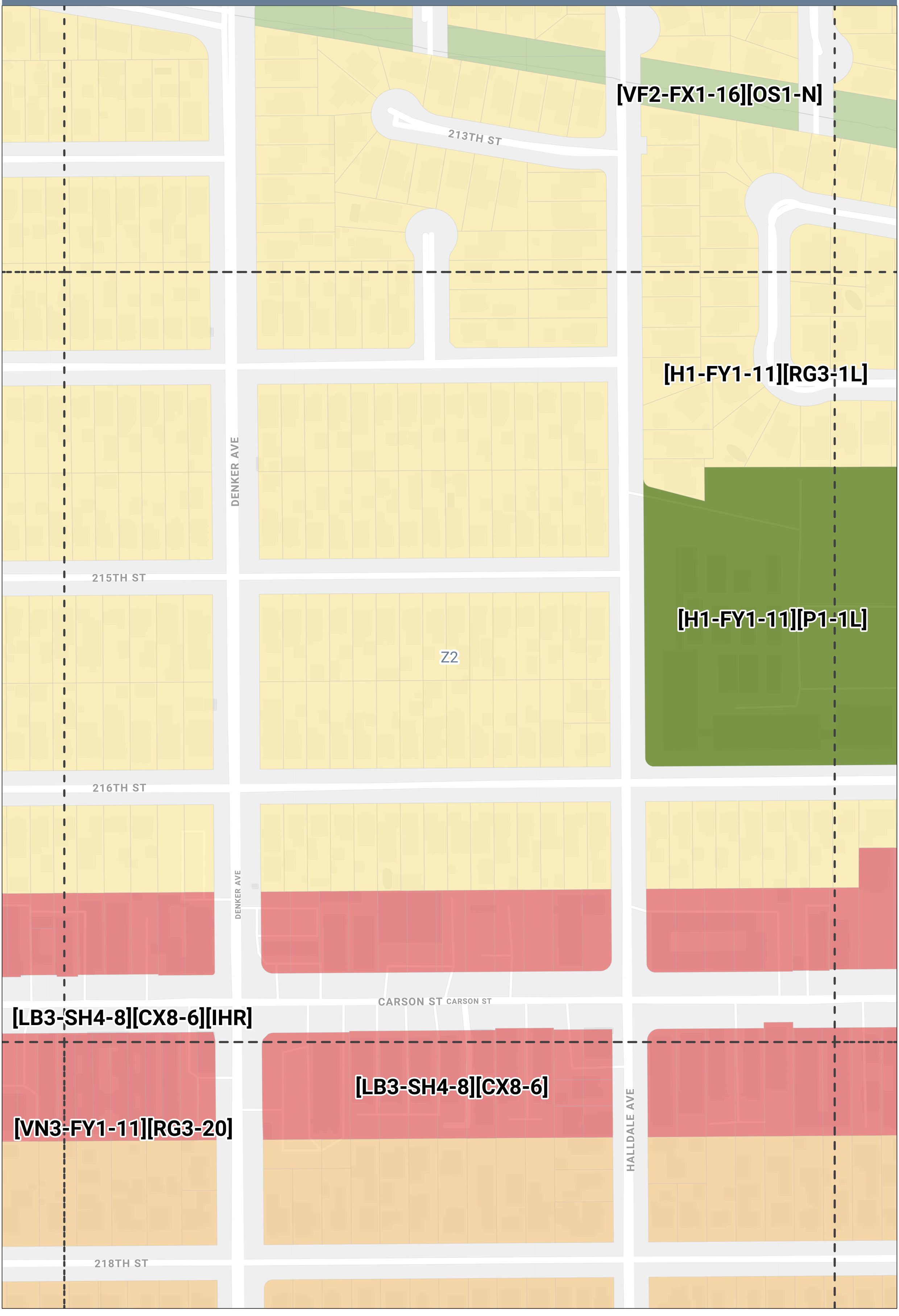
DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: Z1



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: Z2



DRAFT ZONING MAP
Harbor Gateway Community Plan

Grid: Z3

[VF2-FX1-16][OS1-N]

[H1-FY1-11][RG3-1L]

[H1-FY1-11][P1-1L]

[LB3-SH4-8][CX8-6]

[VN3-FY1-11][RG3-20]

LEVINSON ST

NORMANDIE AVE

Z3

RITNER ST

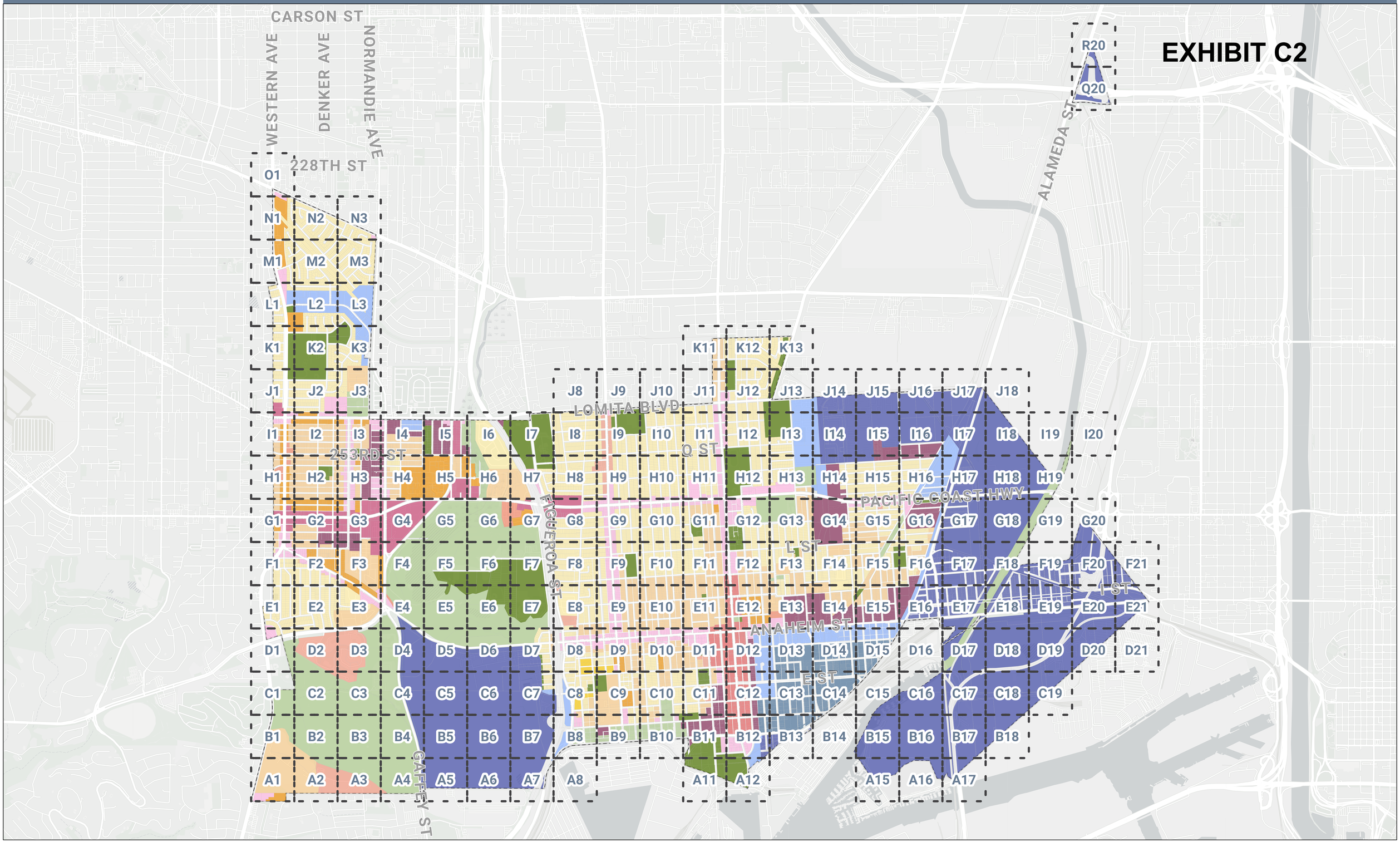
NORMANDIE AVE

CARSON ST

CARSON ST

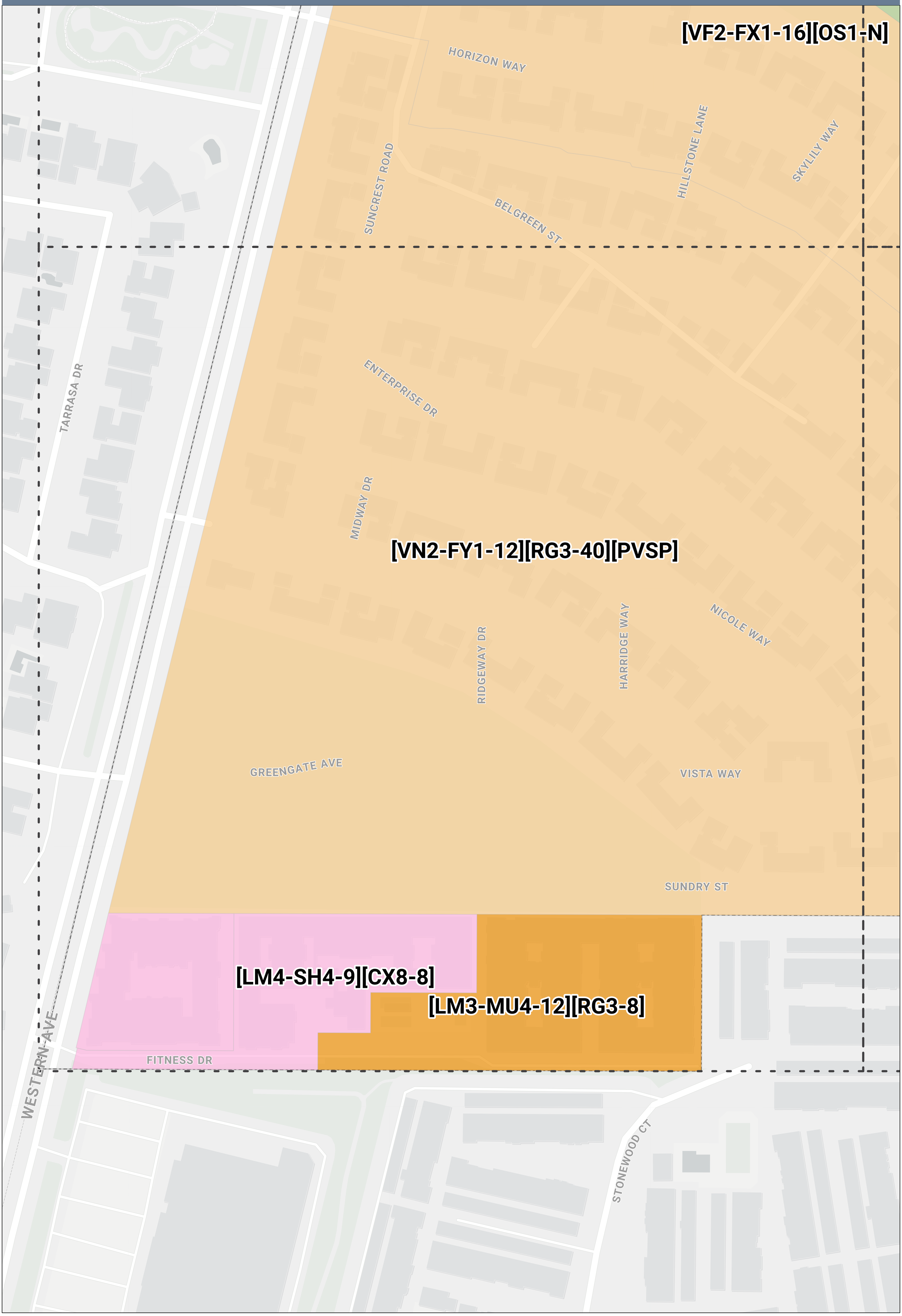
DRAFT ZONING MAP - OVERALL GRID
Wilmington-Harbor City Community Plan

EXHIBIT C2



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: A1

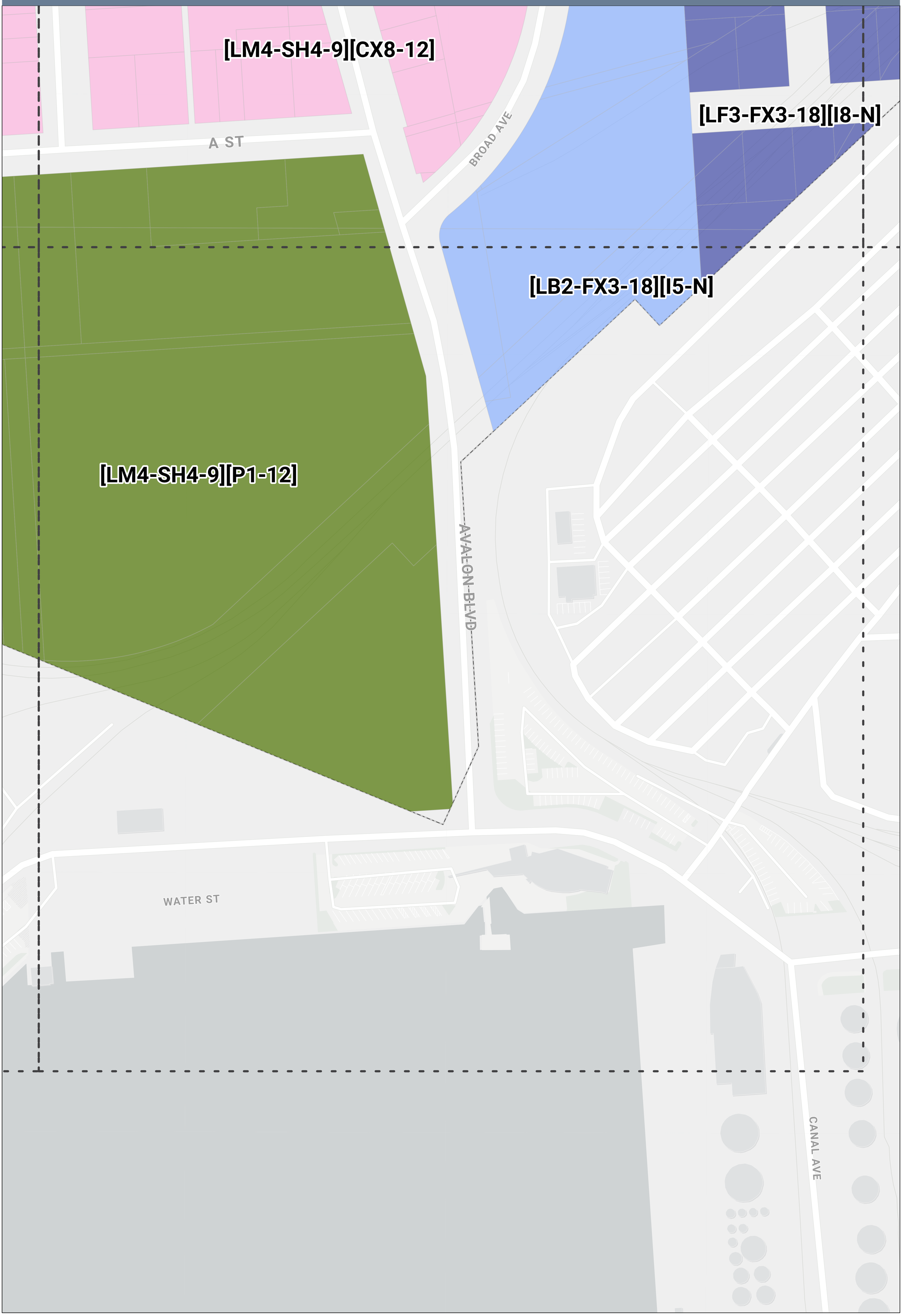


DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: A11

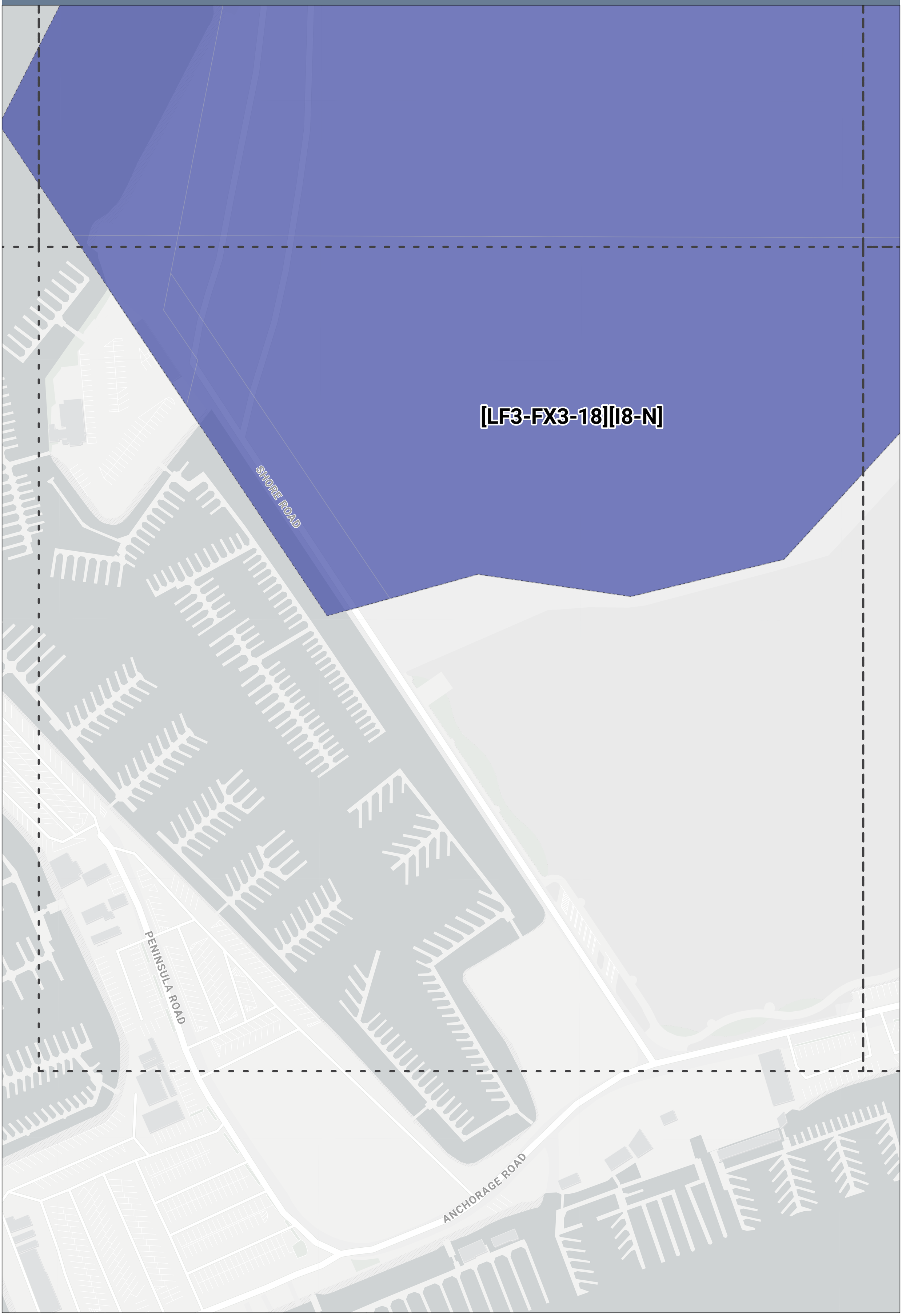
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: A12



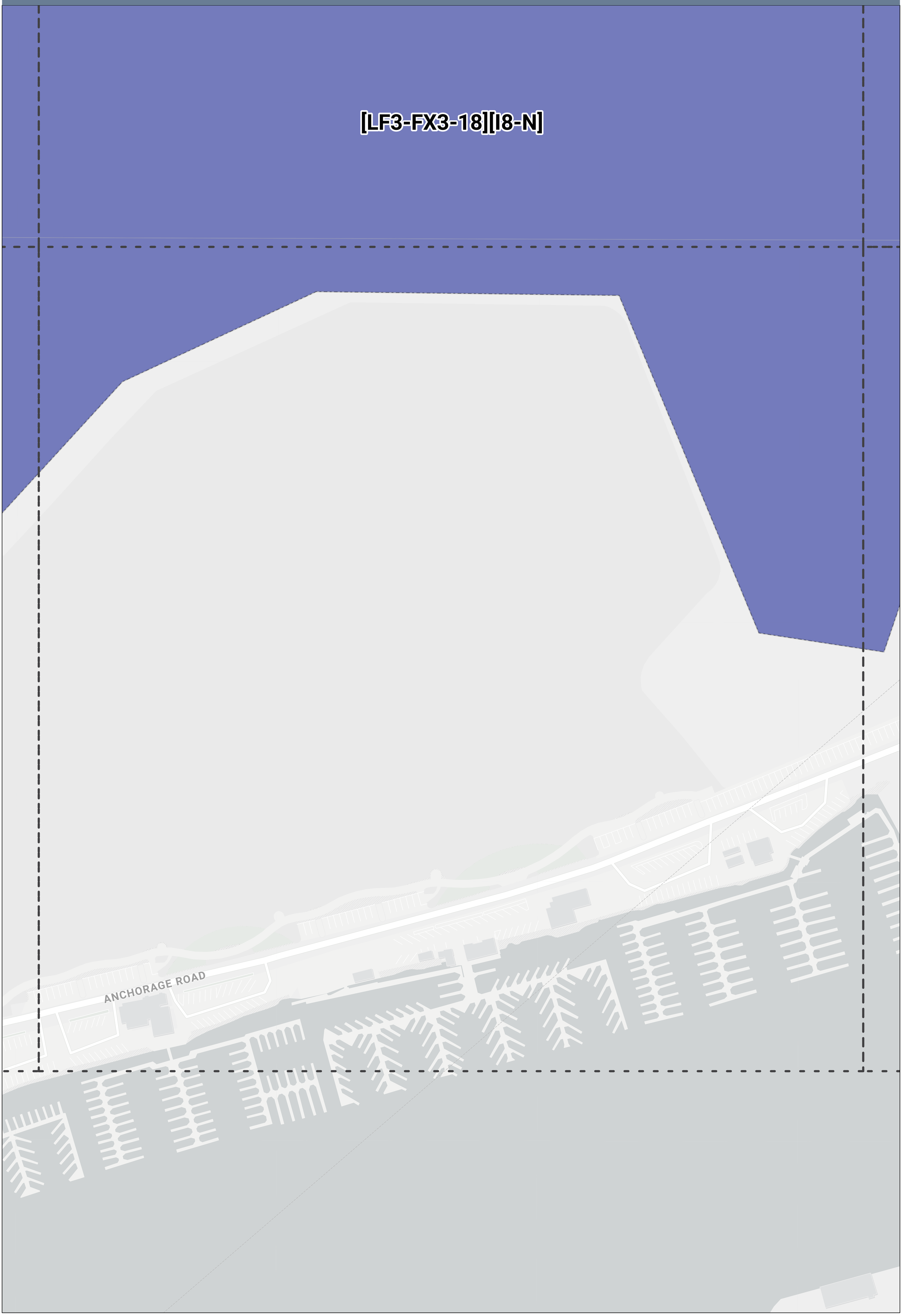
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: A15



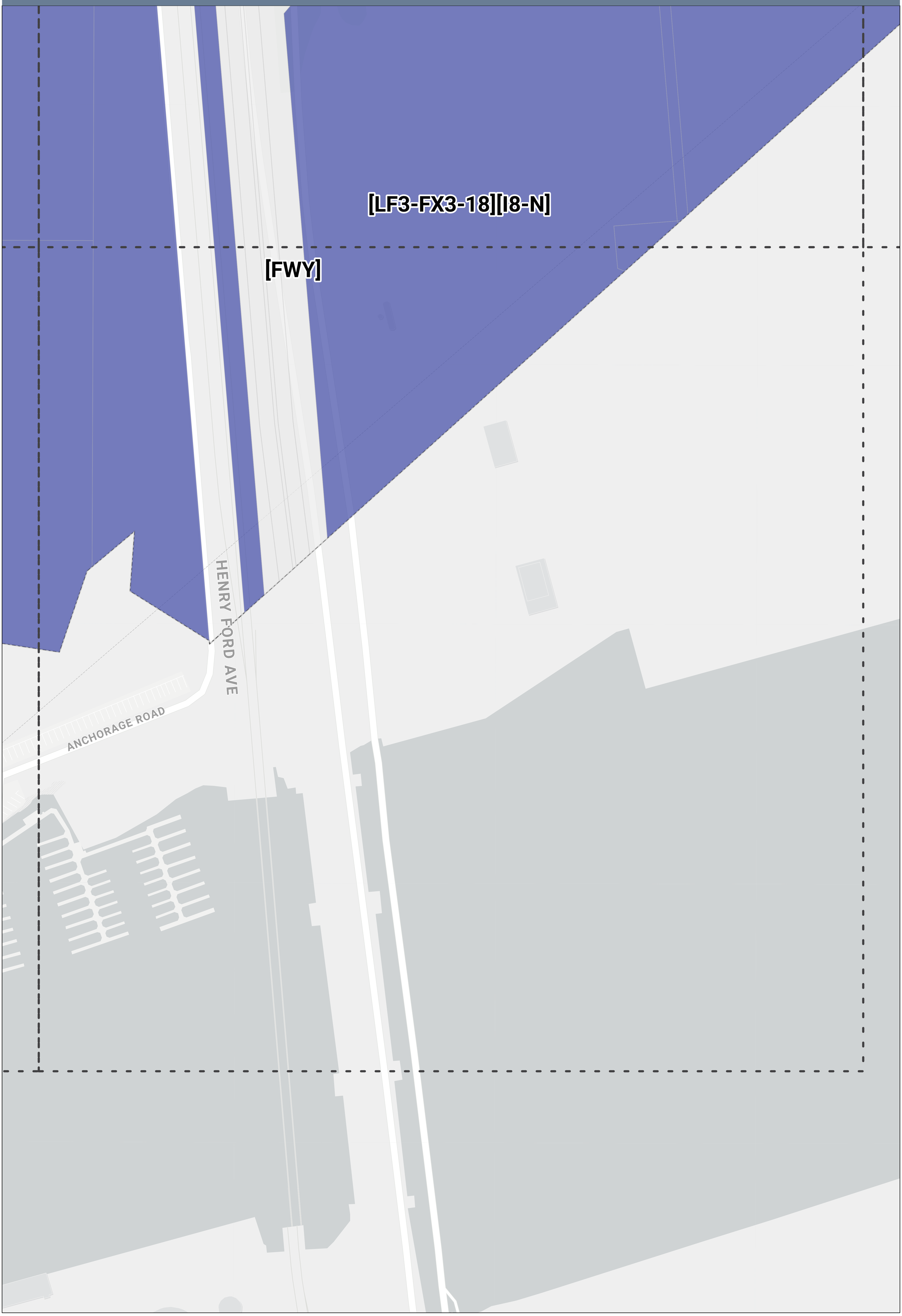
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: A16



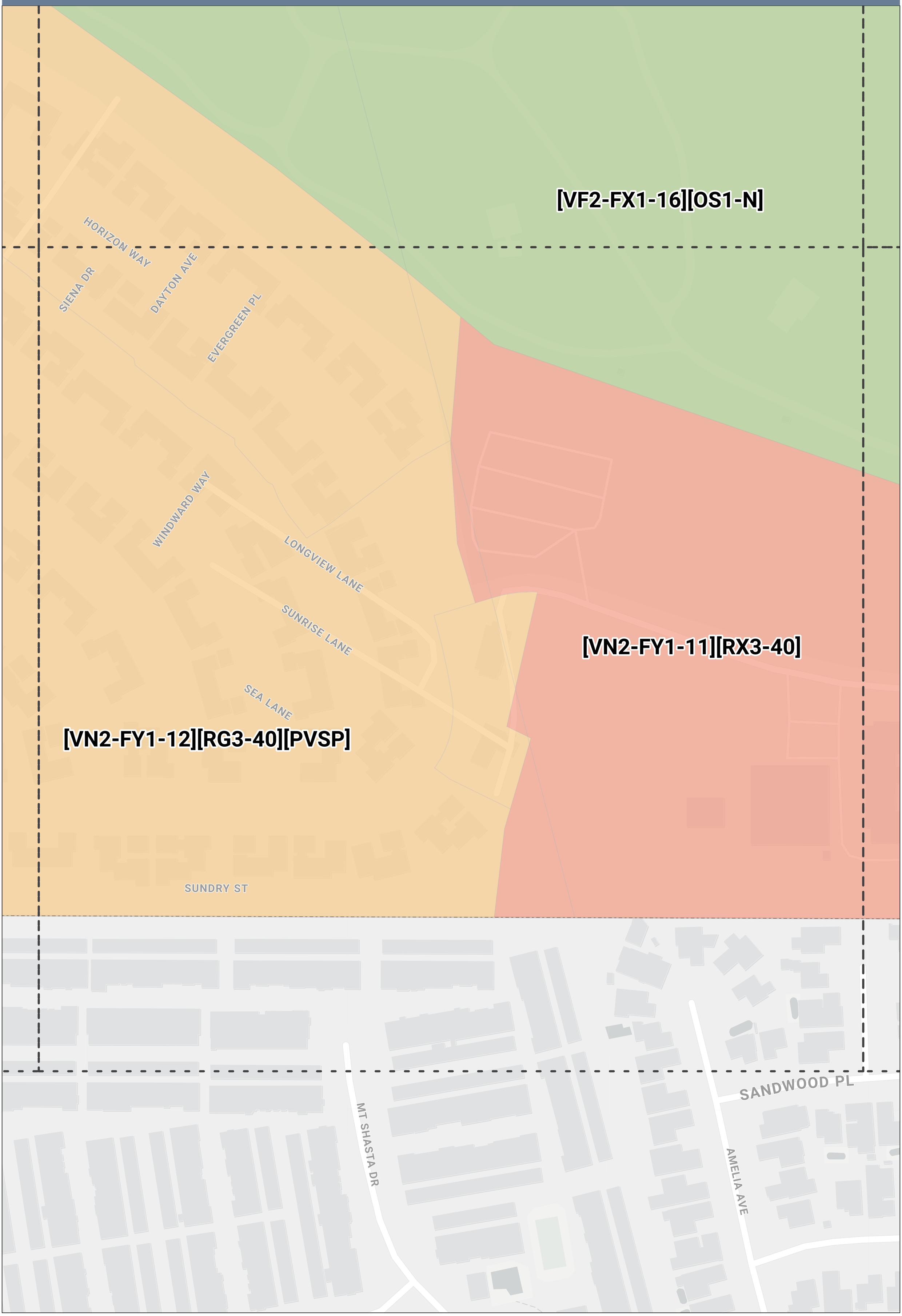
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: A17



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: A2



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: A3

[VF2-FX1-16][OS1-N]

[VN2-FY1-11][RX3-40]

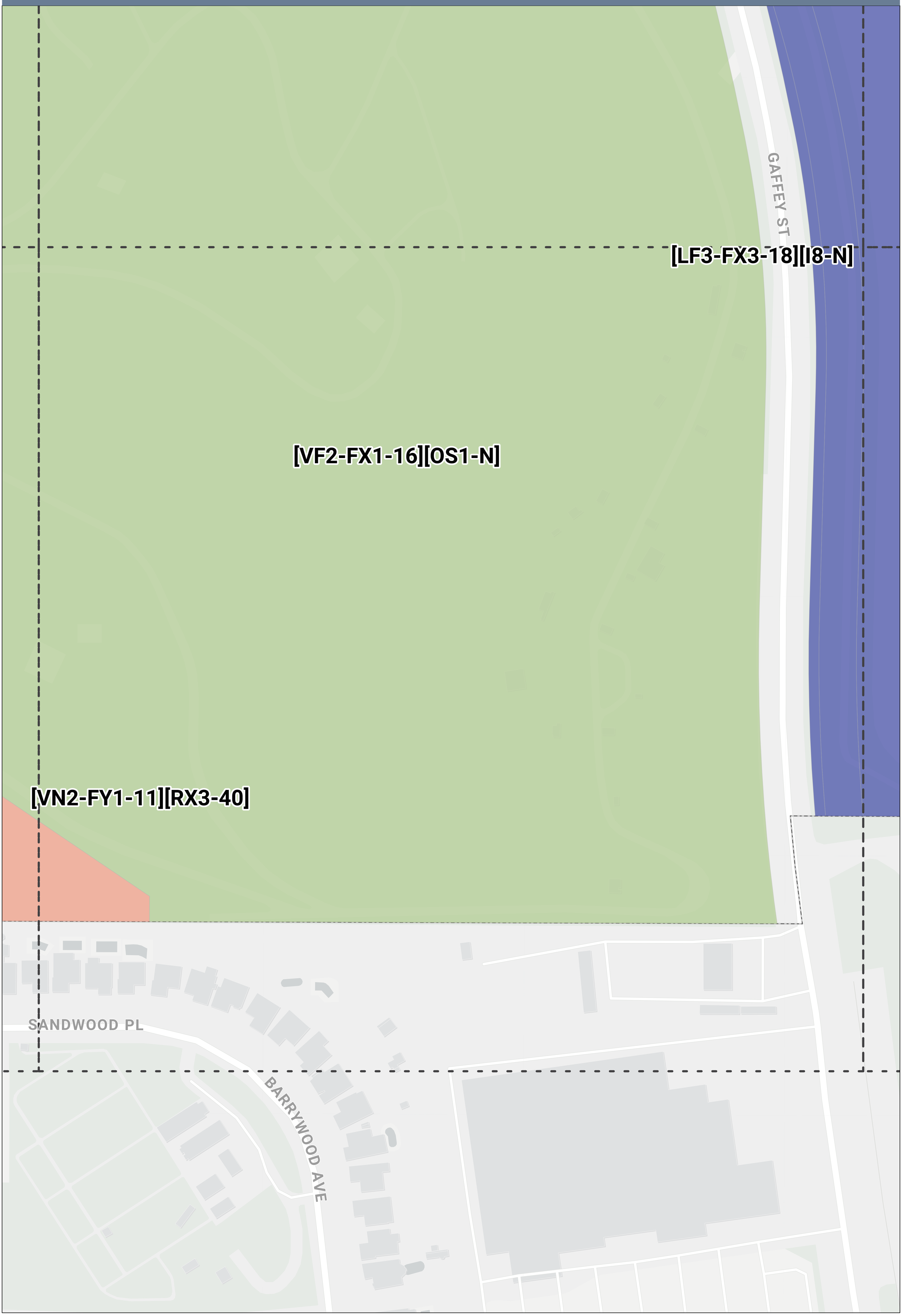
SANDWOOD PL

TAPER AVE

ENGLANDER ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: A4



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: A5

[LF3-FX3-18][I8-N]

GAFFEY ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: A6

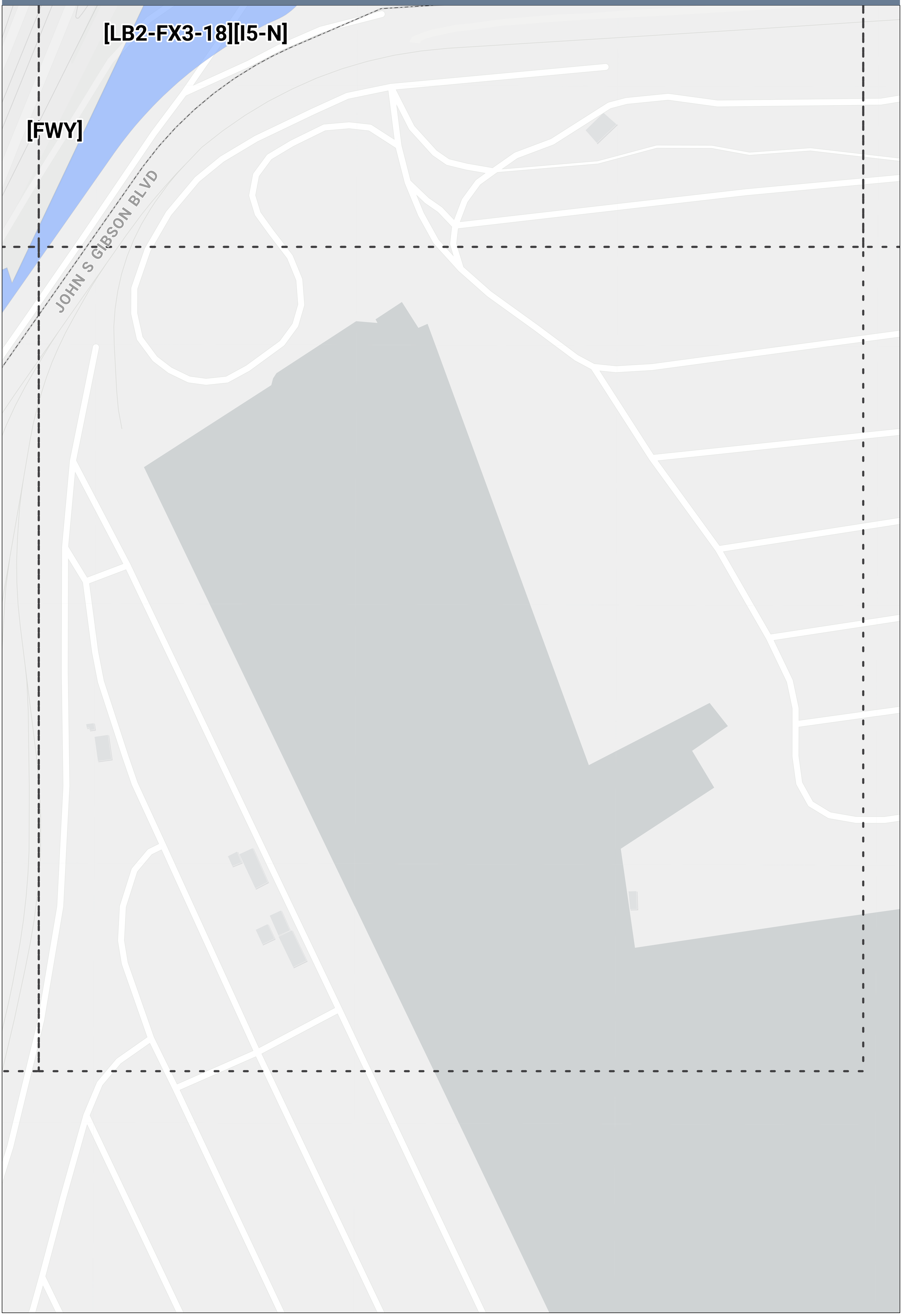
[LF3-FX3-18][I8-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: A7

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: A8



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B1

[VF2-FX1-16][OS1-N]

[VN2-FY1-12][RG3-40][PVSP]

EDGEMONT DR
UPTON TER
HORIZON WAY
HILLSTONE LANE
SKYLILY WAY
SUNCREST ROAD
BELGREEN ST
WESTERN AVE
TARRASA DR
ENTERPRISE DR

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B10

[VN2-FY1-12][RG3-3L][OL]

[VF2-FX1-16][OS1-N][OL]

[H2-FY1-12][RG3-2L][OL]

[VN3-FY1-12][RG3-15][OL]

[LM4-SH4-8][P1-12][OL]

[VN2-FY1-12][RG3-4L][OL]

[LM4-SH4-9][CX8-12][OL]

[LM4-SH4-8][CX6-12][OL]

[H1-FY1-12][RG3-1L][OL]

[LB2-WS1-14][IX7-FA][OL]

[LM4-SH4-9][P1-12]

D ST

C ST

MCDONALD AVE

BAY VIEW AVE

NEPTUNE AVE

HARRY BRIDGES BLVD

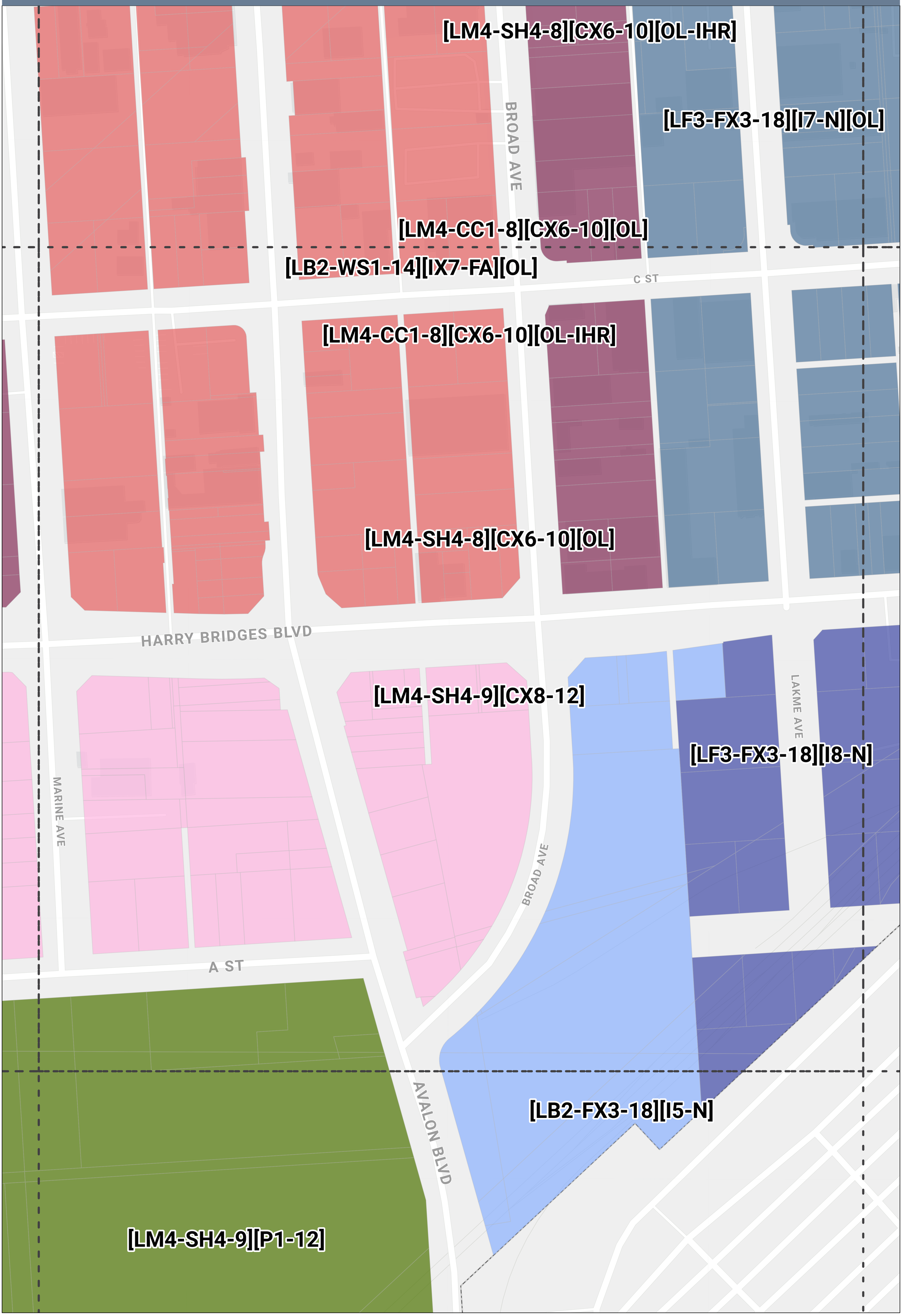
NEPTUNE AVE

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B11

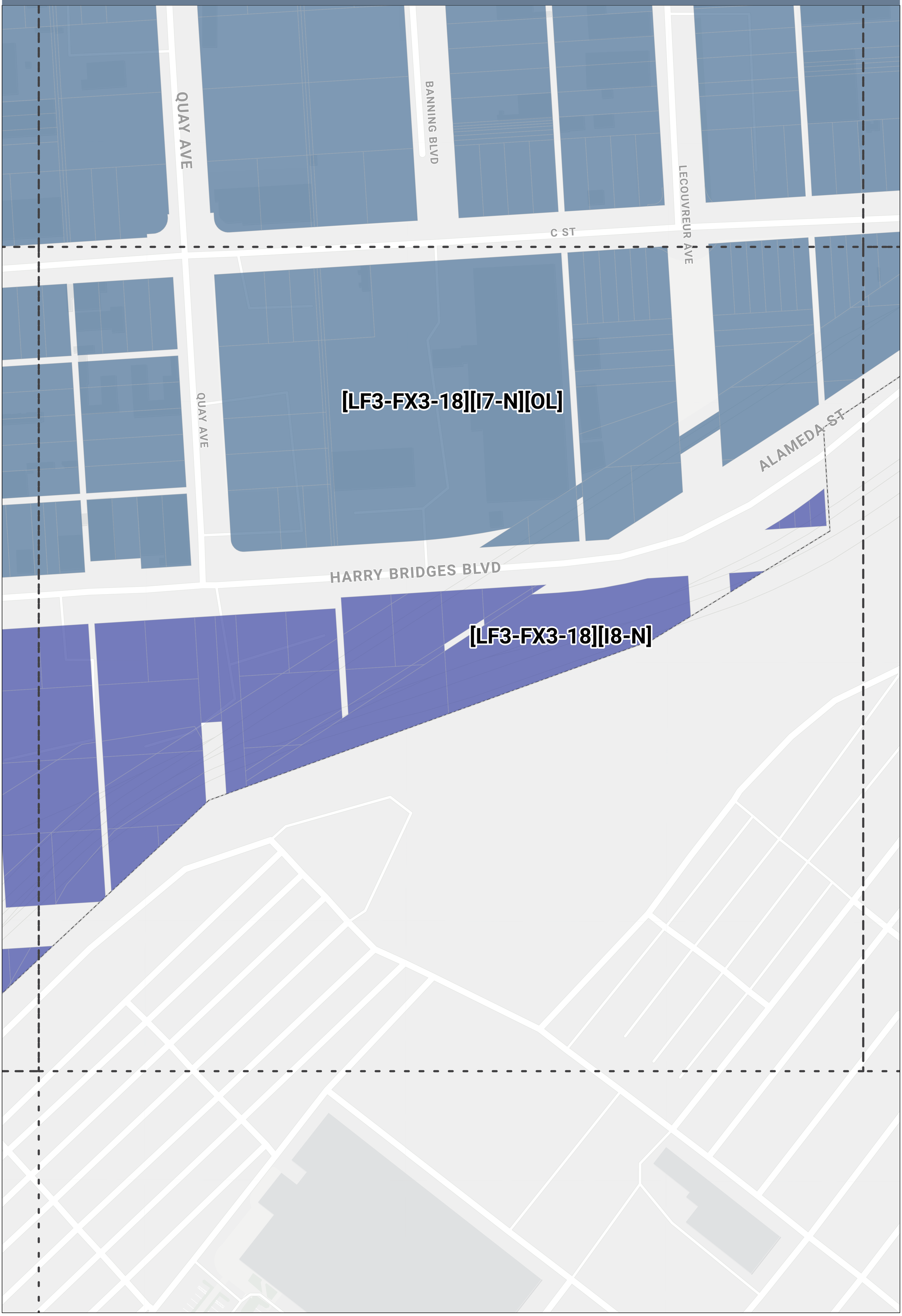
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B12



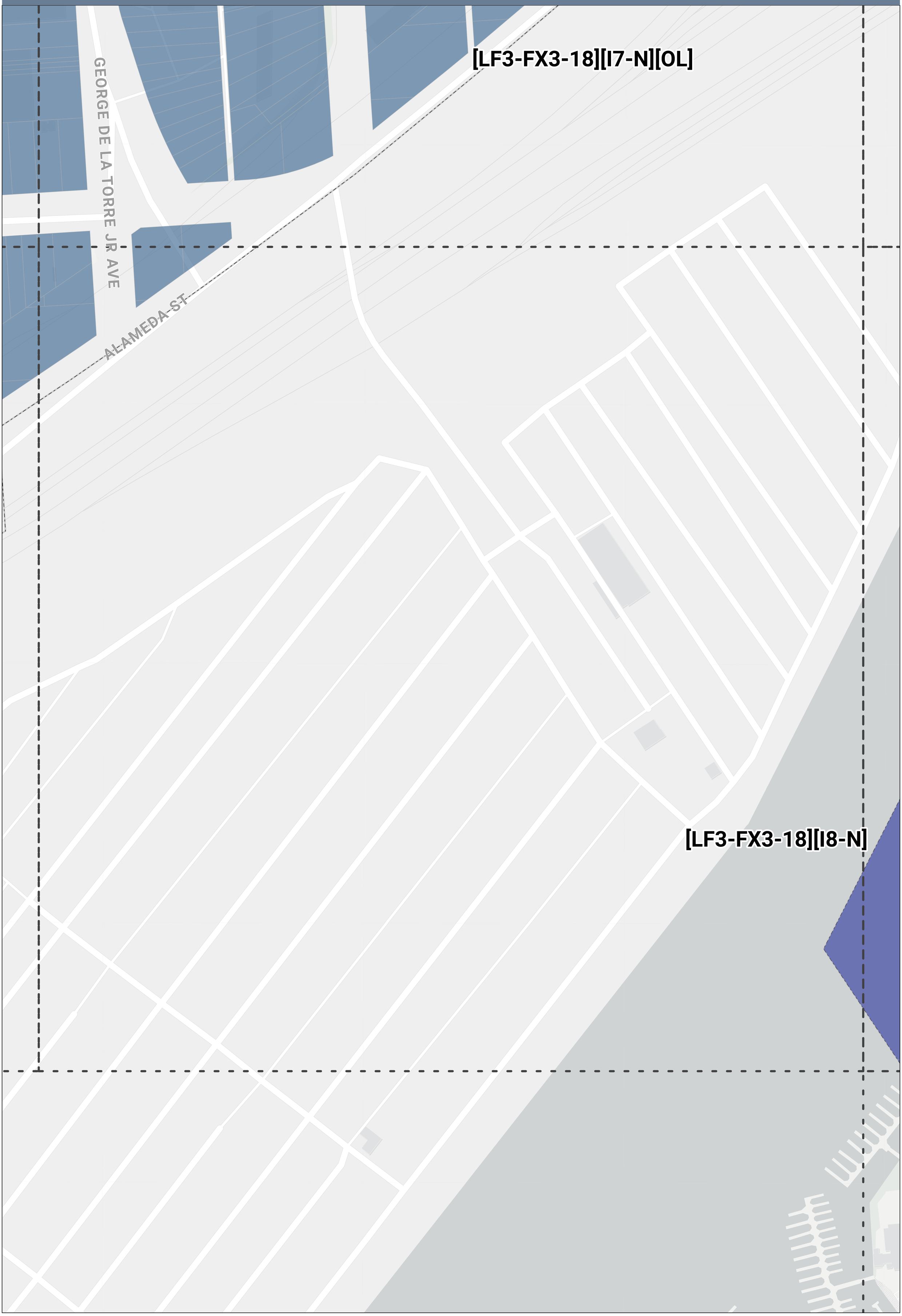
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B13



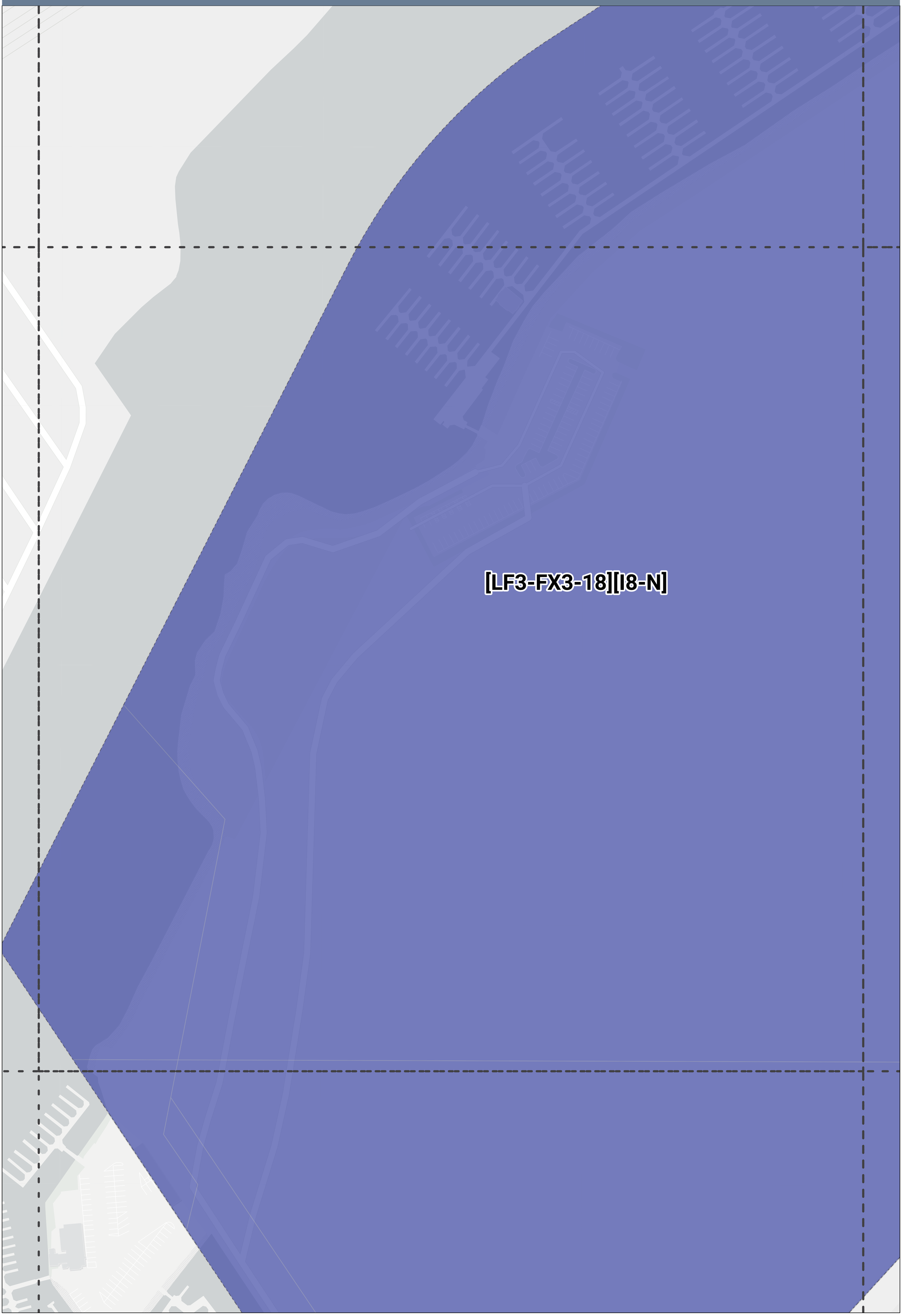
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B14



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B15



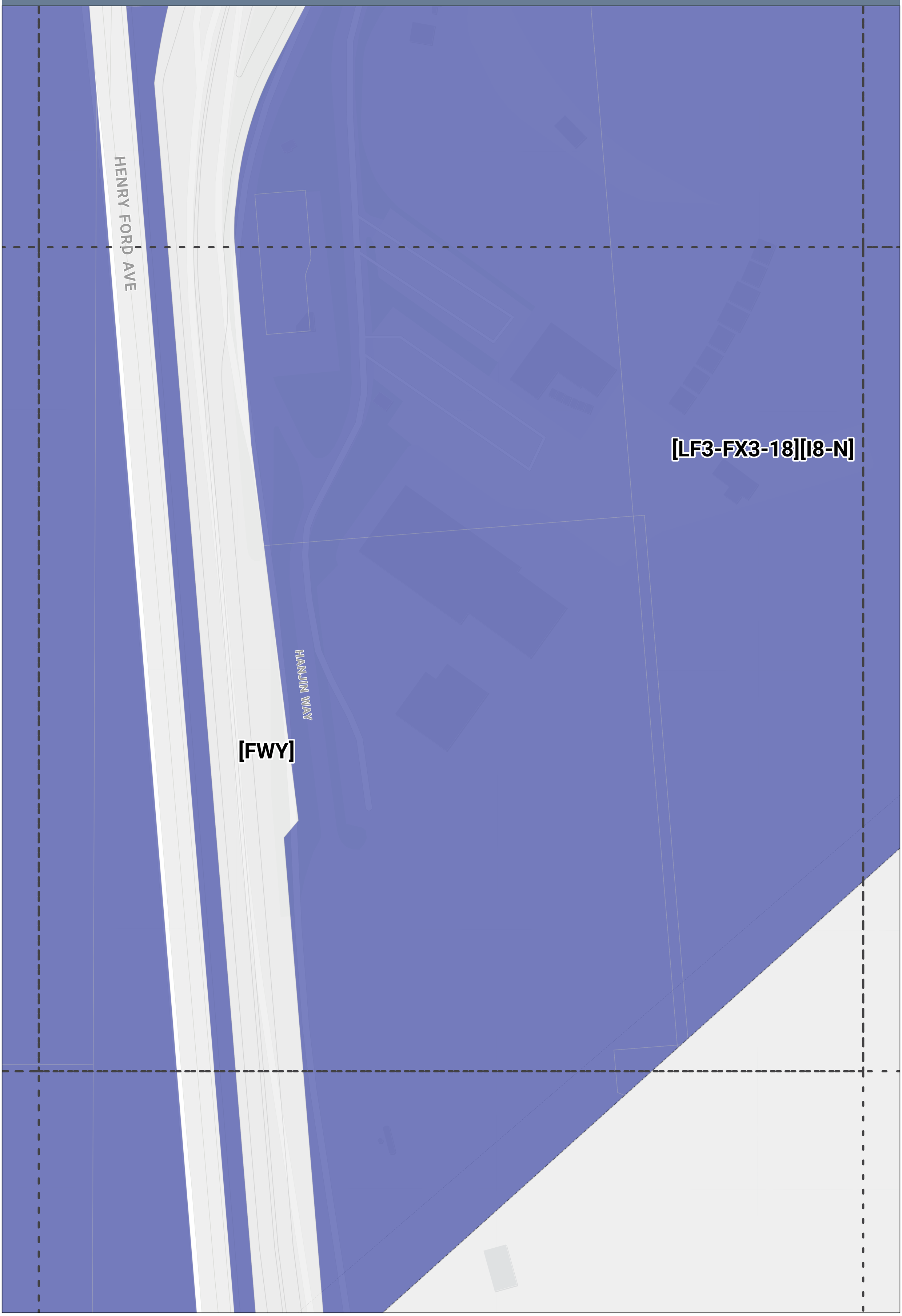
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B16

[LF3-FX3-18][I8-N]

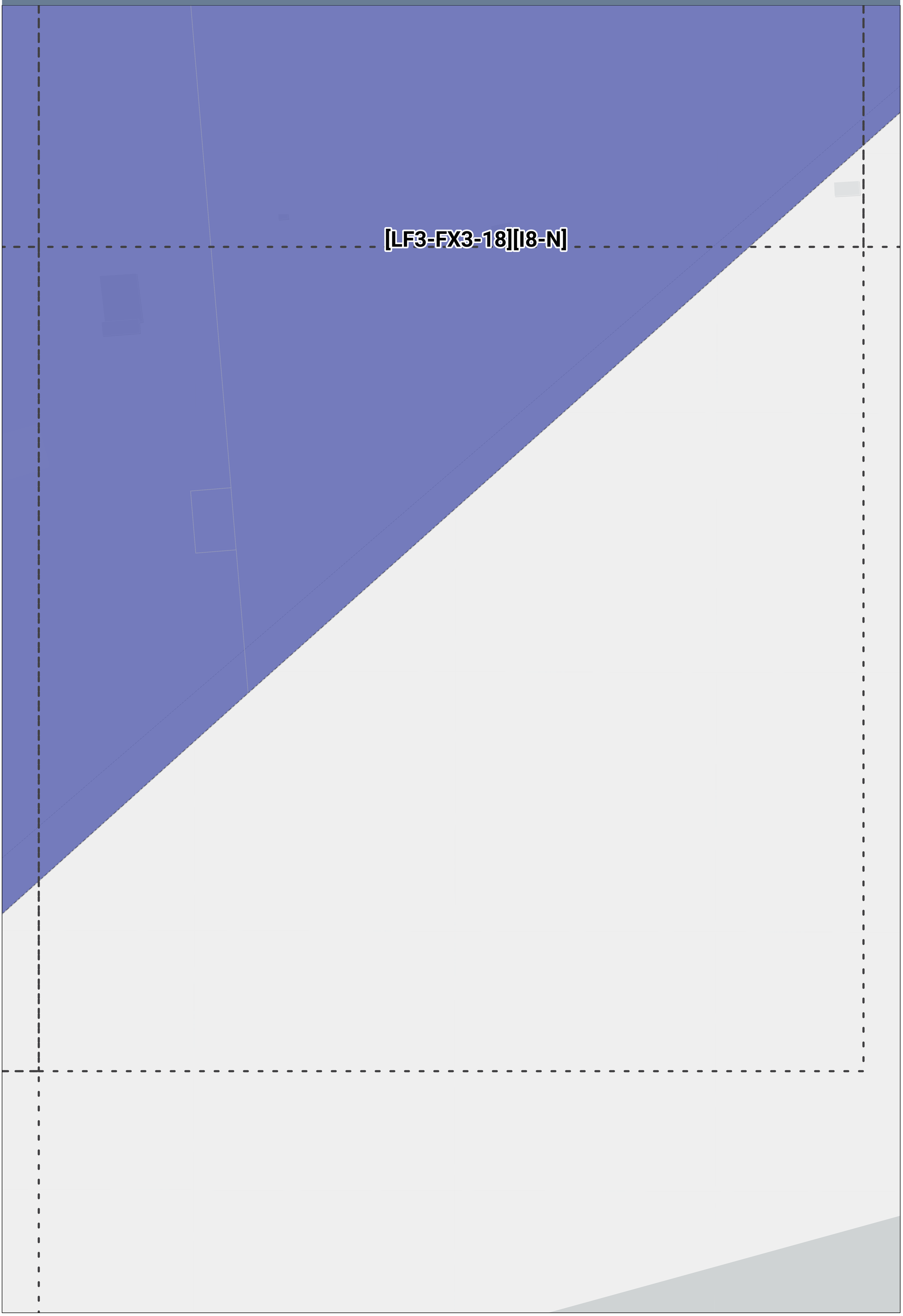
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B17



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B18



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B2

[VF2-FX1-16][OS1-N]

[VN2-FY1-12][RG3-40][PVSP]

[VN2-FY1-11][RX3-40]

HORIZON WAY

SIENA DR

DAYTON AVE

EVERGREEN PL

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B3

[VF2-FX1-16][OS1-N]

[VN2-FY1-11][RX3-40]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B4

GAFFEY ST

[LF3-FX3-18][I8-N]

[VF2-FX1-16][OS1-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B5

[LF3-FX3-18][I8-N]

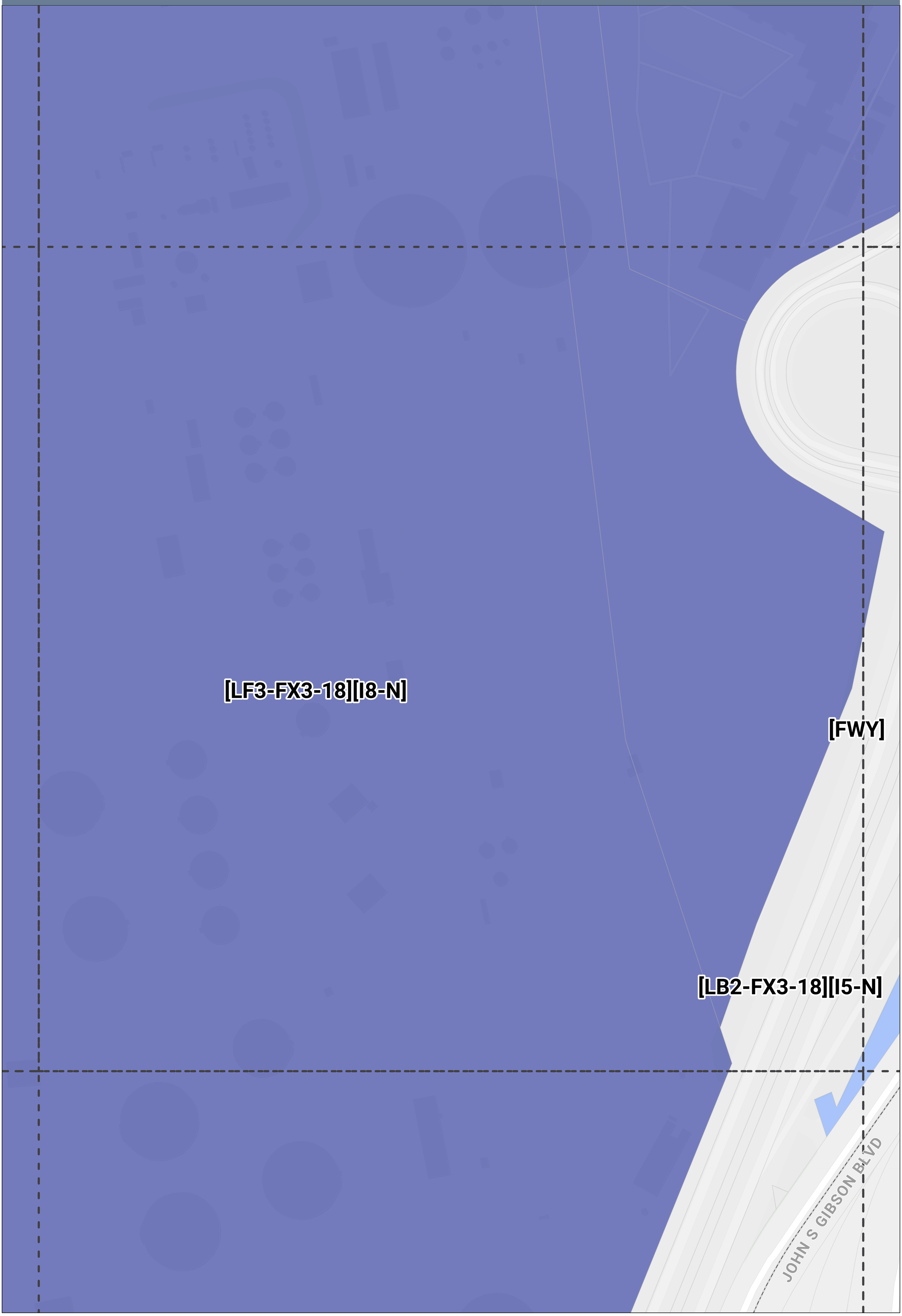
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B6

[LF3-FX3-18][I8-N]

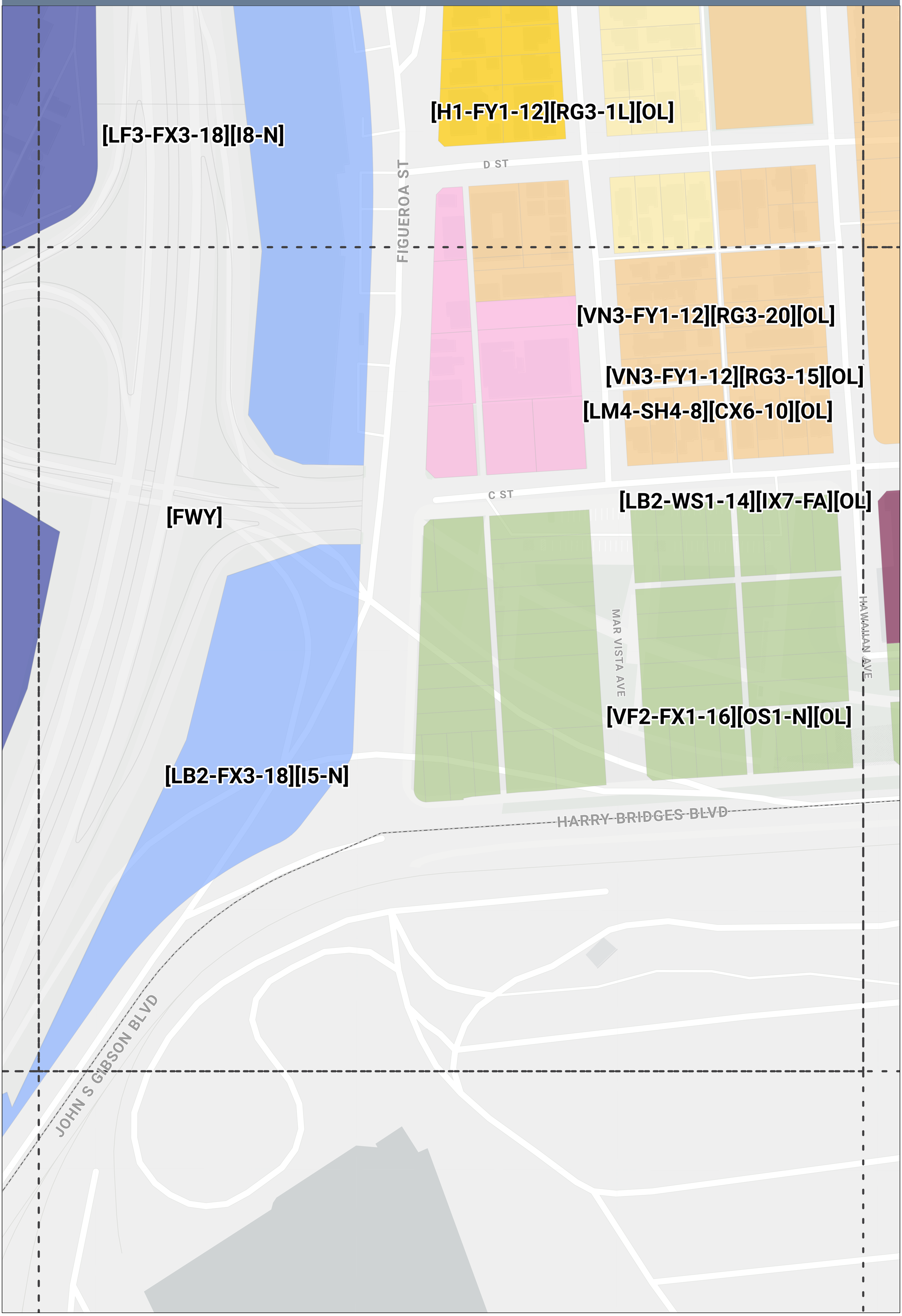
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B7



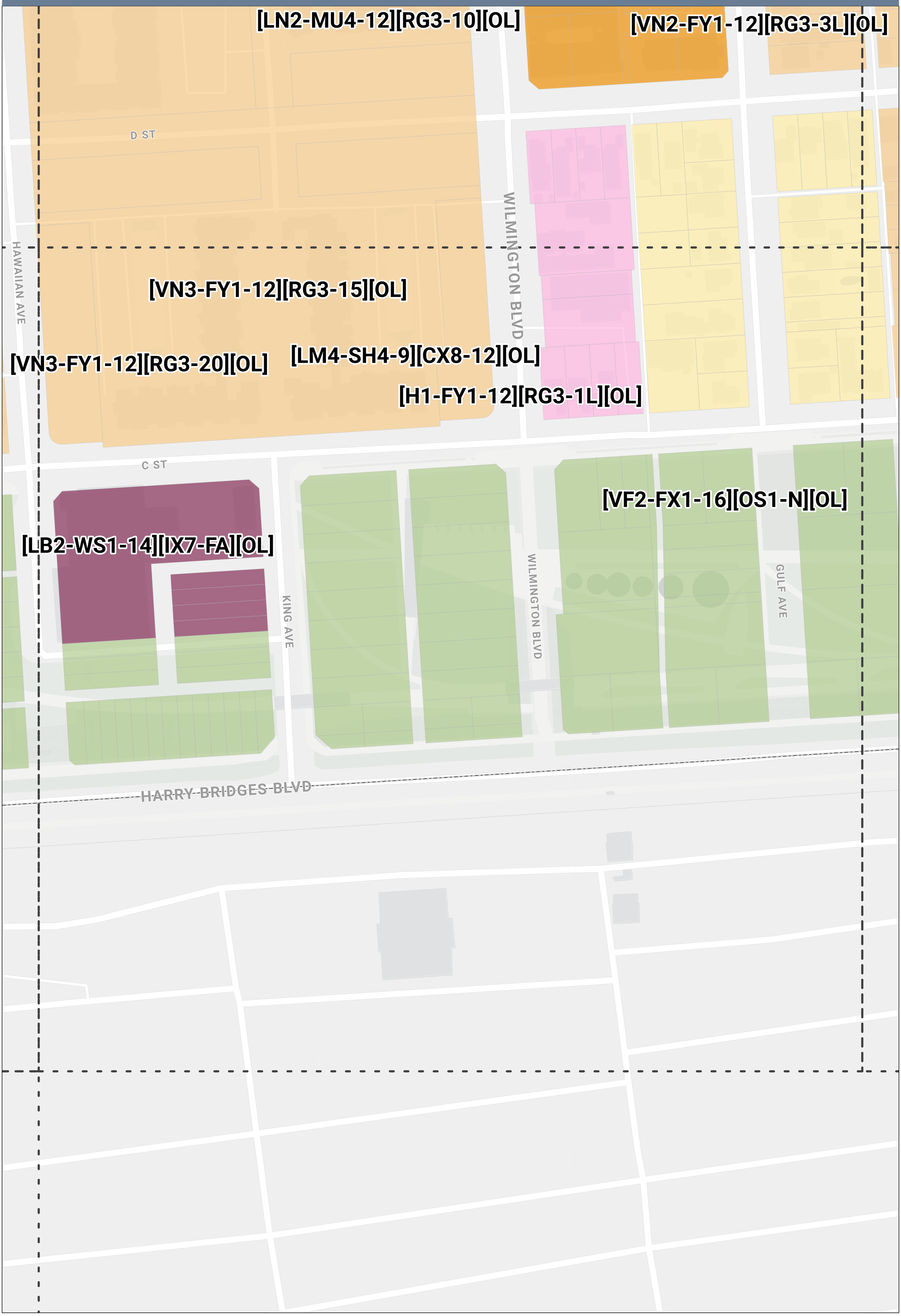
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B8



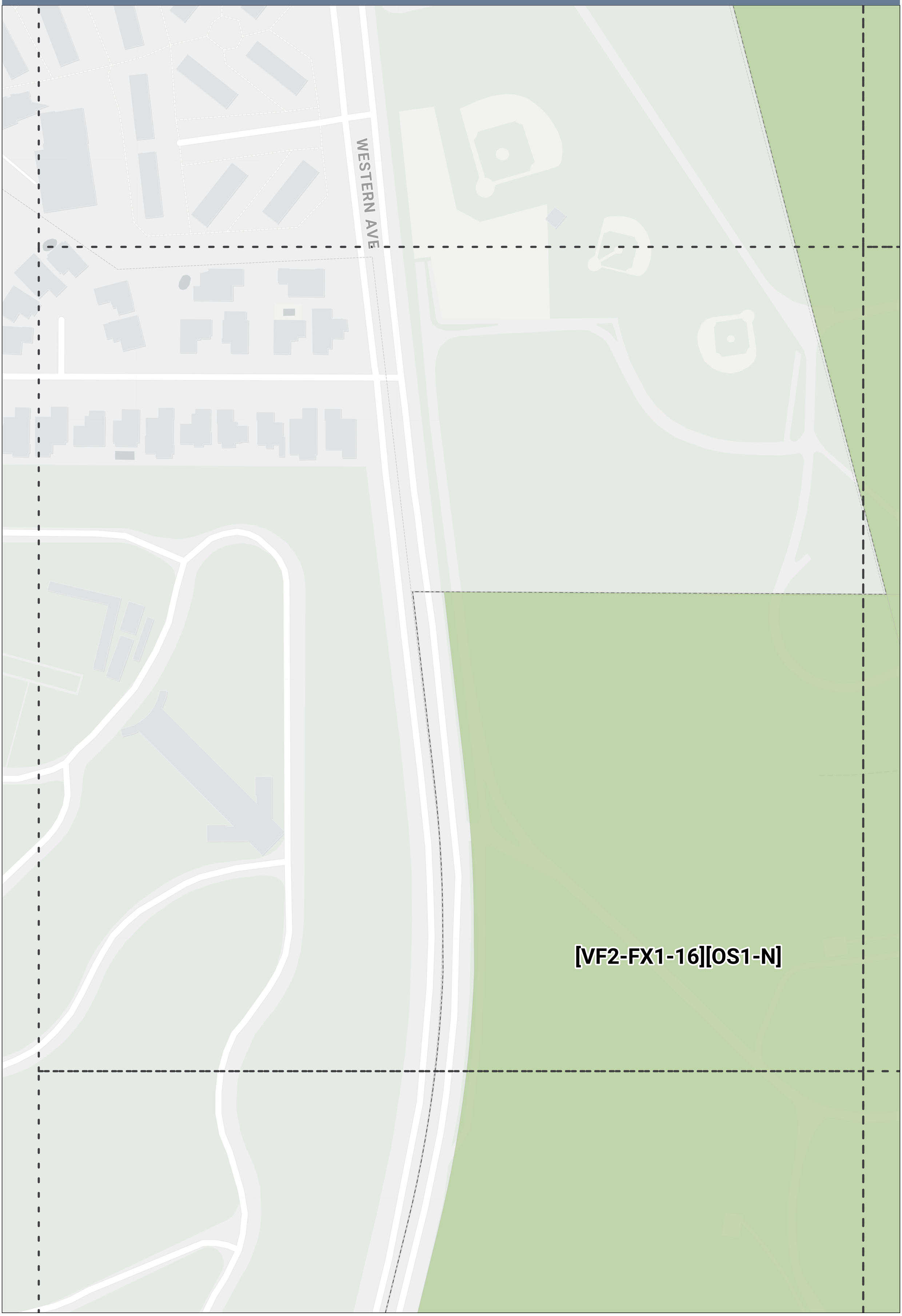
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: B9



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C1



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C10

[VN3-FY1-12][RG3-15][OL]

[LN2-MU4-12][RG3-10][OL]

[H2-FY1-12][RG3-2L][OL]

F ST

LAGOON AVE

E ST

[VN2-FY1-12][RG3-3L][OL]

[H1-FY1-12][RG3-1L][OL]

[VF2-FX1-16][OS1-N][OL]

D ST

NEPTUNE AVE

[LM4-SH4-8][P1-12][OL]

[VN2-FY1-12][RG3-4L][OL]

[LM4-SH4-9][CX8-12][OL]

MCDONALD AVE

BAY VIEW AVE

[LM4-SH4-8][CX6-12][OL]

C ST

[LB2-WS1-14][IX7-FA][OL]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C11

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C12

[LM4-CC1-8][CX6-10][CD]

[LB2-WS1-14][IX5-10][OL]

[LM4-SH4-8][CX6-10][OL-IHR]

[LM4-CC1-8][CX6-10][OL-CD]

[LM4-SH4-8][CX6-10]

[LM4-CC1-8][CX6-10][OL]

[LM4-SH4-8][CX6-12][OL]

[LB2-FX3-18][I4-N][OL]

[LB2-WS1-14][IX7-FA][OL]

[LM4-SH4-8][CX6-10][OL]

[LF3-FX3-18][I7-N][OL]

[LM4-CC1-8][CX6-10][OL-IHR]

F ST

E ST

D ST

C ST

LAKME AVE

MARINE AVE

AVALON BLVD

BROAD AVE

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C13

F ST

BANNING BLVD

LECOUVREUR AVE

GEORGE DE LA TORRE JR AVE

E ST

QUAY AVE

[LB2-FX3-18][I4-N][OL]

D ST

[LF3-FX3-18][I7-N][OL]

C ST

ALAMEDA ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

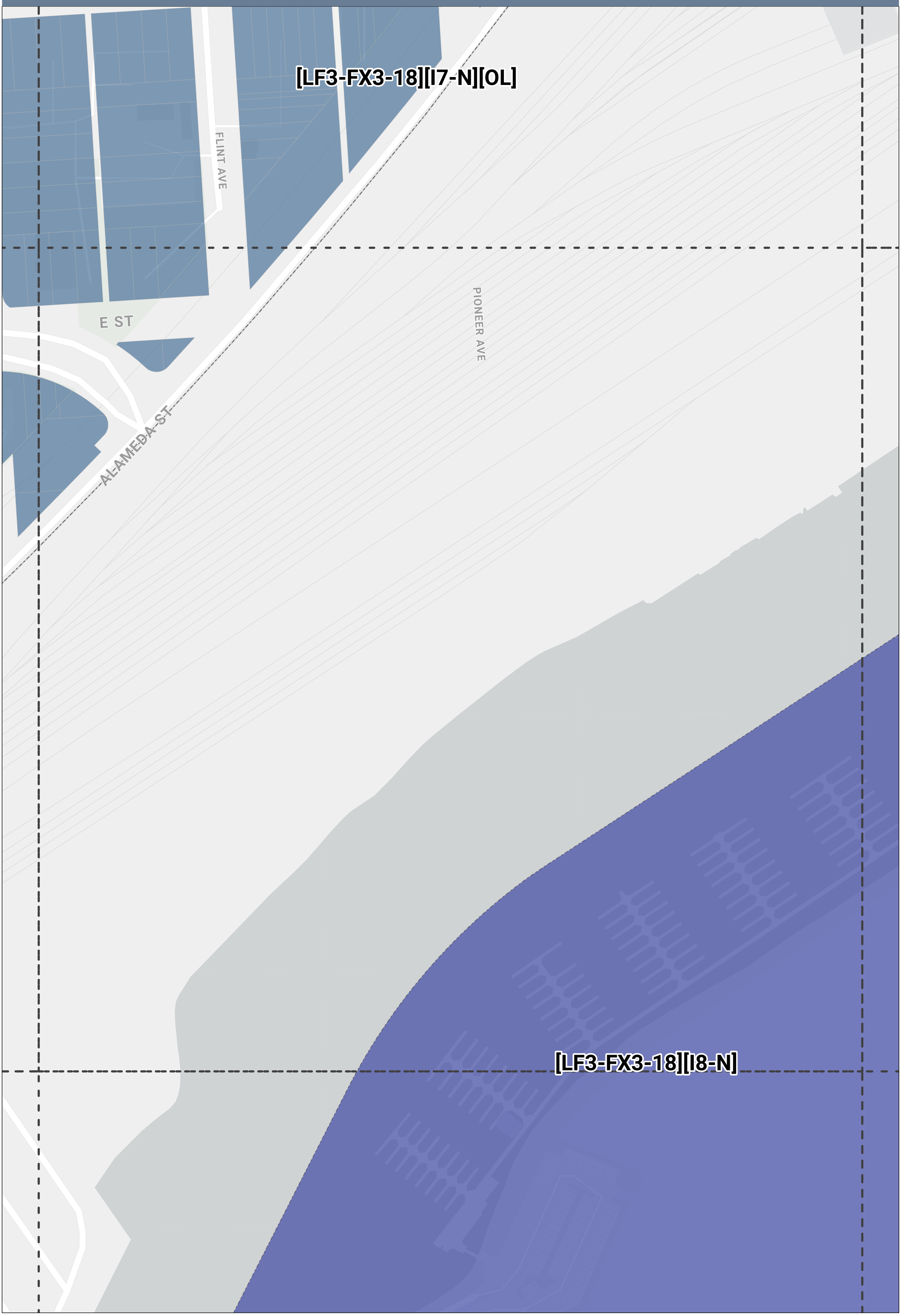
Grid: C14

F ST
E ST
D ST
ALAMEDA ST
GEORGE DE LA TORRE JR AVE
MCFARLAND AVE
SANFORD AVE

[LF3-FX3-18][I7-N][OL]

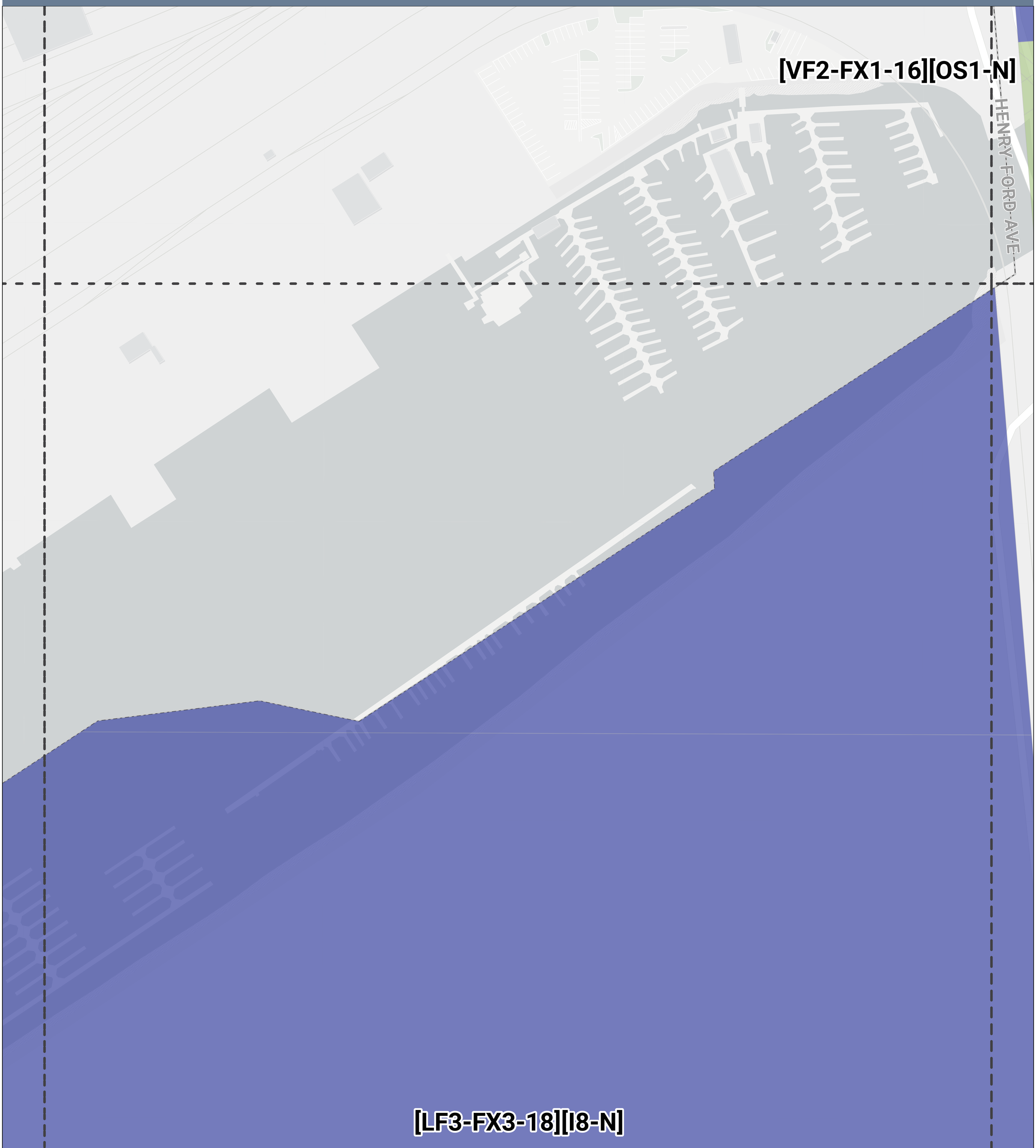
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C15



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C16



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C17

[VF2-FX1-16][OS1-N]

HENRY FORD AVE

PENNINGTON AVE

PIER A WAY

[FWY]

HANJIN WAY

[LF3-FX3-18][I8-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C18

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C19

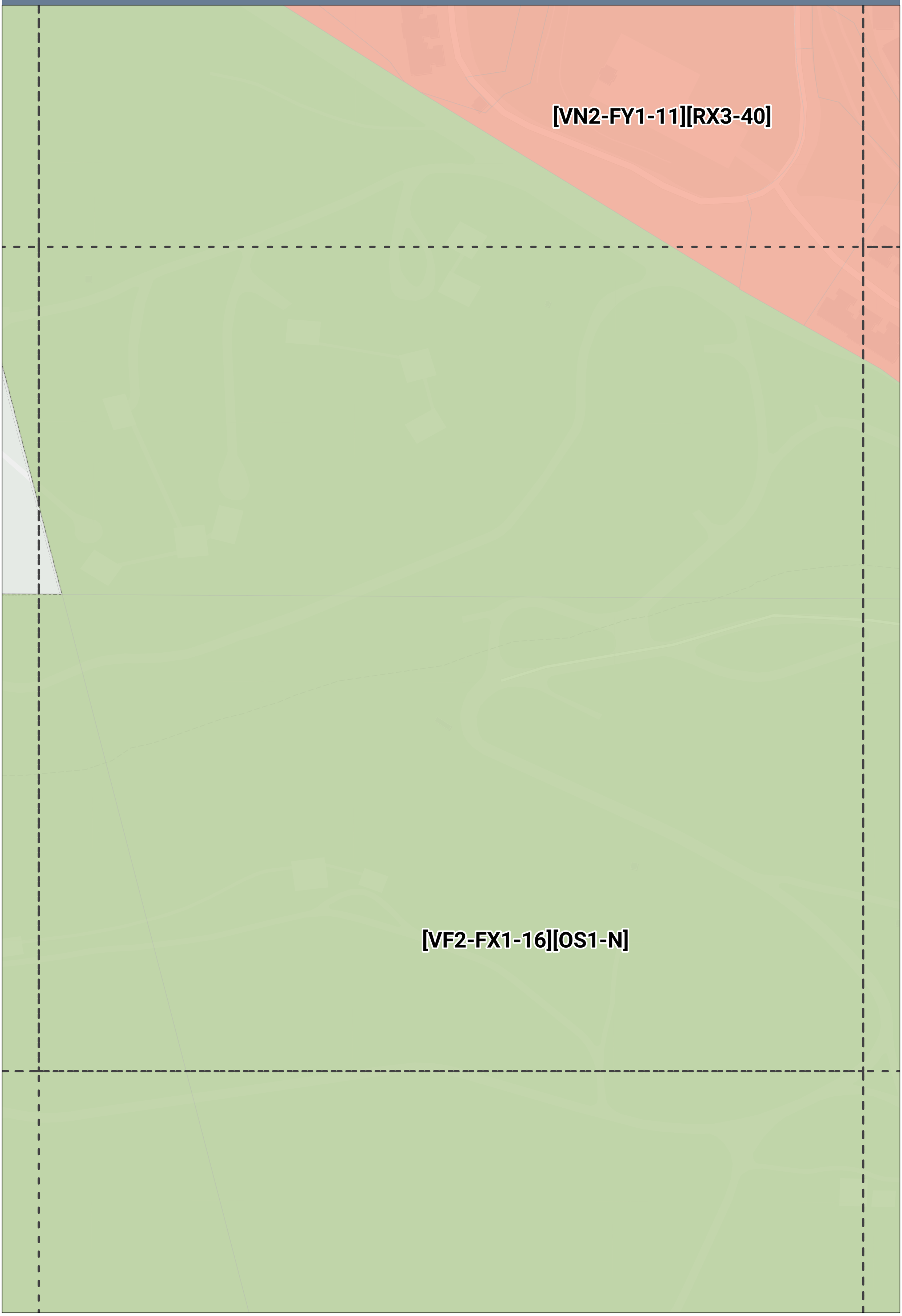
[FWY]

[LF3-FX3-18][I8-N]

PIER A WAY

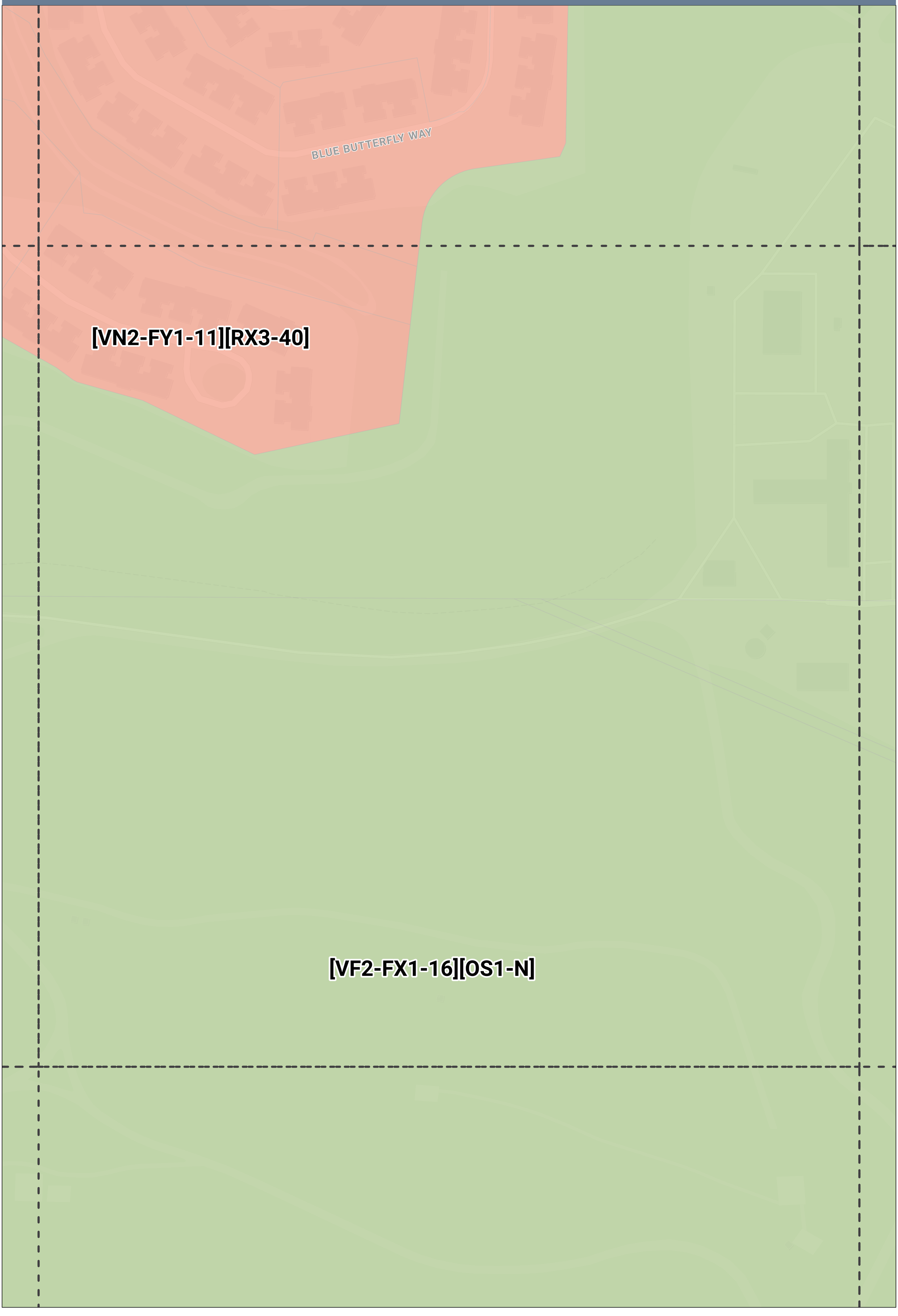
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C2



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C3



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C4

GAFFEY ST

[VF2-FX1-16][OS1-N]

[LF3-FX3-18][I8-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C5

[LF3-FX3-18][I8-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C6

[LF3-FX3-18][I8-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C7

[H1-FY1-12][RG3-1L][OL]

F ST

FIGUEROA PL

[LF3-FX3-18][P1-N][OL]

EMDEN ST

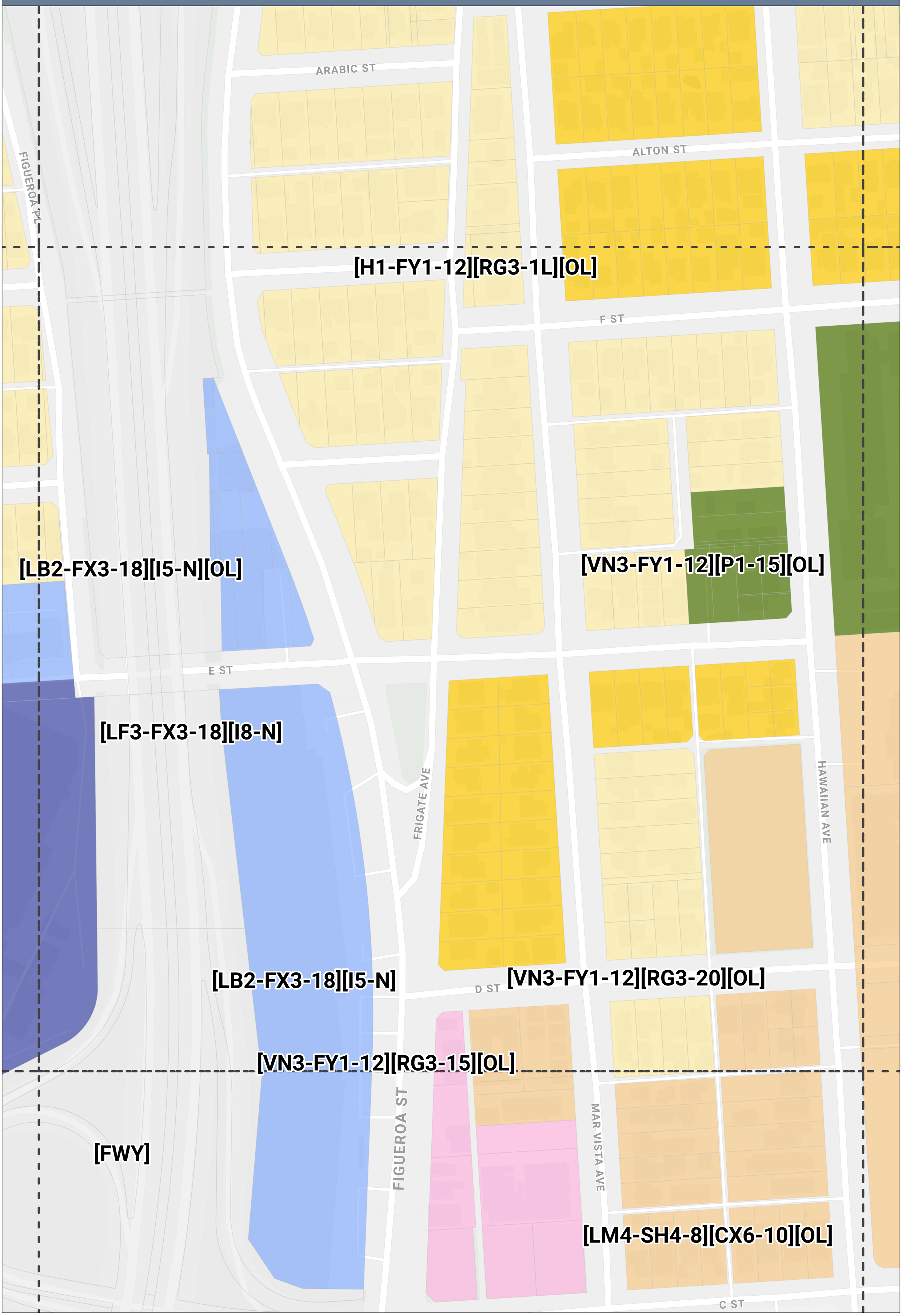
[LB2-FX3-18][I5-N][OL]

[LF3-FX3-18][I8-N]

[FWY]

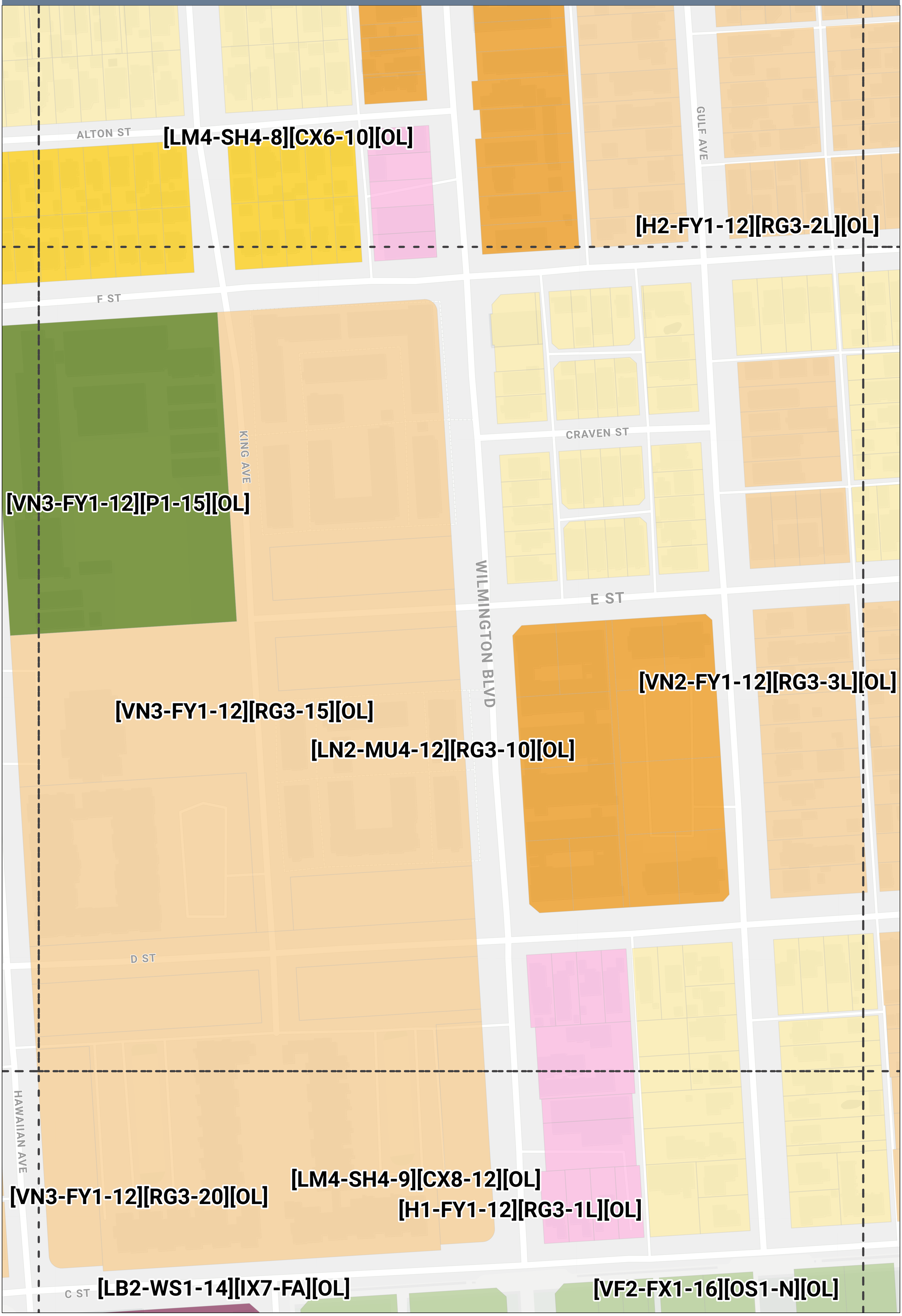
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C8



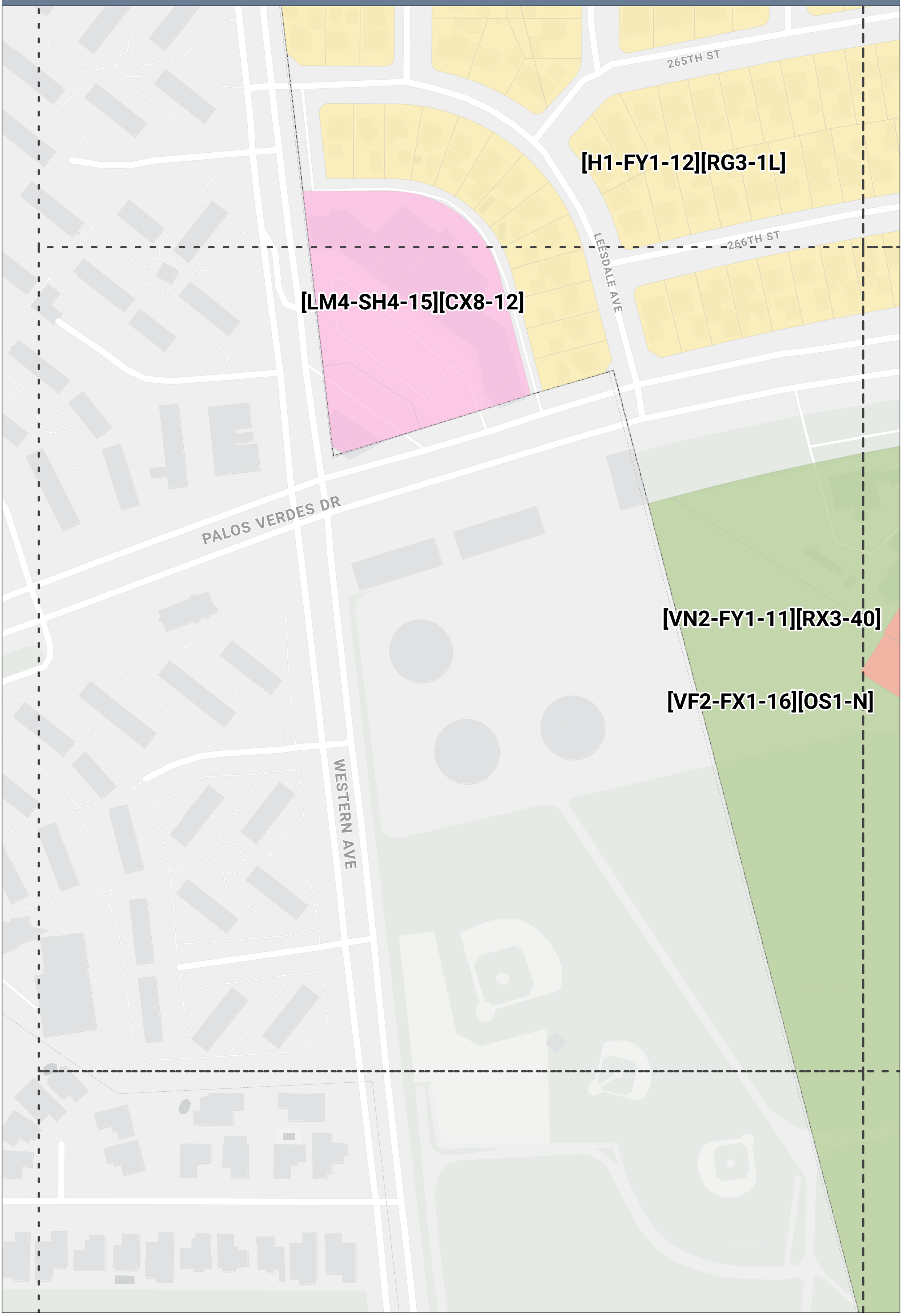
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: C9



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D1



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D10

I ST
BAY VIEW AVE
ANAHEIM ST
NEPTUNE AVE
[LM4-SH4-9][CX8-12][OL]
[LN2-MU4-12][RG3-10][OL]
G ST
[VN3-FY1-12][RG3-15][OL]
MCDONALD AVE
[H2-FY1-12][RG3-2L][OL]
[H1-FY1-12][RG3-1L][OL]
F ST
LAGOON AVE

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

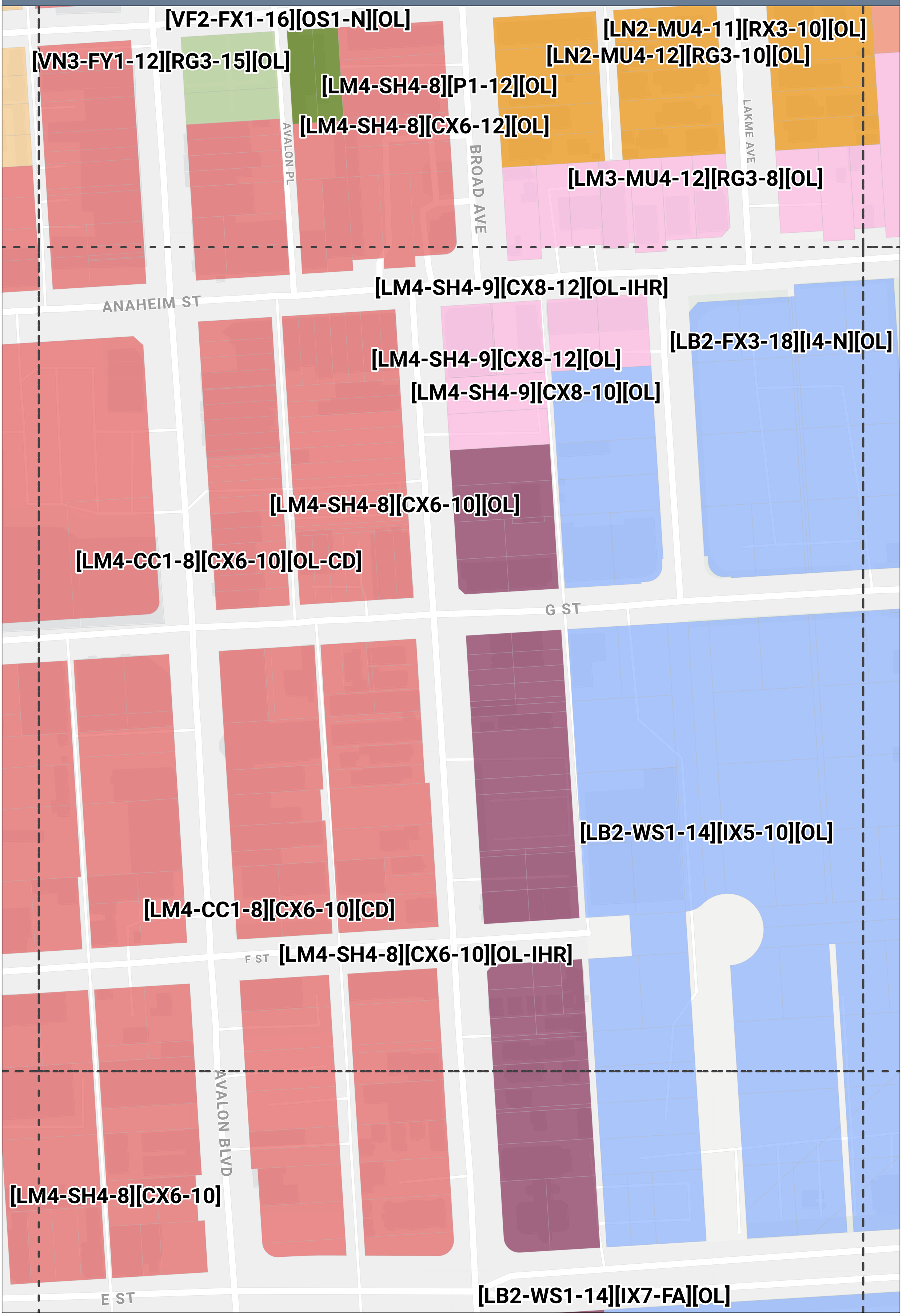
Grid: D11

I ST
LAGOON AVE
ISLAND AVE
FRIES AVE
ANAHEIM ST
MARINE AVE
G ST
F ST
E ST

[LM4-SH4-9][CX8-12][OL]
[LM4-SH4-8][CX6-10][OL]
[LM4-CC1-8][CX6-10][OL-CD]
[VN3-FY1-11][RX3-15][OL]
[LM4-CC1-8][CX6-10][CD]
[VN3-FY1-12][RG3-15][OL]
[LM4-SH4-8][CX6-10]
[LM4-SH4-9][CX8-12][OL-IHR]
[H1-FY1-12][RG3-1L][OL]
[VN3-FY1-11][P1-15][OL]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D12



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D13

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D14

[H2-FY1-12][RG3-2L][OL]

[LB2-WS1-14][IX7-FA][OL]

[LB2-FX3-18][I4-N][OL]

[LF3-FX3-18][I7-N][OL]

ANAHEIM ST

G ST

F ST

E ST

SANFORD AVE

GEORGE DE LA TORRE JR AVE

MCFARLAND AVE

DOMINGUEZ AVE

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D15

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D16

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D17

ANAHEIM ST

HENRY FORD AVE

PENNINGTON AVE

PIER A WAY

[LF3-FX3-18][I8-N]

[VF2-FX1-16][OS1-N]

[FWY]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D18

PENNINGTON AVE

[LF3-FX3-18][I8-N]

[FWY]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

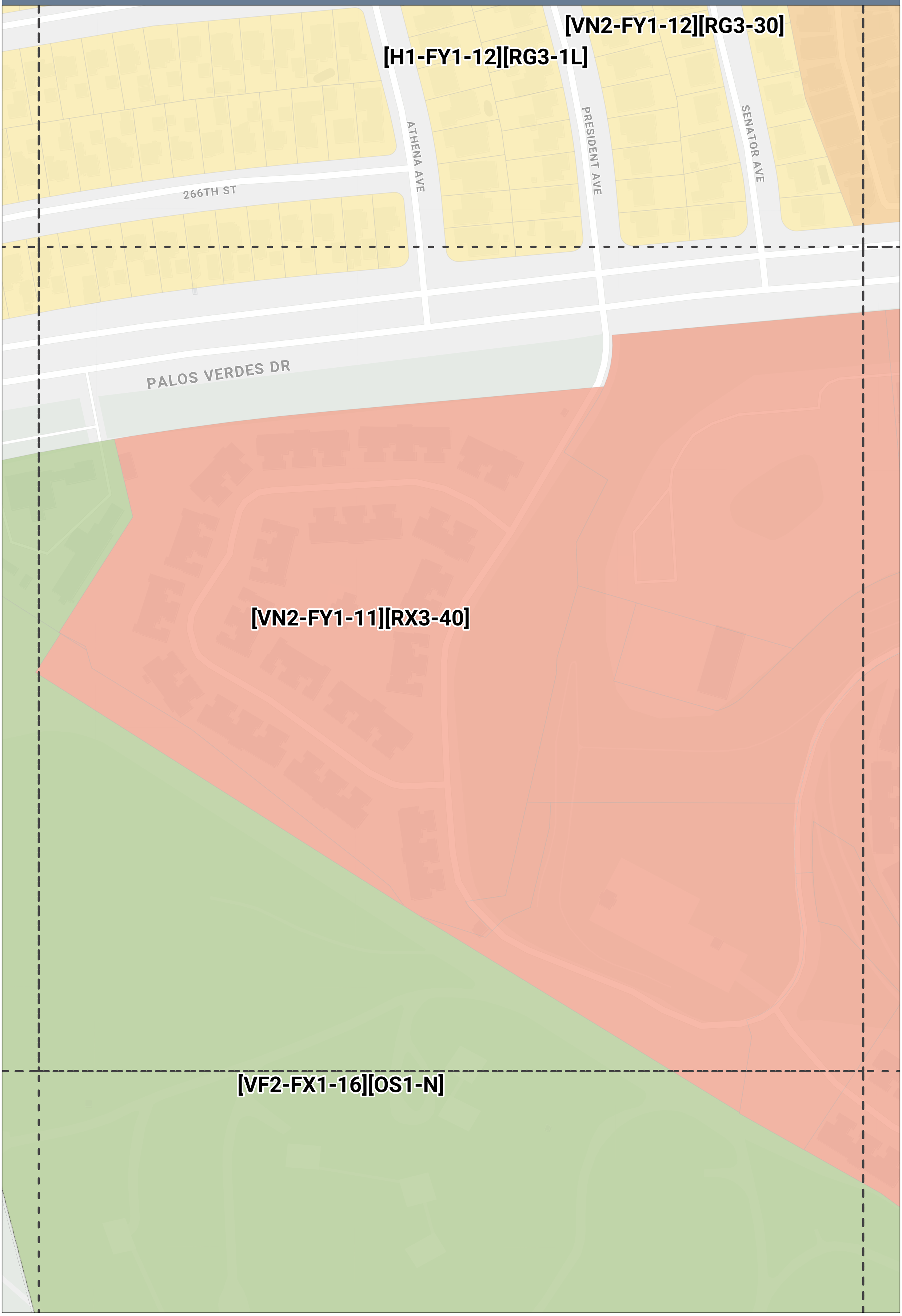
Grid: D19

[FWY]

[LF3-FX3-18][I8-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D2



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D20

[FWY]

[LF3-FX3-18][I8-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D21

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D3

CAMINO DE MAYO

CAMINO DE ORO

CAMINO VERDE

PALOS VERDES DR

BLUE BUTTERFLY WAY

[VN2-FY1-12][RG3-30]

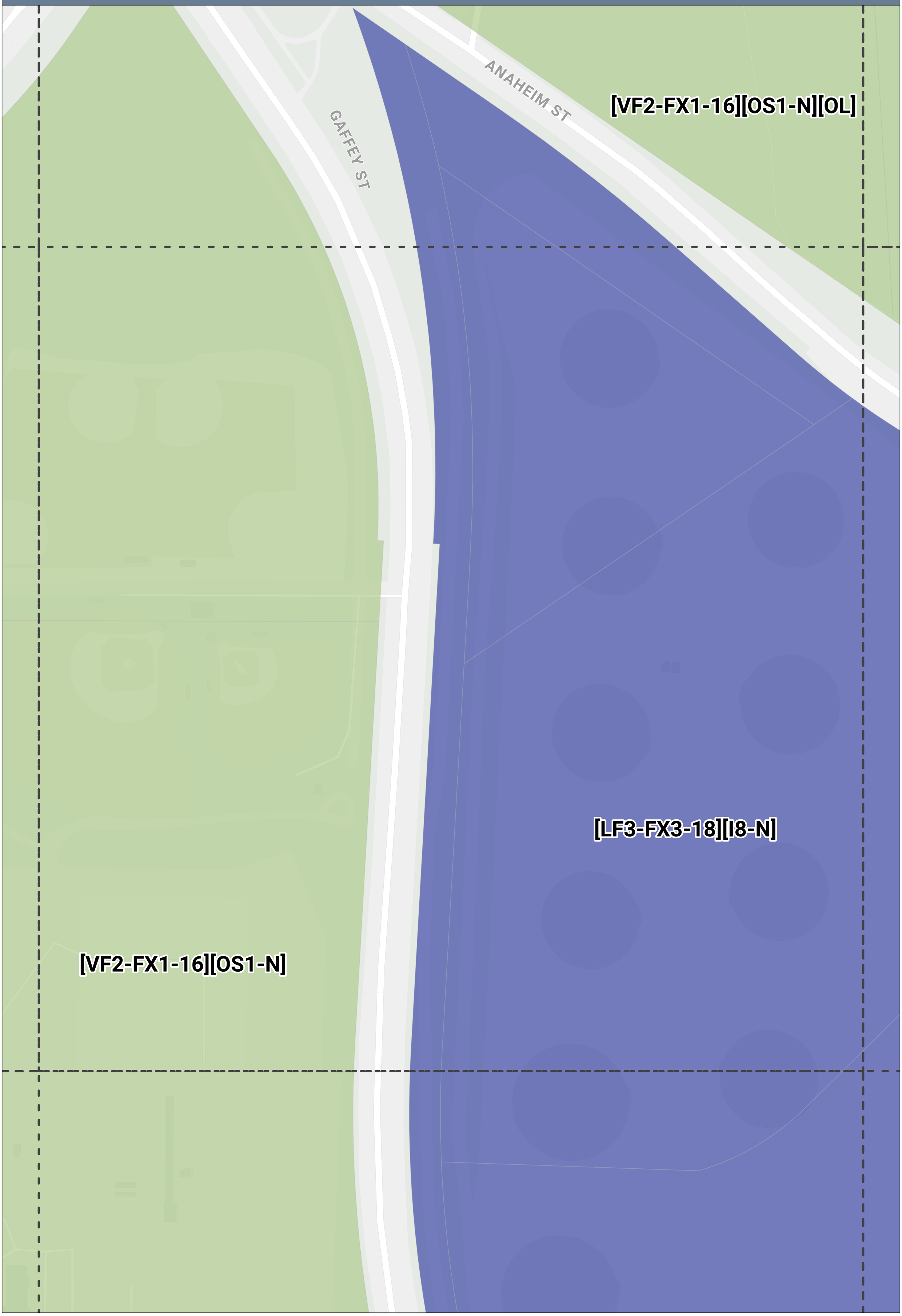
[H1-FY1-12][RG3-1L]

[VN2-FY1-11][RX3-40]

[VF2-FX1-16][OS1-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D4



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D5

[VF2-FX1-16][OS1-N][OL]

ANAHEIM ST

[LF3-FX3-18][I8-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D6

[VF2-FX1-16][P1-N][OL]

[VF2-FX1-16][OS1-N][OL]

ANAHEIM ST

[LF3-FX3-18][I8-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D7

[VF2-FX1-16][P1-N][OL]

[VF2-FX1-16][OS1-N][OL]

[H1-FY1-12][RG3-1L][OL]

[VN3-FY1-12][RG3-20][OL]

[VN3-FY1-12][RG3-15][OL]

[FWY]

[LF3-FX3-18][I8-N]

[LF3-FX3-18][P1-N][OL]

FIGUEROA PL

I ST

ANAHEIM ST

G ST

F ST

FIGUEROA PL

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D8

[VN3-FY1-11][RX3-15][OL]

[VN2-FY1-12][RG3-4L]

[VN2-FY1-12][RG3-3L]

[H1-FY1-12][RG3-1L]

[VN3-FY1-12][RG3-20][OL]

[LM4-SH4-9][CX8-12]

[LM4-SH4-9][CX8-12][OL]

[VN3-FY1-12][RG3-15][OL]

[FWY]

[VN3-FY1-12][P1-15][OL]

[LB2-FX3-18][I5-N][OL]

[H1-FY1-12][RG3-1L][OL]

FIGUEROA ST

I ST

HAWAIIAN AVE

ANAHEIM ST

FRIGATE AVE

ARABIC ST

G ST

ALTON ST

MAR VISTA AVE

F ST

FIGUEROA PL

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: D9

[H1-FY1-12][RG3-1L]

[VN3-FY1-12][RG3-20][OL]

[LM4-SH4-8][CX6-10][OL]

I ST

[VN2-FY1-12][RG3-4L][OL]

KING AVE

GULF AVE

RONAN AVE

[VN2-FY1-12][RG3-4L]

[LM4-SH4-9][CX8-12]

[LM4-SH4-9][CX8-12][OL]

ANAHEIM ST

G ST

[H2-FY1-12][RG3-2L][OL]

[LN2-MU4-12][RG3-10][OL]

ALTON ST

WILMINGTON BLVD

[H1-FY1-12][RG3-1L][OL]

F ST

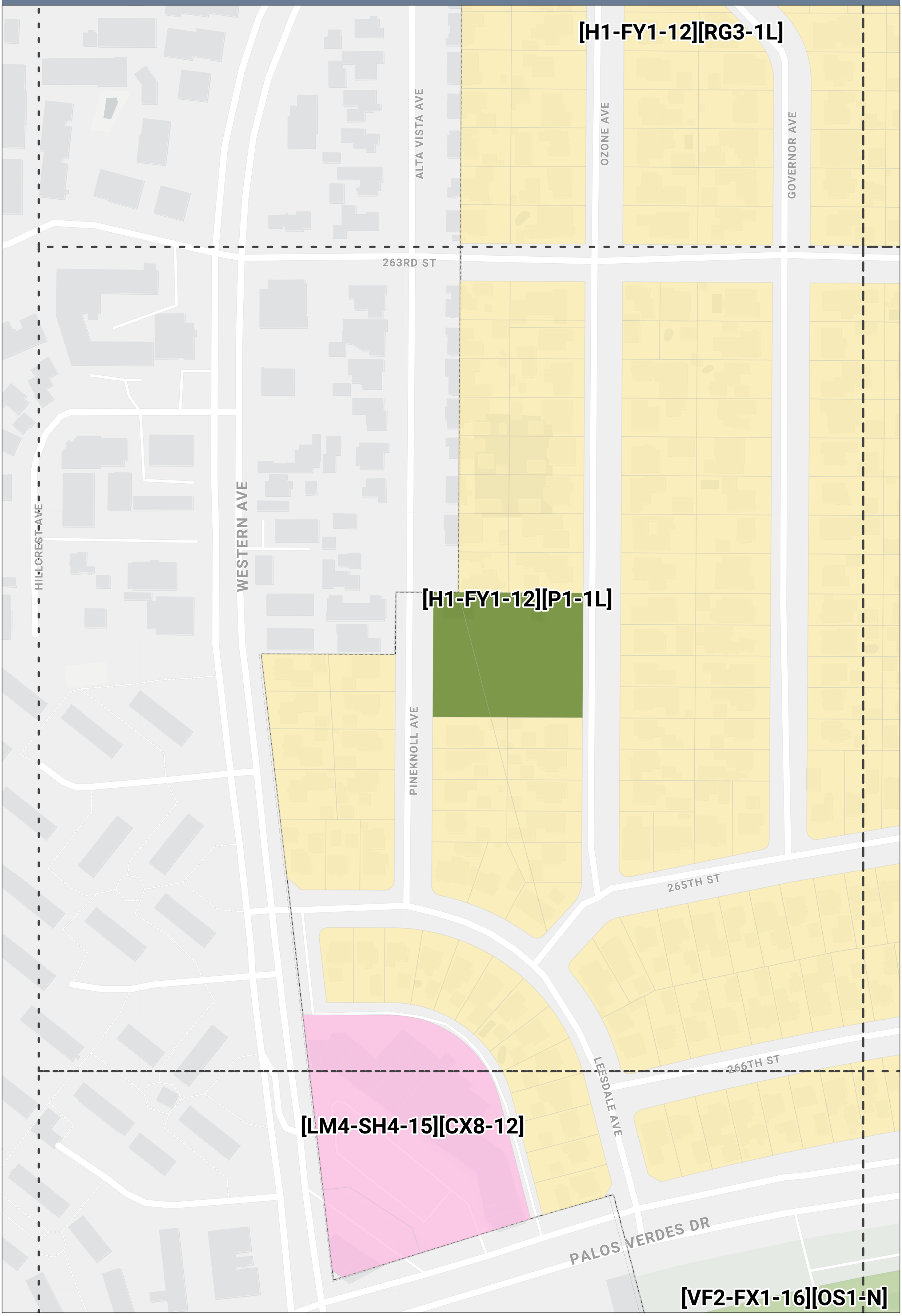
[VN3-FY1-12][P1-15][OL]

[VN3-FY1-12][RG3-15][OL]

CRAVEN ST

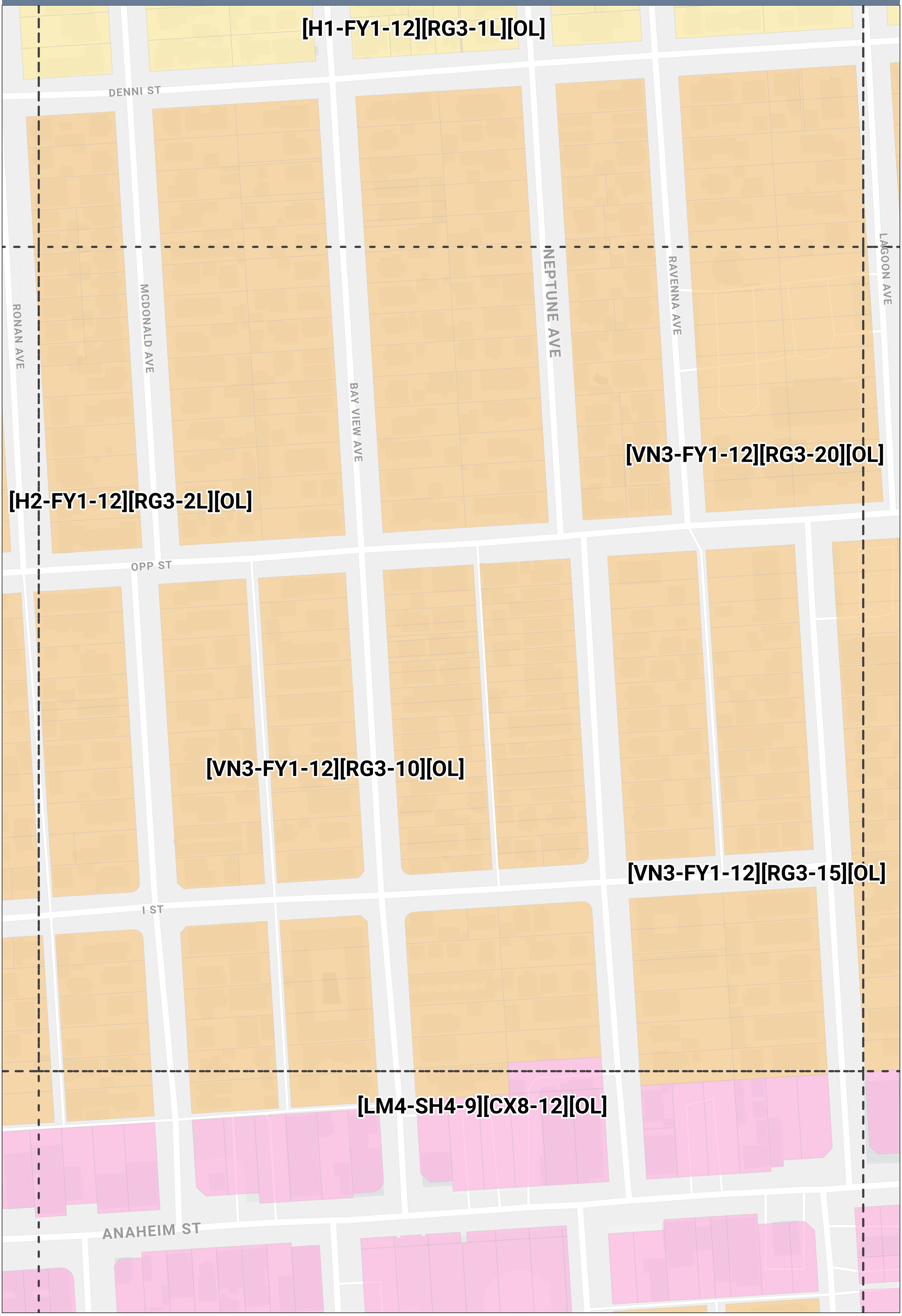
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E1



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E10



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E11

[H1-FY1-12][RG3-1L][OL]

[H2-FY1-12][RG3-2L][OL]

[VN3-FY1-12][P1-20][OL]

[VN3-FY1-12][RG3-20][OL]

[VN3-FY1-12][RG3-15][OL]

[LM4-CC1-8][CX6-10][OL-CD]

[LM4-SH4-9][CX8-12][OL]

[LM4-SH4-8][CX6-10][OL]

[LM4-SH4-8][CX6-10]

DENNI ST

FRIES AVE

MARINE AVE

OPP ST

ISLAND AVE

ROSS PL

I ST

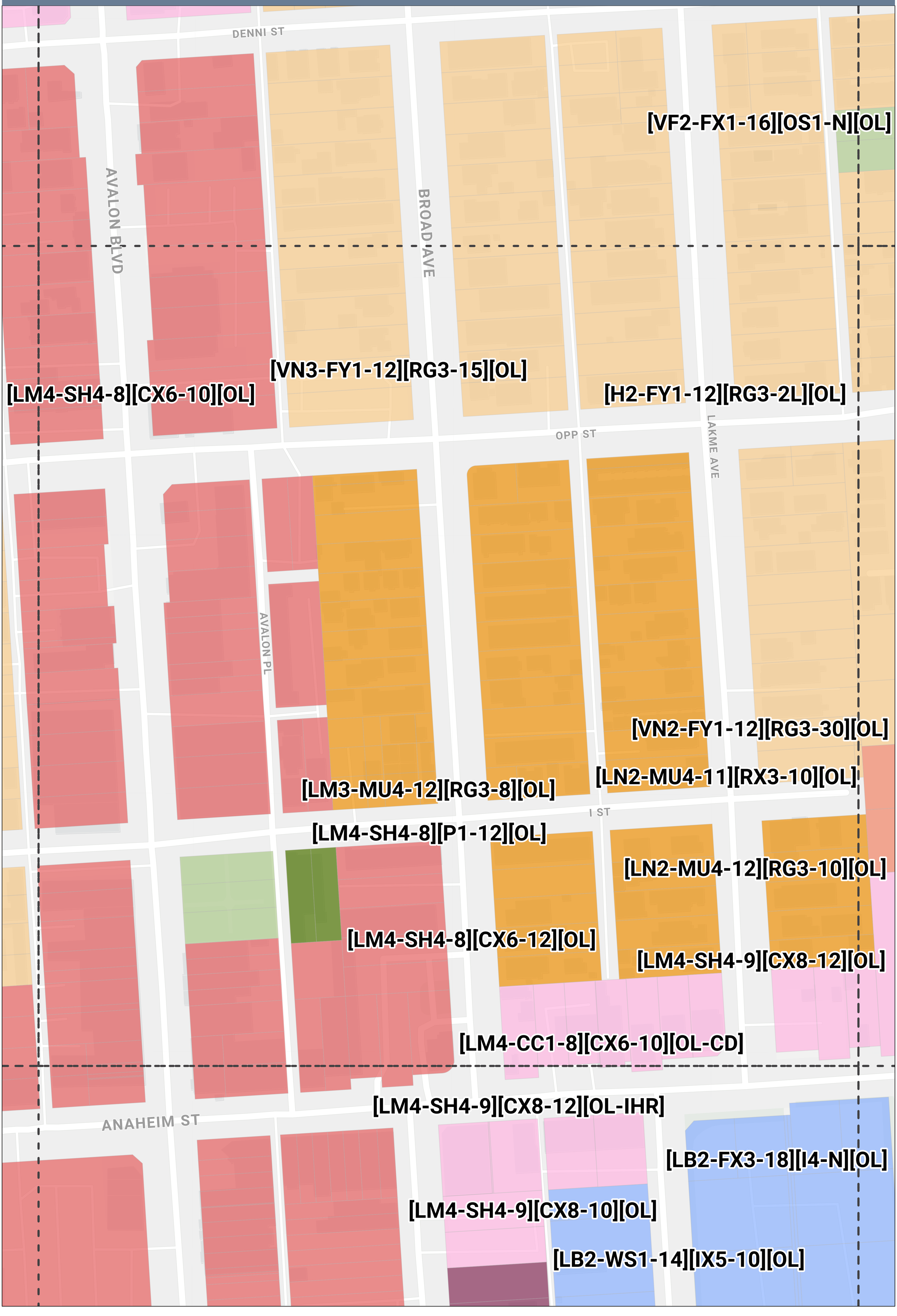
LAGOON AVE

ANAHEIM ST

FRIES AVE

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E12



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E13

[VN3-FY1-12][RG3-15][OL]

[VF2-FX1-16][OS1-N][OL]

[H2-FY1-12][RG3-2L][OL]

[H1-FY1-12][RG3-1L][OL]

[VN2-FY1-12][RG3-30][OL]

[LN2-MU4-11][RX3-10][OL]

[LB2-WS1-14][IX7-FA][OL]

[LN2-MU4-12][RG3-10][OL]

[LM4-SH4-9][CX8-12][OL]

[LB2-FX3-18][I4-N][OL]

CARY AVE

OPP ST

LECOUVREUR AVE

EUBANK AVE

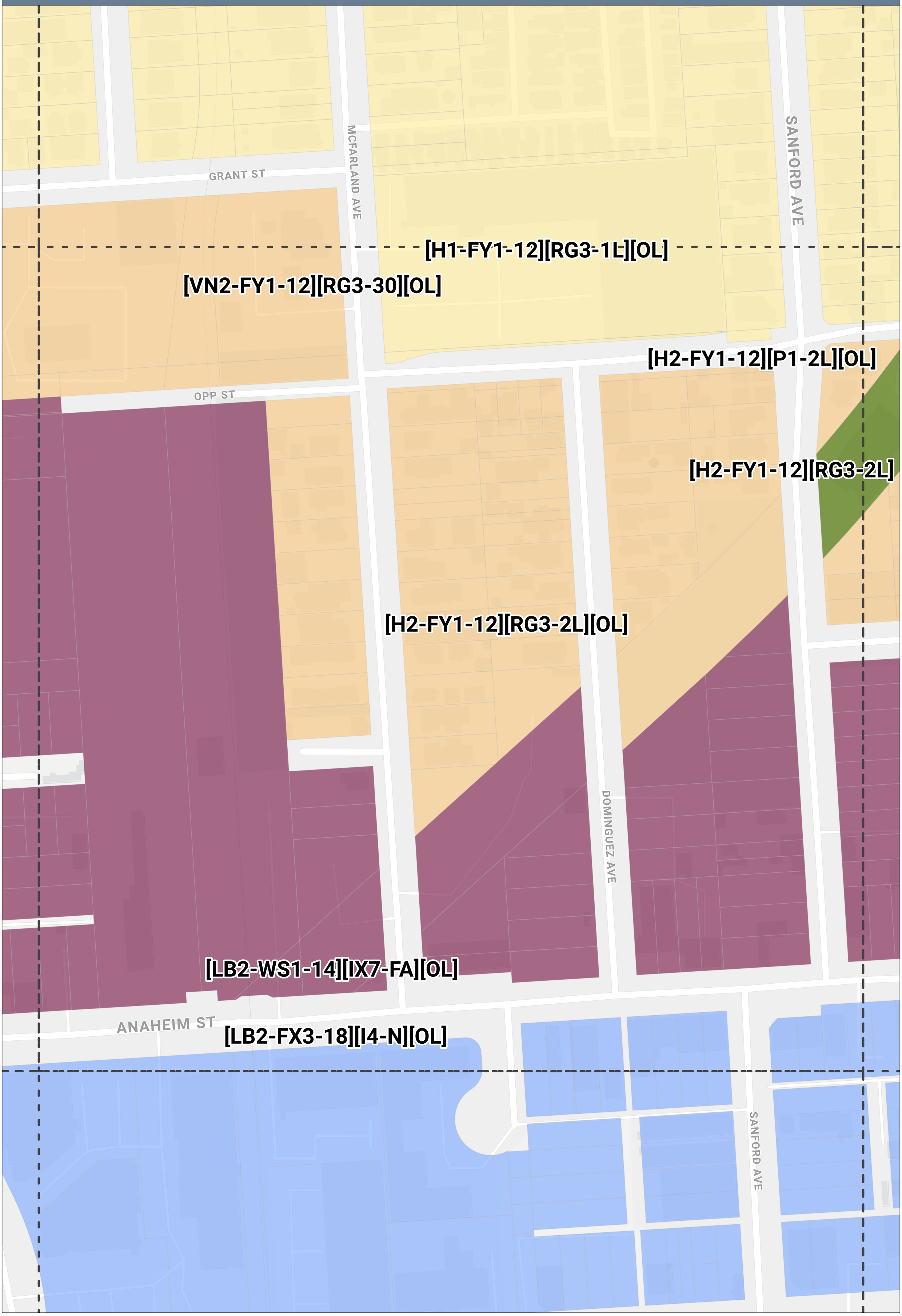
ANAHEIM ST

BANNING BLVD

GEORGE DE LA TORRE JR AVE

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E14



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E15

[VN2-FY1-12][RG3-4L][OL]

[H1-FY1-12][RG3-1L][OL]

[H2-FY1-12][P1-2L][OL]

[H2-FY1-12][RG3-2L][OL]

[H2-FY1-12][RG3-2L]

[LB2-WS1-14][IX7-FA]

[LB2-WS1-14][IX7-FA][OL]

[LB2-FX3-18][I5-N]

[LB2-FX3-18][I4-N][OL]

[LF3-FX3-18][I7-N][OL]

WATSON AVE

MAHAR AVE

OPP ST

I ST

ANAHEIM ST

FLINT AVE

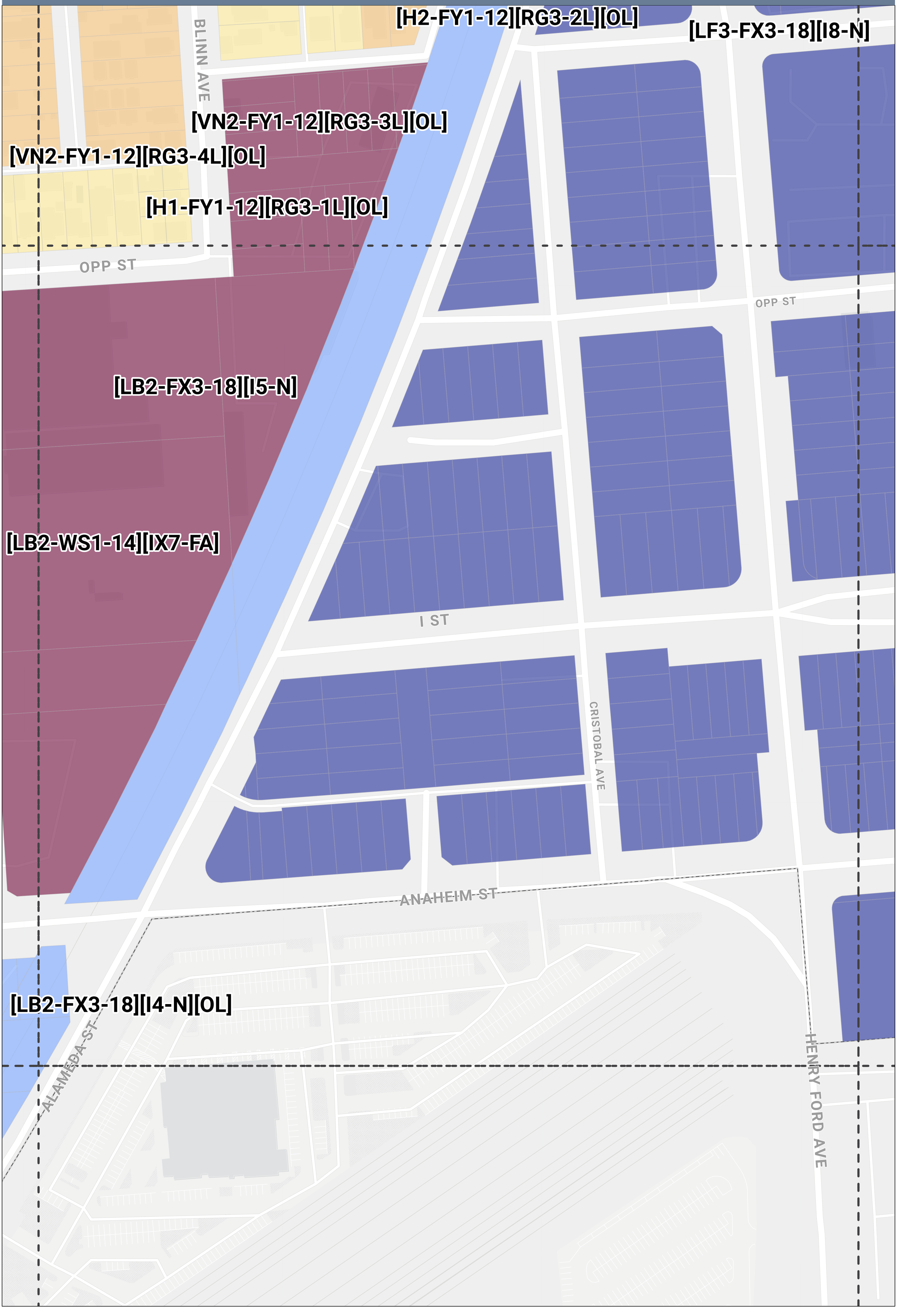
PIONEER AVE

G ST

A-L-A-M-E-D-A ST

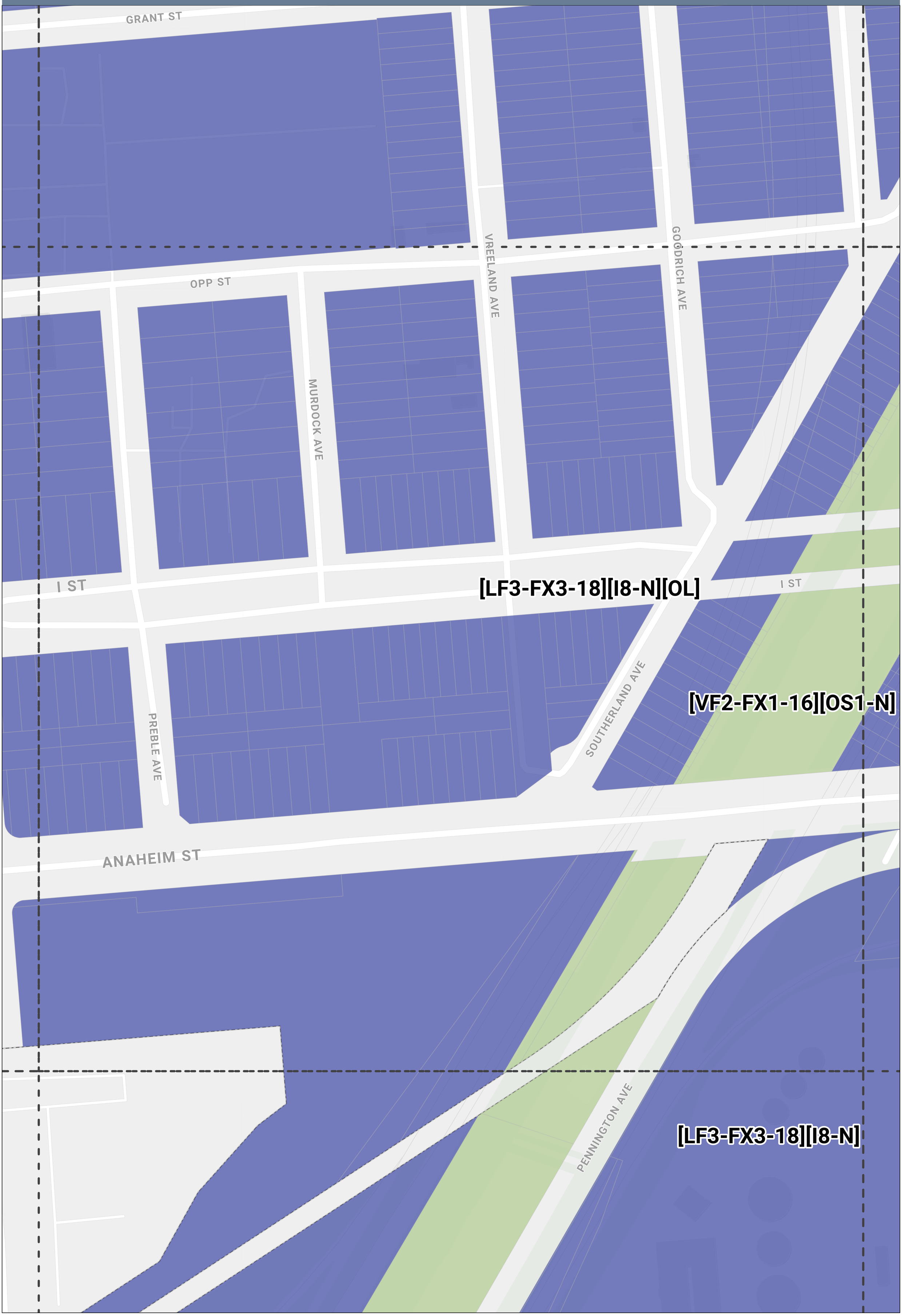
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E16



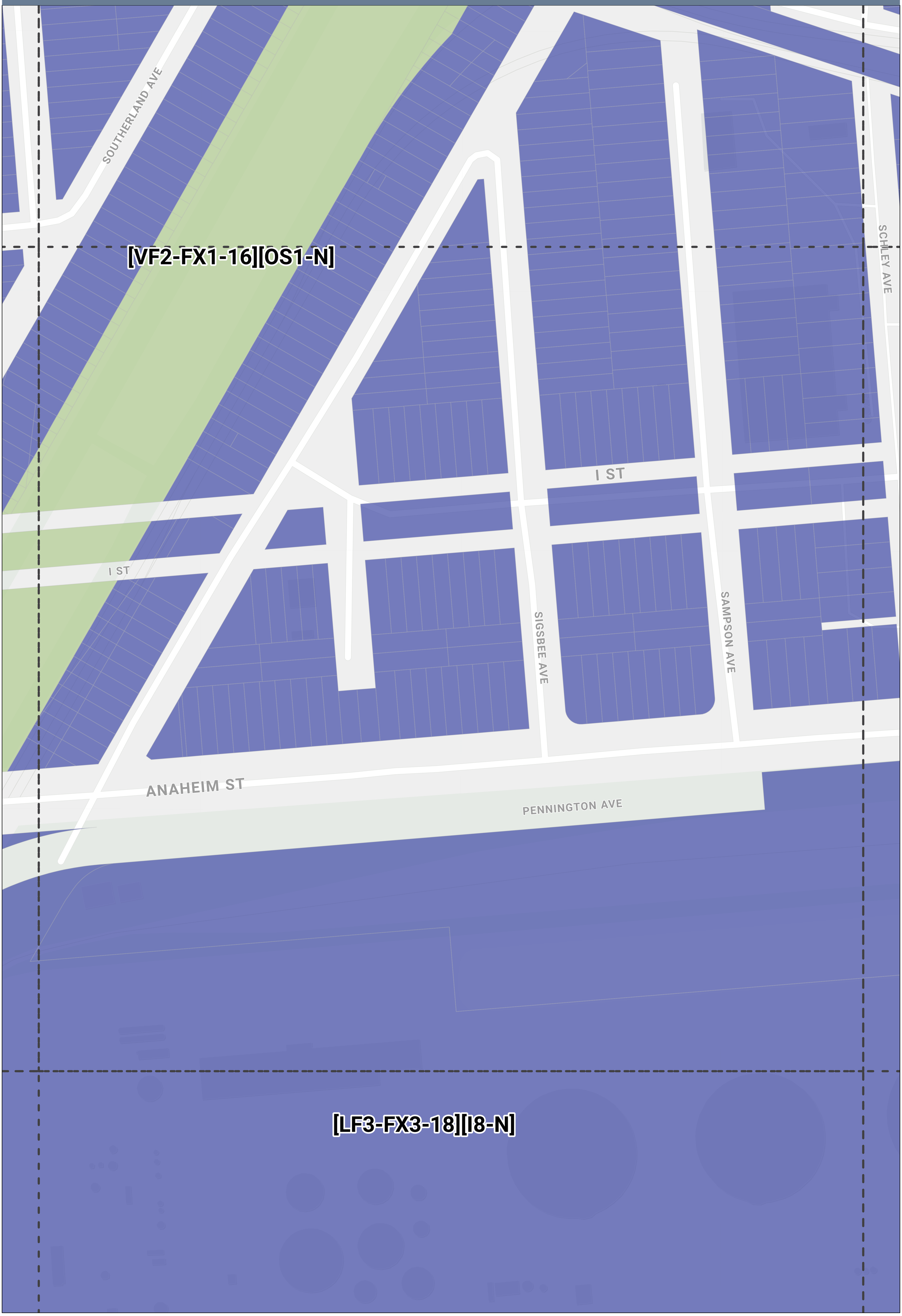
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E17



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E18



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E19

SOUTHERN PACIFIC DR
FOOTE AVE
I ST
I ST
SCHLEY AVE
MACDONOUGH AVE
CUSHING AVE
FARRAGUT AVE
ANAHEIM ST
[LF3-FX3-18][I8-N]
[FWY]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E2

[VN2-FY1-12][RG3-4L]

[LN2-MU4-12][RG3-10]

[LM4-SH4-15][CX8-12]

ATHENA AVE

PRESIDENT AVE

263RD ST

ZEPHYR AVE

[VN2-FY1-12][RG3-30]

[H1-FY1-12][RG3-1L]

265TH ST

SENATOR AVE

CAMINO VEGA

266TH ST

PALOS VERDES DR

[VN2-FY1-11][RX3-40]

[VF2-FX1-16][OS1-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E20

[FWY]

LAWRENCE AVE

PAUL JONES AVE

I ST

SOUTHERN PACIFIC DR

FARRAGUT AVE

ANAHEIM ST

ANAHEIM WAY

[LF3-FX3-18][I8-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E21

CERVERA AVE

I ST

ANAHEIM ST

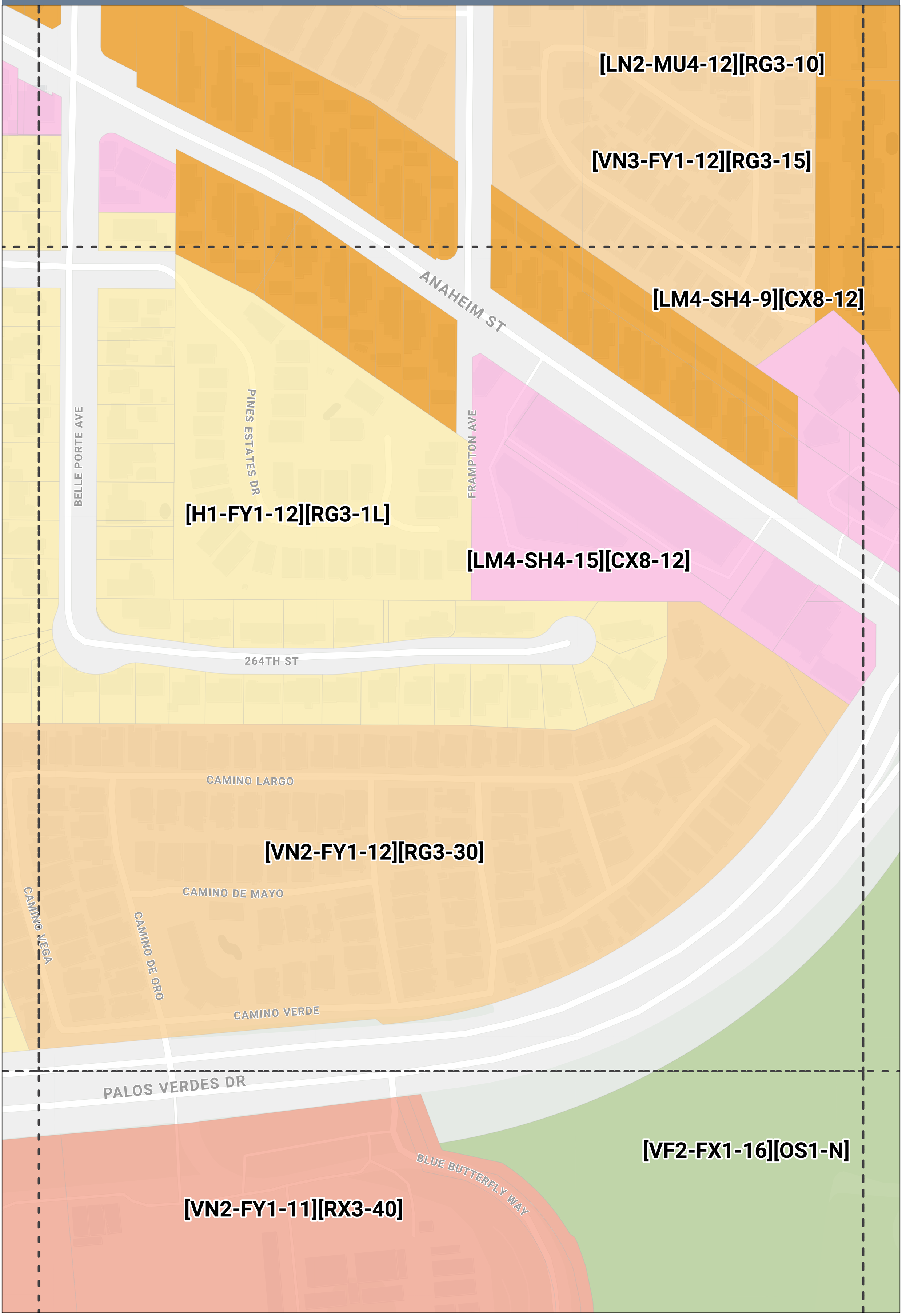
ANAHEIM WAY

[FWY]

[LF3-FX3-18][I8-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E3



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E4

[LN2-MU4-12][RG3-10]

VERMONT AVE

[LM4-SH4-9][CX8-12]

[VF2-FX1-16][OS1-N][OL]

[LM4-SH4-9][CX8-12][OL]

[LM4-SH4-15][CX8-12]

[LM3-MU4-11][RX3-8][OL]

[VN2-FY1-12][RG3-30]

PALOS VERDES DR

GAFFEY ST

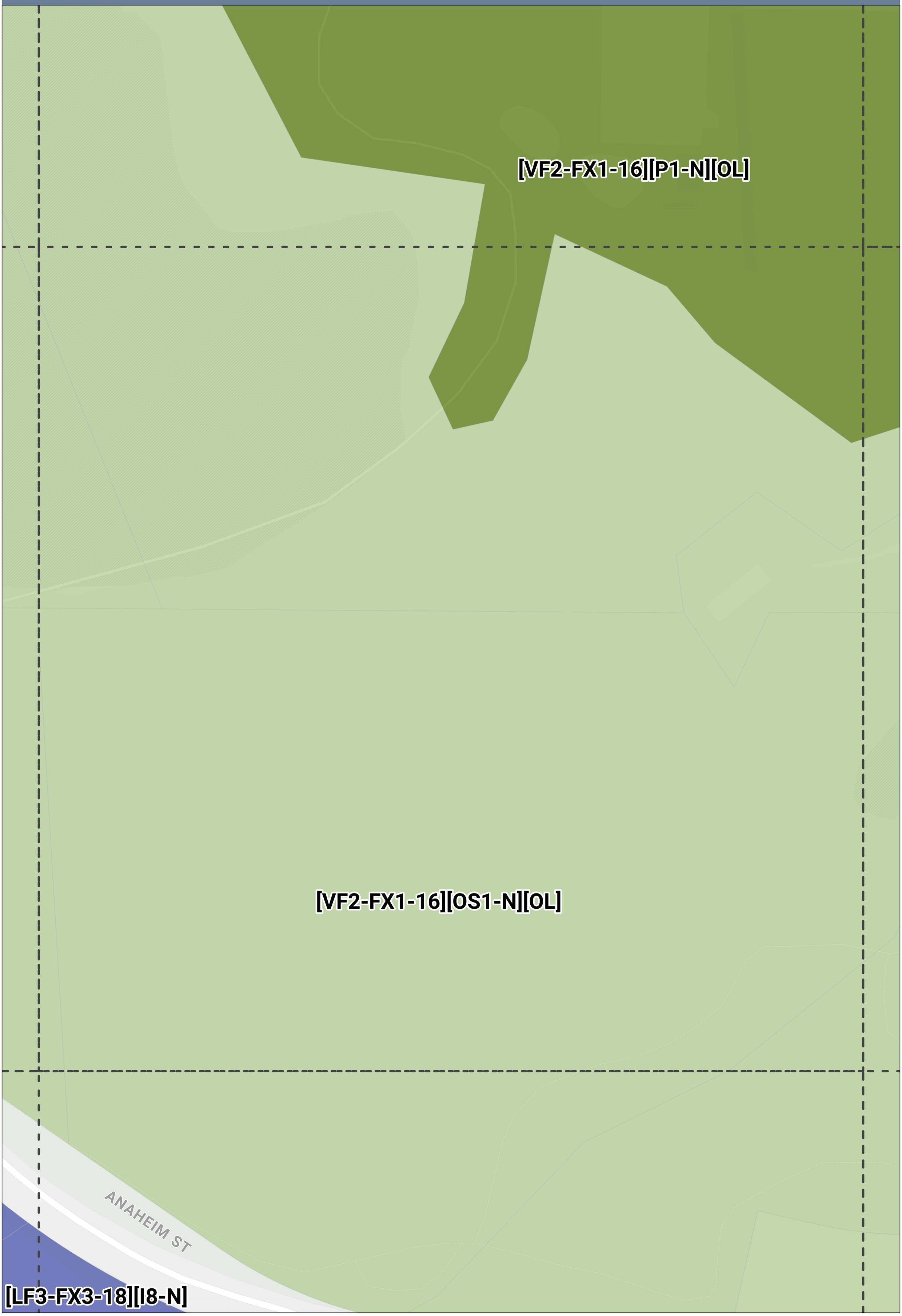
ANAHEIM ST

[VF2-FX1-16][OS1-N]

[LF3-FX3-18][I8-N]

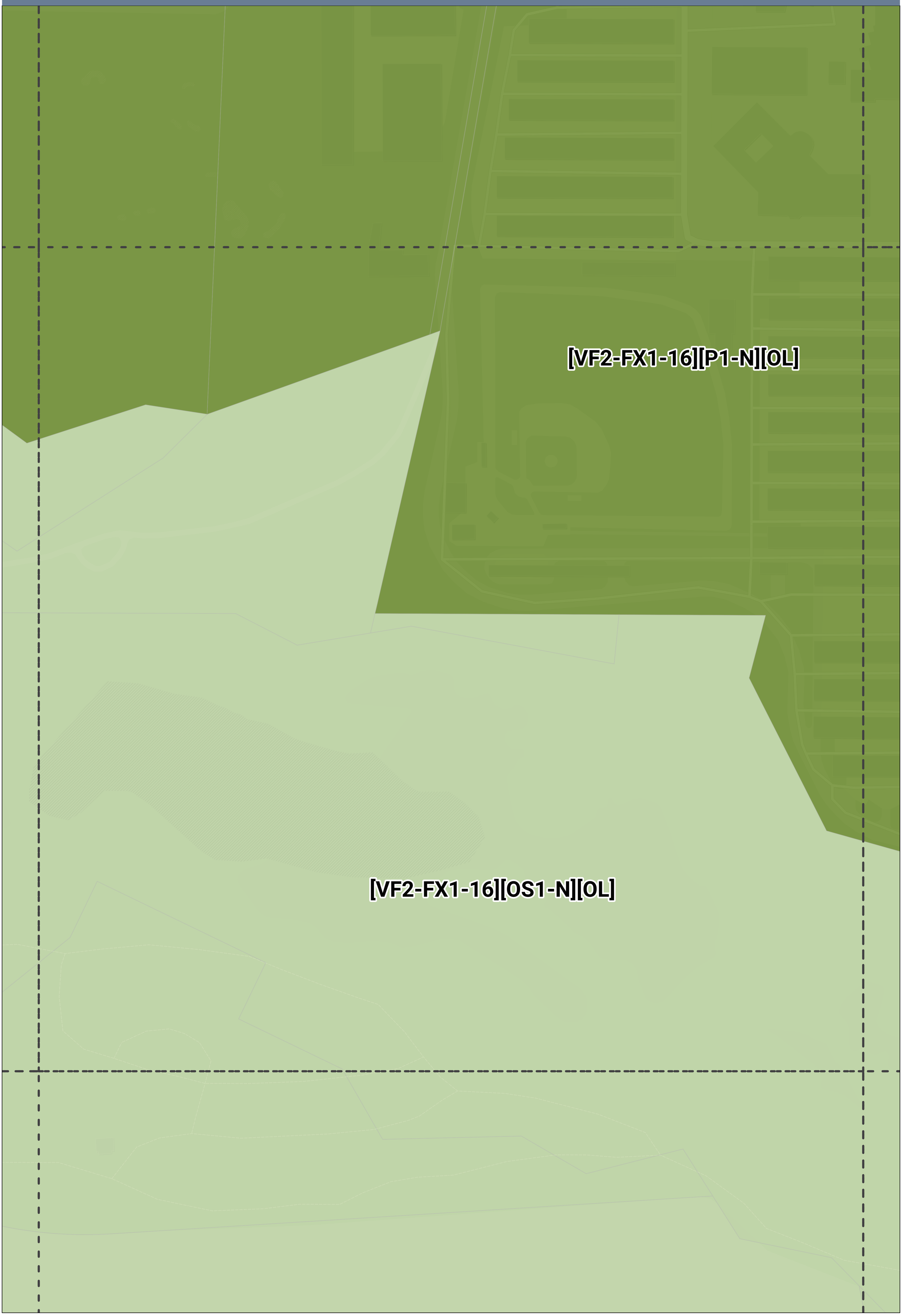
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E5



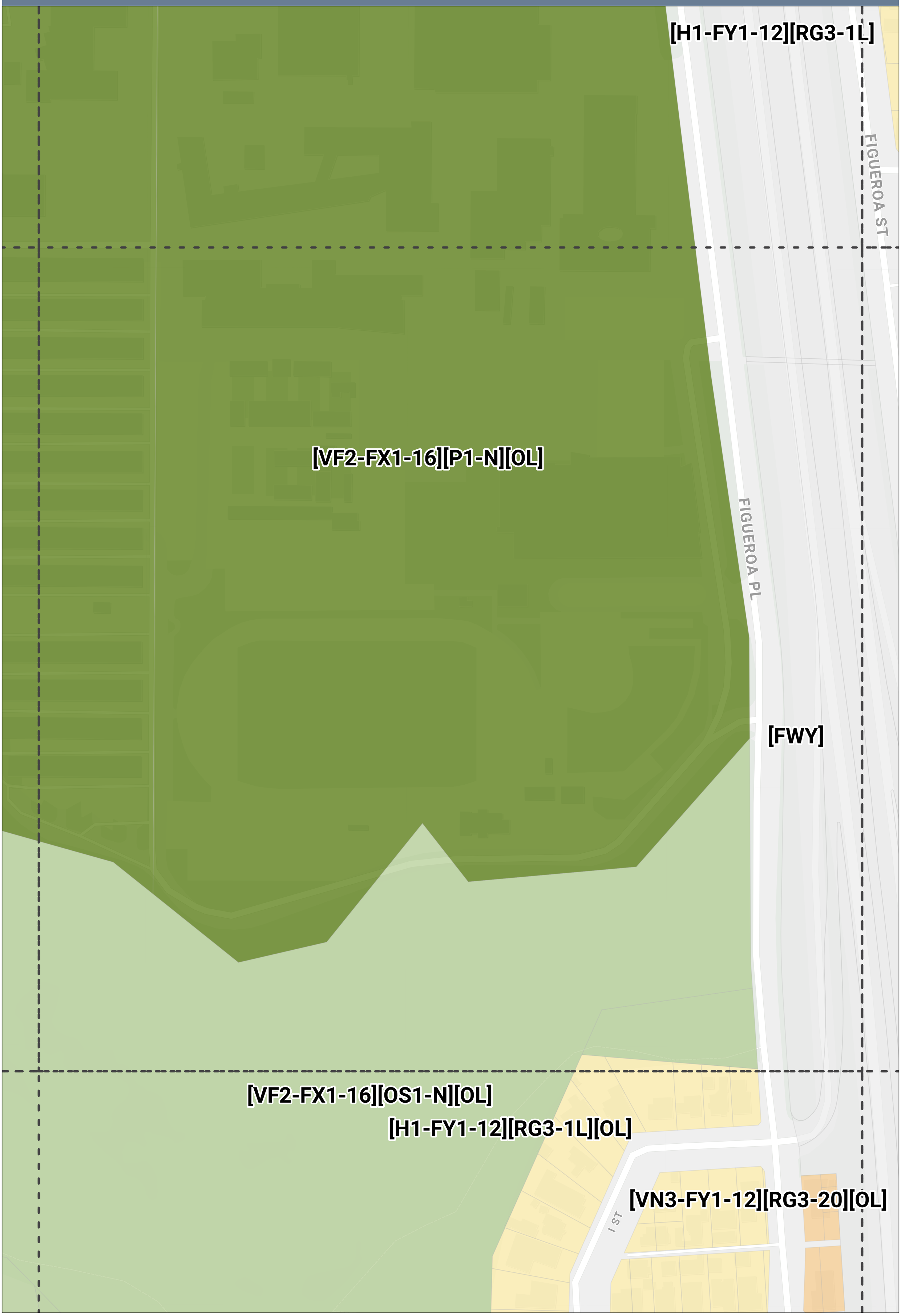
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E6



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E7



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E8

[VN3-FY1-11][RX3-15]

[H1-FY1-12][RG3-1L][OL]

[H1-FY1-12][RG3-1L]

[FWY]

[VN3-FY1-11][RX3-15][OL]

[VN2-FY1-12][RG3-4L]

[VN2-FY1-12][RG3-3L]

[VN3-FY1-12][RG3-20][OL]

[LM4-SH4-9][CX8-12]

[LM4-SH4-9][CX8-12][OL]

DENNI ST

GRANT ST

FIGUEROA ST

FRIGATE AVE

OPP ST

I ST

HAWAIIAN AVE

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: E9

[VN3-FY1-12][P1-20][OL]

[H1-FY1-12][RG3-1L][OL]

[H1-FY1-12][RG3-1L]

[LM4-SH4-8][CX6-10][OL]

[LM4-SH4-8][CX6-10]

[H2-FY1-12][RG3-2L][OL]

[VN3-FY1-12][RG3-20][OL]

[VN3-FY1-12][RG3-15][OL]

[VN2-FY1-12][RG3-4L][OL]

[VN2-FY1-12][RG3-4L]

[LM4-SH4-9][CX8-12]

[LM4-SH4-9][CX8-12][OL]

KING AVE

DENNI ST

RONAN AVE

GULF AVE

OPP ST

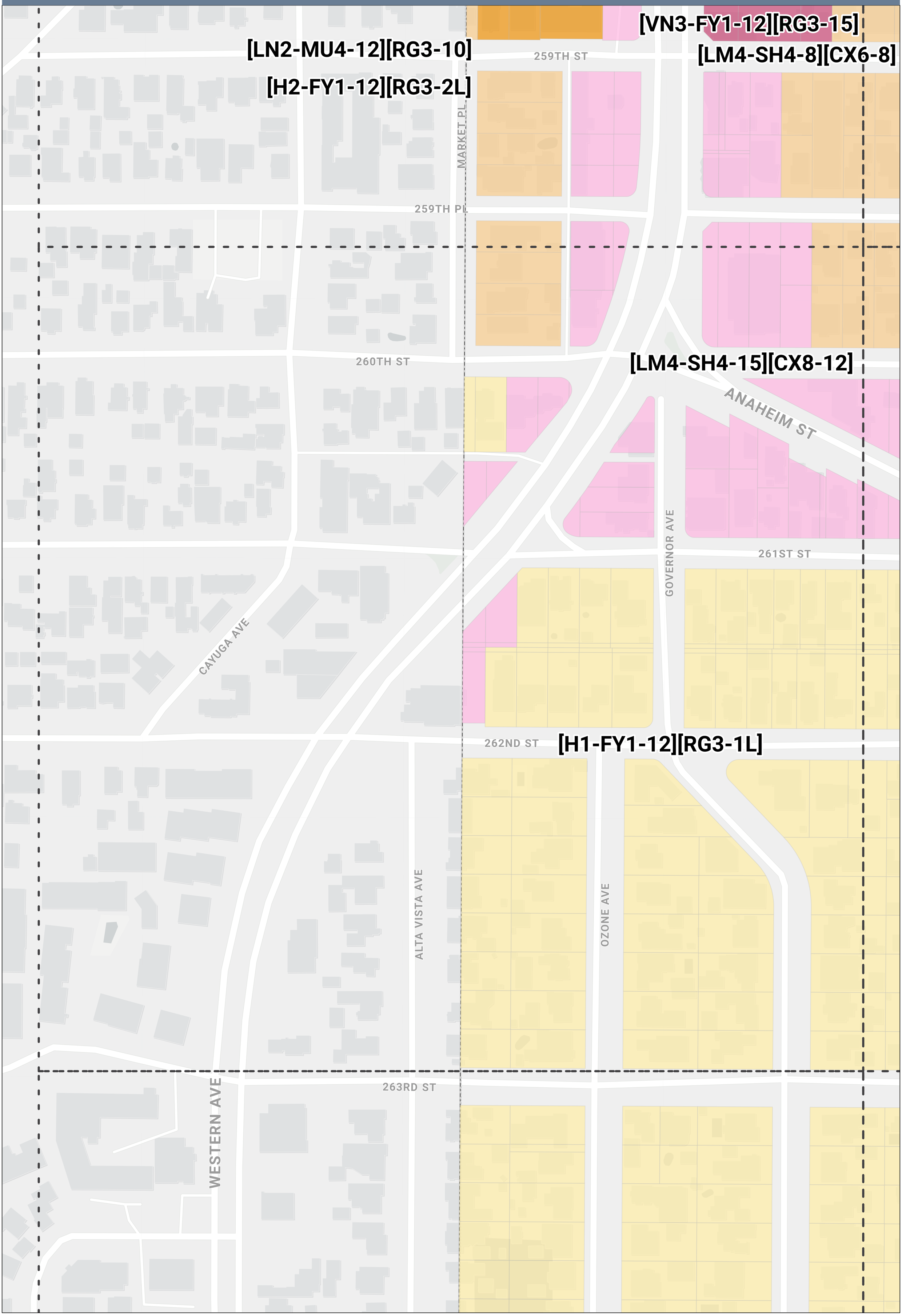
WILMINGTON BLVD

I ST

ANAHEIM ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F1



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F10

MCDONALD AVE

L ST

[H1-FY1-12][RG3-1L][OL]

BAY VIEW AVE

RAVENNA AVE

DENNI ST

RONAN AVE

NEPTUNE AVE

LAGOON AVE

[H2-FY1-12][RG3-2L][OL]

[VN3-FY1-12][RG3-20][OL]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F11

[H2-FY1-12][P1-2L][OL]

[H1-FY1-12][RG3-1L][OL]

[LM4-SH4-9][CX8-12][OL]

[H2-FY1-12][RG3-2L][OL]

[VN3-FY1-12][RG3-15][OL]

[VN3-FY1-12][RG3-20][OL]

[VN3-FY1-12][P1-20][OL]

[LM4-SH4-8][CX6-10][OL]

LAGOON AVE

L ST

FRIES AVE

AVALON BLVD

ISLAND AVE

DENNI ST

MARINE AVE

OPP ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F12

[LM4-SH4-9][P1-12][OL]

[LM4-SH4-9][CX8-12][OL]

[H1-FY1-12][RG3-1L][HPOZ-OL]

[H1-FY1-12][RG3-1L][OL]

[VN2-FY1-12][RG3-30][OL]

[VN3-FY1-12][RG3-15][OL]

[VF2-FX1-16][OS1-N][OL]

[LM4-SH4-8][CX6-10][OL]

[LM4-CC1-8][CX6-10][OL-CD]

[H2-FY1-12][RG3-2L][OL]

[LM3-MU4-12][RG3-8][OL]

BROAD AVE

L ST

AVALON BLVD

DENNI ST

BROAD AVE

LAKME AVE

OPP ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F13

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F14

[LB2-WS1-14][IX7-FA][OL]

[LB2-WS1-14][IX5-15][OL]

[VN3-FY1-12][RG3-20][OL]

[H1-FY1-12][RG3-1L][OL]

[VN2-FY1-12][RG3-30][OL]

[H2-FY1-12][P1-2L][OL]

[H2-FY1-12][RG3-2L][OL]

L ST

YOUNG ST

SANFORD AVE

DOMINGUEZ AVE

EMERY PL

DENNI ST

HYATT AVE

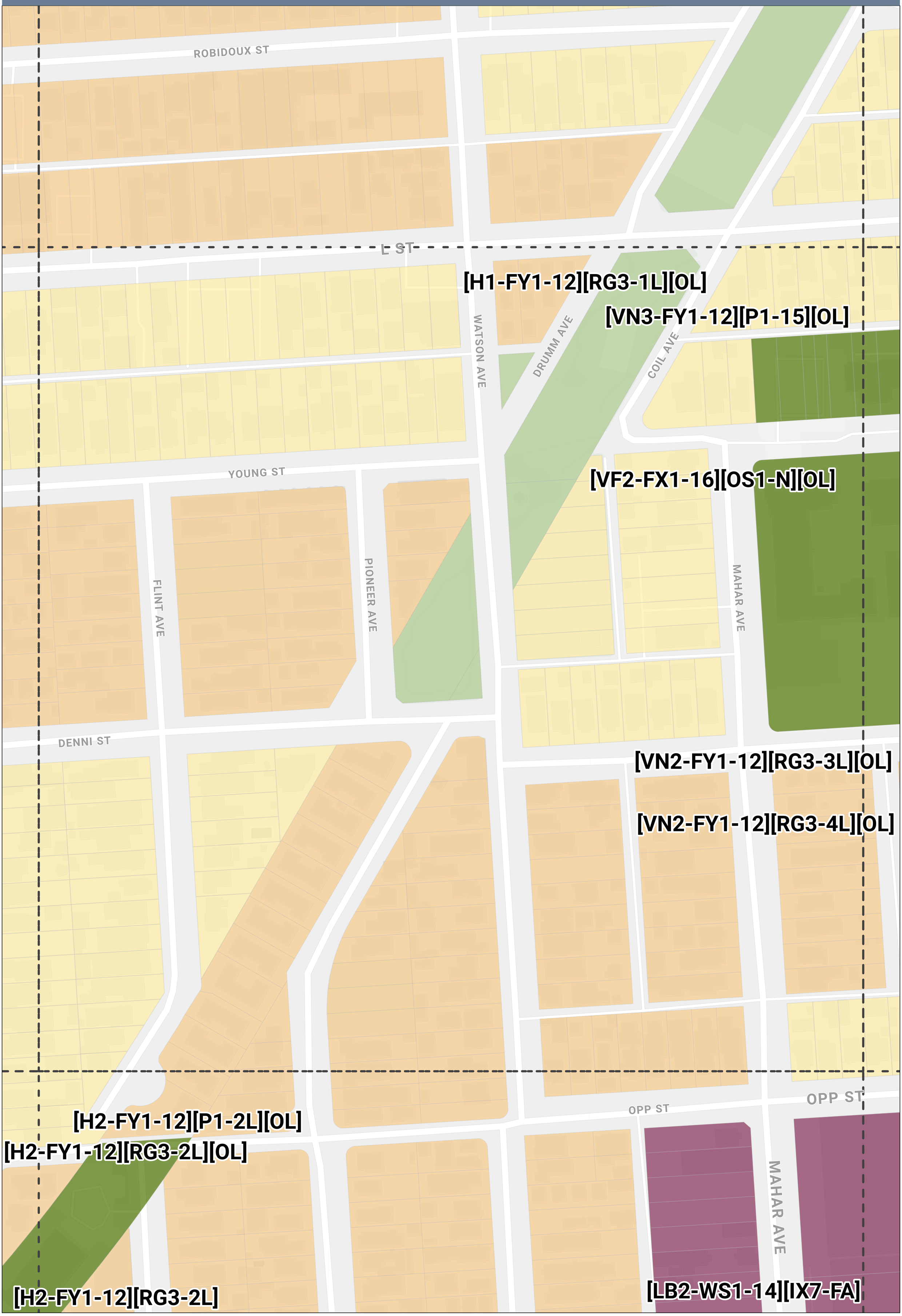
GRANT ST

MCFARLAND AVE

OPP ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F15



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F16

[VF2-FX1-16][OS1-N][OL]
[H2-FY1-12][RG3-2L]
[LF3-FX3-18][I8-N]
[VN3-FY1-12][RG3-15][OL]
[VN2-FY1-12][RG3-3L][OL]
[H2-FY1-12][RG3-2L][OL]
[LB2-FX3-18][I5-N]
[H1-FY1-12][RG3-1L][OL]
[VN3-FY1-12][P1-15][OL]
[VN2-FY1-12][RG3-4L][OL]
[LB2-WS1-14][IX7-FA]
ROBIDOUX ST
L ST
L ST
ALAMEDA ST
YOUNG ST
BLINN AVE
ALAMEDA ST
HENRY FORD AVE
DENNI ST
CRISTOBAL AVE
OPP ST
OPP ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F17

[LF3-FX3-18][I8-N]

YOUNG ST

DENNI ST

GRANT ST

LEEDS AVE

VREELAND AVE

GOODRICH AVE

OPP ST

SOUTHERLAND AVE

[VF2-FX1-16][OS1-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F18

[LF3-FX3-18][I8-N]

[VF2-FX1-16][OS1-N]

GRANT ST

LEEDS AVE

SOUTHERLAND AVE

PENNINGTON AVE

SIGSBEE AVE

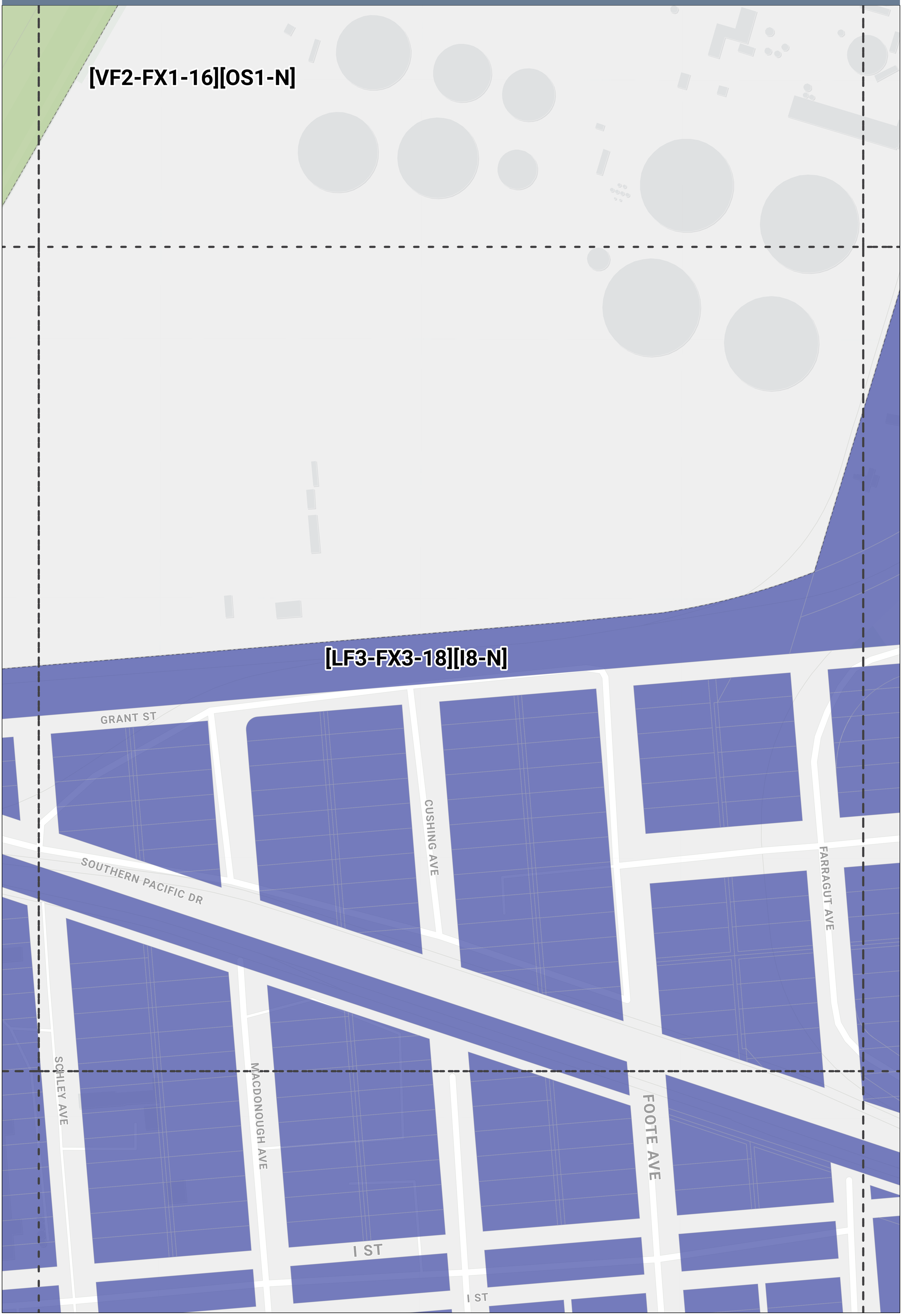
SAMPSON AVE

SCHLEY AVE

I ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F19



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F2

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F20

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

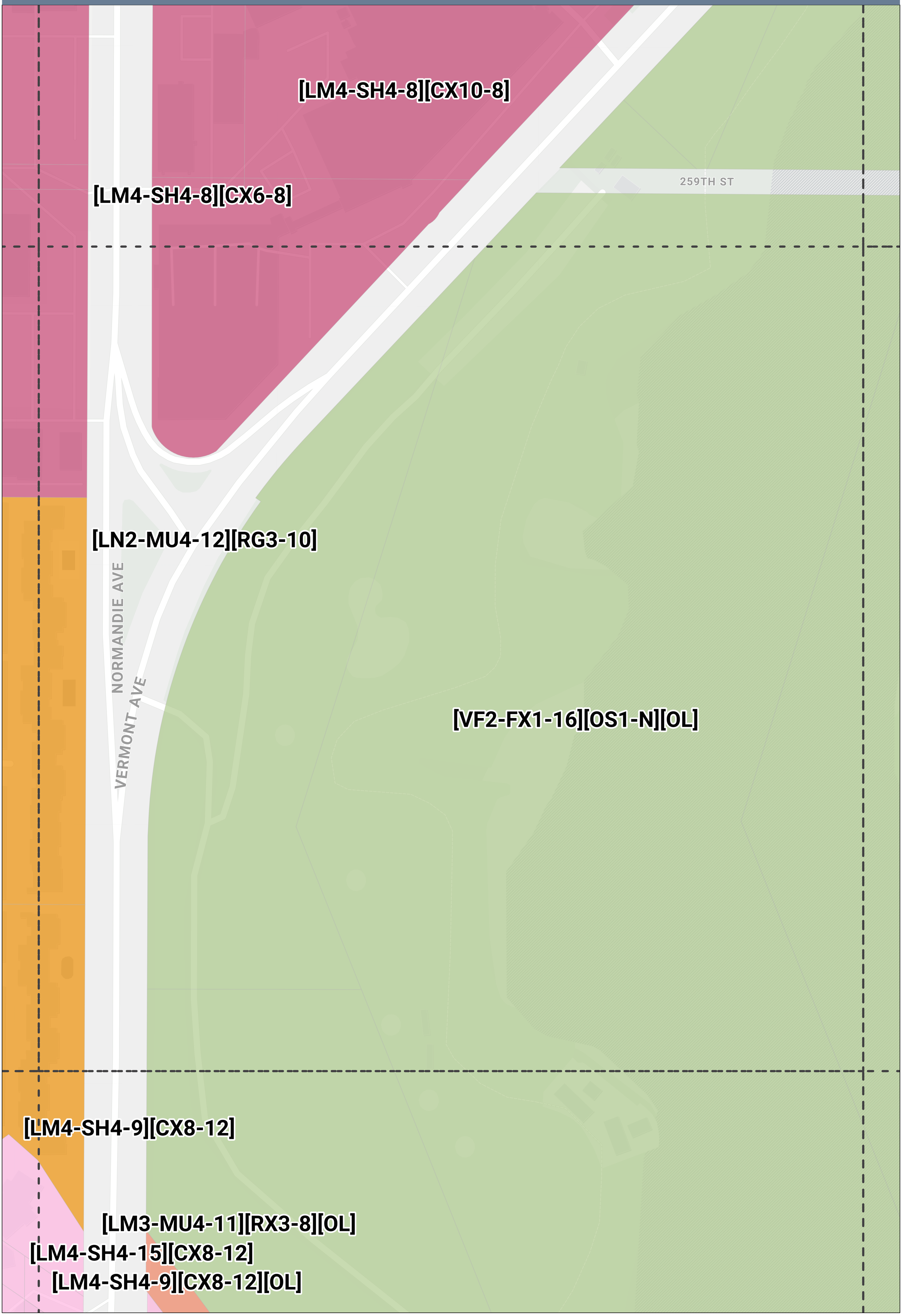
Grid: F21

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F3

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F4



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F5

[VF2-FX1-16][OS1-N][OL]

L ST

[VF2-FX1-16][P1-N][OL]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F6

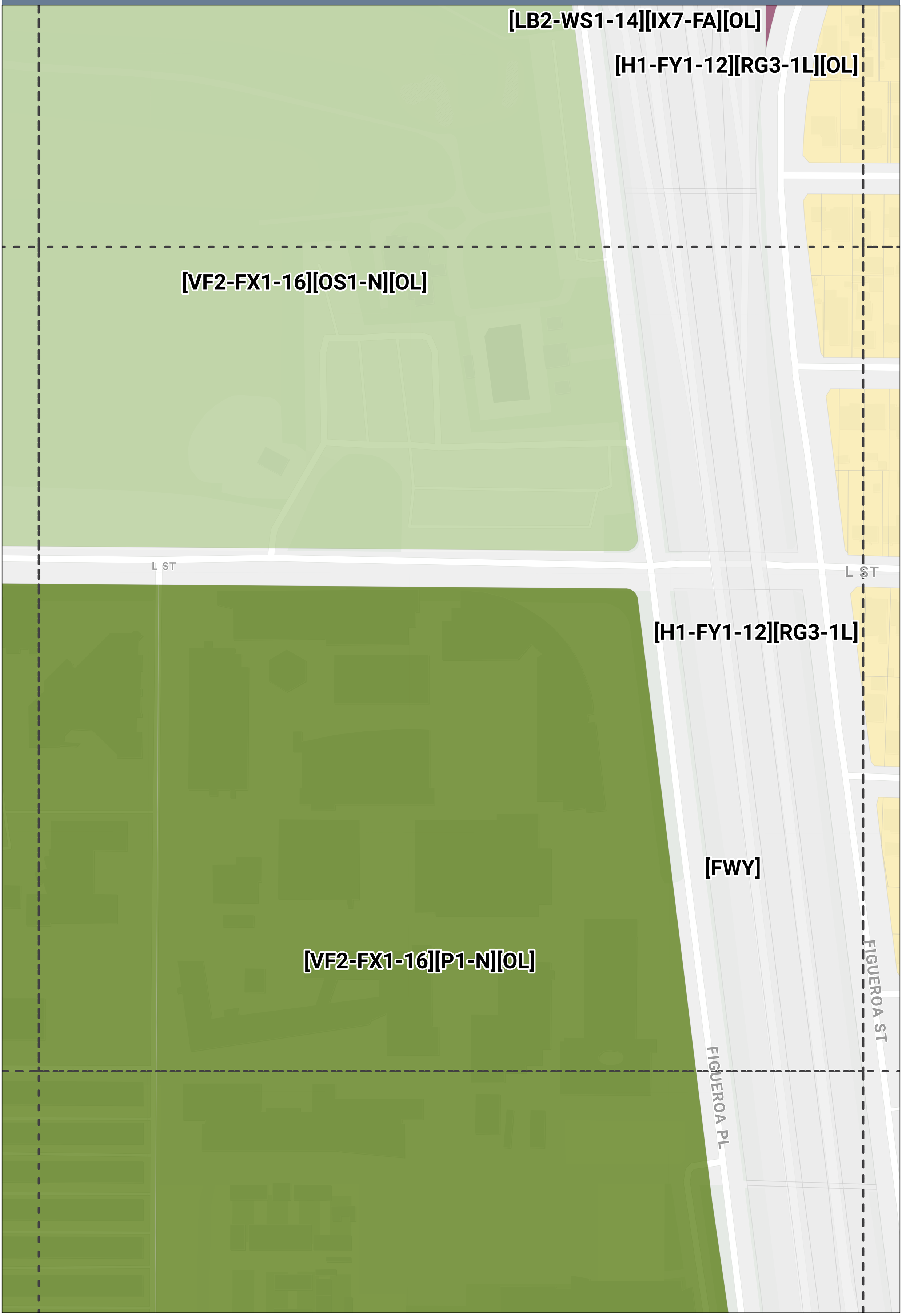
[VF2-FX1-16][OS1-N][OL]

L ST

[VF2-FX1-16][P1-N][OL]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F7



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F8

ROBIDOUX ST

FRIGATE AVE

PAPEETE ST

L ST

FIGUEROA ST

YOUNG ST

DENNI ST

GRANT ST

[H1-FY1-12][RG3-1L]

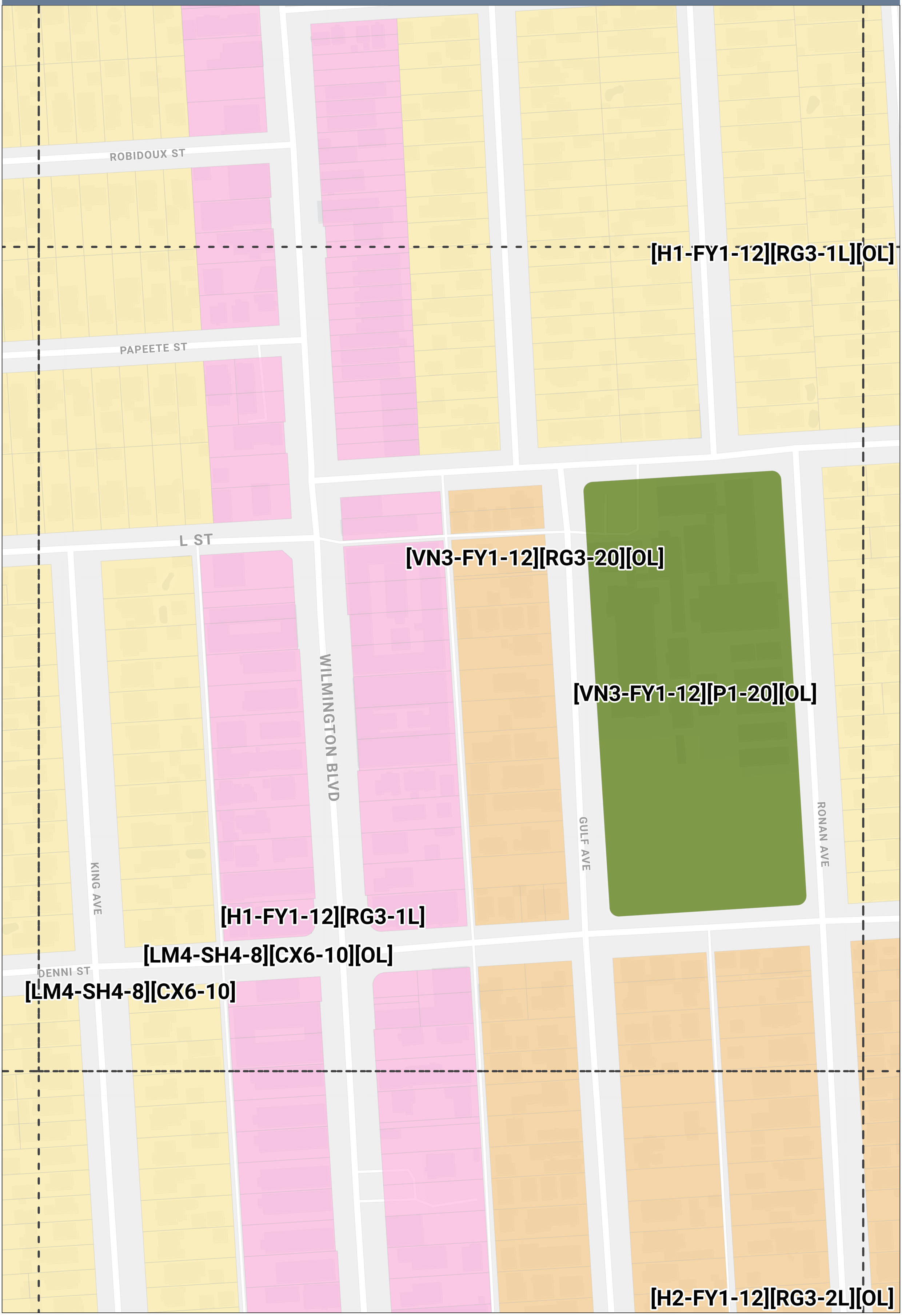
[VN3-FY1-11][RX3-15]

[FWY]

[H1-FY1-12][RG3-1L][OL]

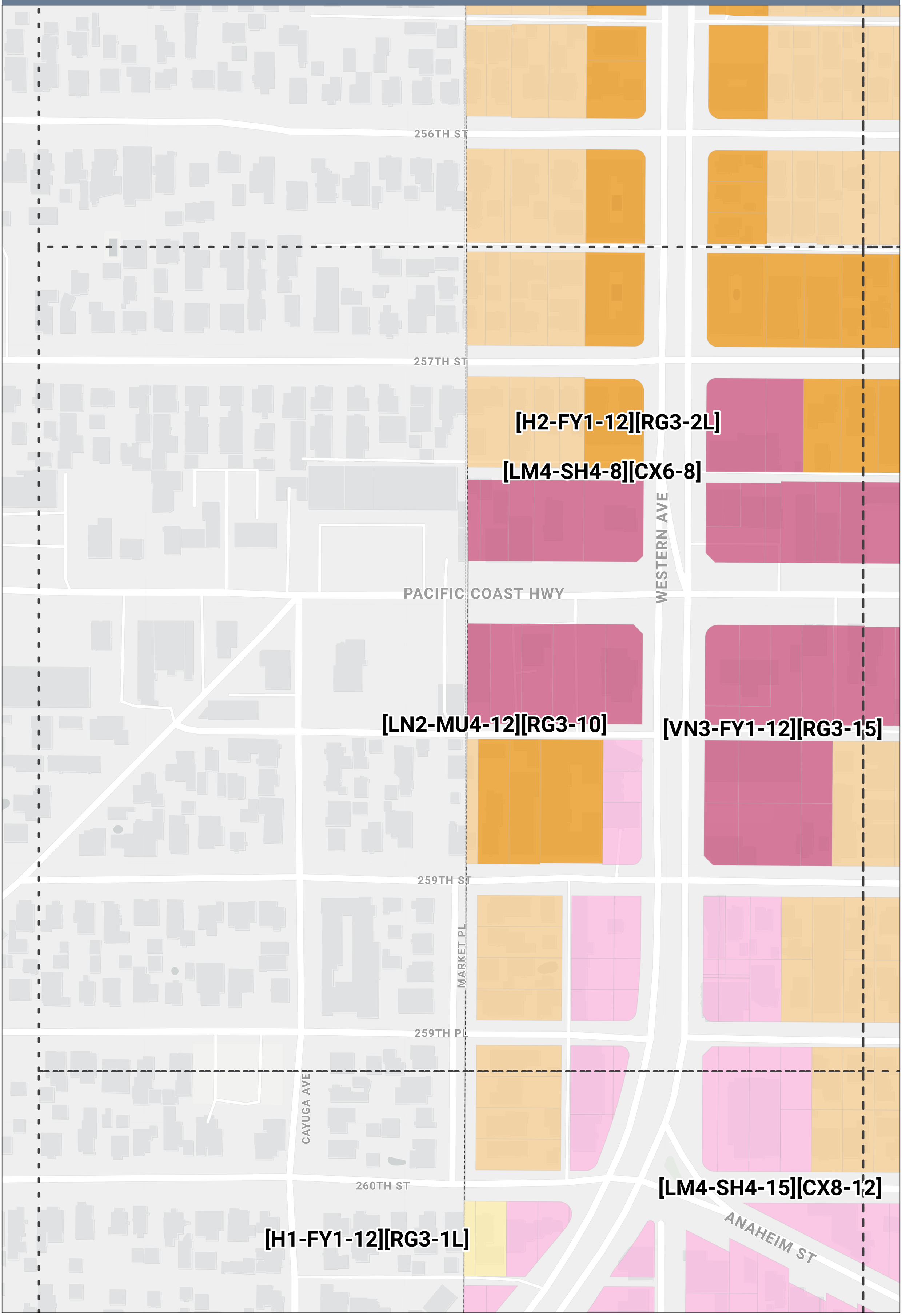
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: F9



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G1



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G10

[LM4-SH4-8][CX6-10][OL]

[H1-FY1-12][RG3-1L][OL]

NEPTUNE AVE

RAVENNA AVE

LAGOON AVE

PACIFIC COAST HWY

MCDONALD AVE

BAY VIEW AVE

M ST

L ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G11

[LM4-SH4-9][P1-12][OL]

[LM4-SH4-8][CX6-10][OL]

[LM4-SH4-8][CX6-12][OL]

[H2-FY1-12][RG3-2L][OL]

[LN2-MU4-12][RG3-10][OL]

[H2-FY1-12][P1-2L][OL]

[LM4-SH4-9][CX8-12][OL]

[H1-FY1-12][RG3-1L][OL]

FRIES AVE

MARINE AVE

PACIFIC COAST HWY

ISLAND AVE

M ST

AVALON BLVD

LAGOON AVE

L ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G12

[LM4-SH4-9][P1-12][OL]

[LM4-SH4-8][CX6-10][OL]

[LM4-SH4-9][CX8-12][OL]

[VF2-FX1-16][OS1-N][OL]

[H1-FY1-12][RG3-1L][OL]

[H1-FY1-12][RG3-1L][HPOZ-OL]

[VN2-FY1-12][RG3-30][OL]

AVALON BLVD

PACIFIC COAST HWY

N ST

BROAD AVE

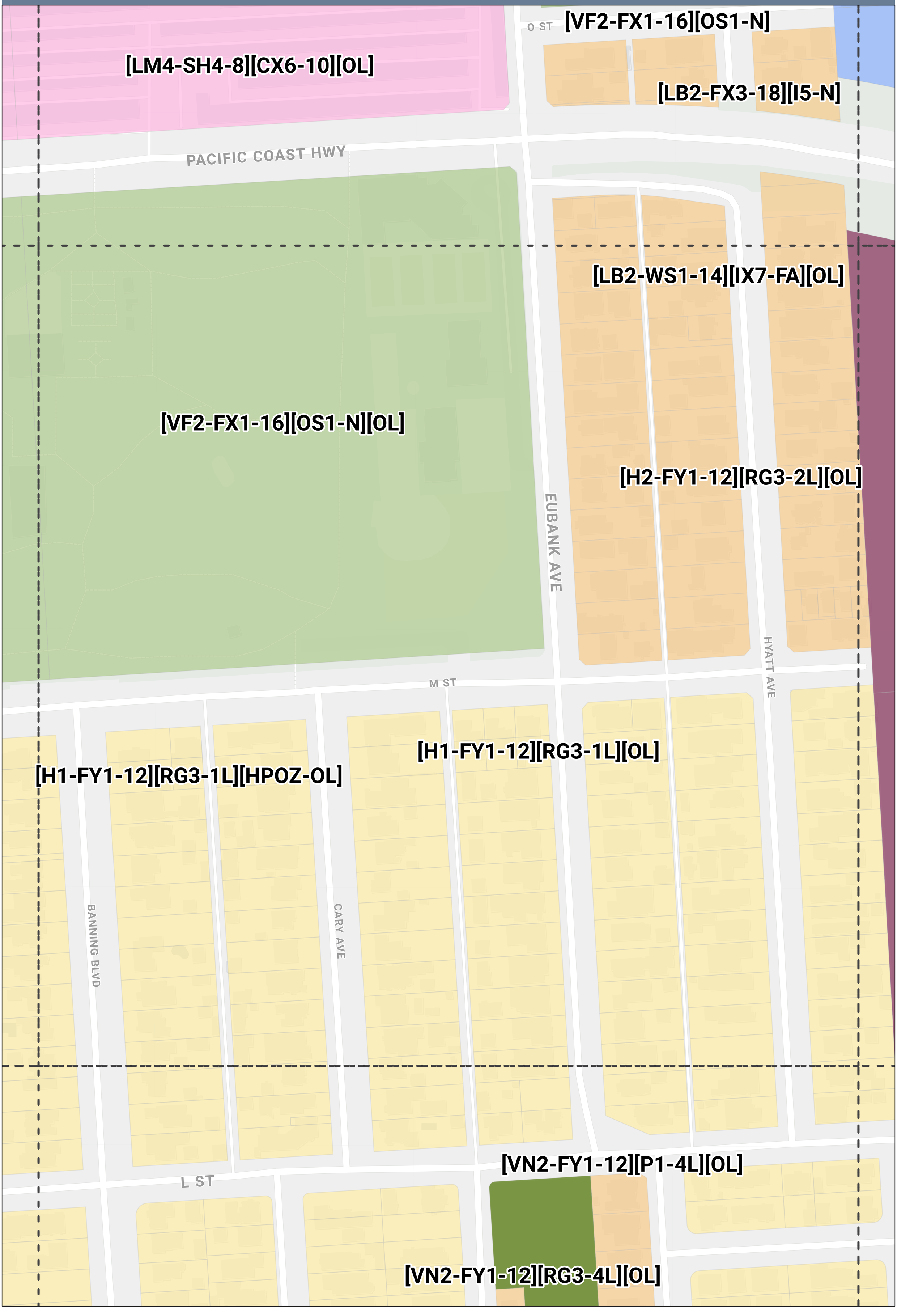
M ST

LAKME AVE

L ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G13



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G14

[LB2-FX3-18][I5-N]

[LB2-FX3-18][I5-N][OL]

PACIFIC COAST HWY

COLON ST

SANFORD AVE

[LM4-SH4-15][CX8-12][OL]

[LB2-WS1-14][IX7-FA][OL]

[LB2-WS1-14][IX5-15][OL]

SANFORD AVE

[H2-FY1-12][RG3-2L][OL]

L ST

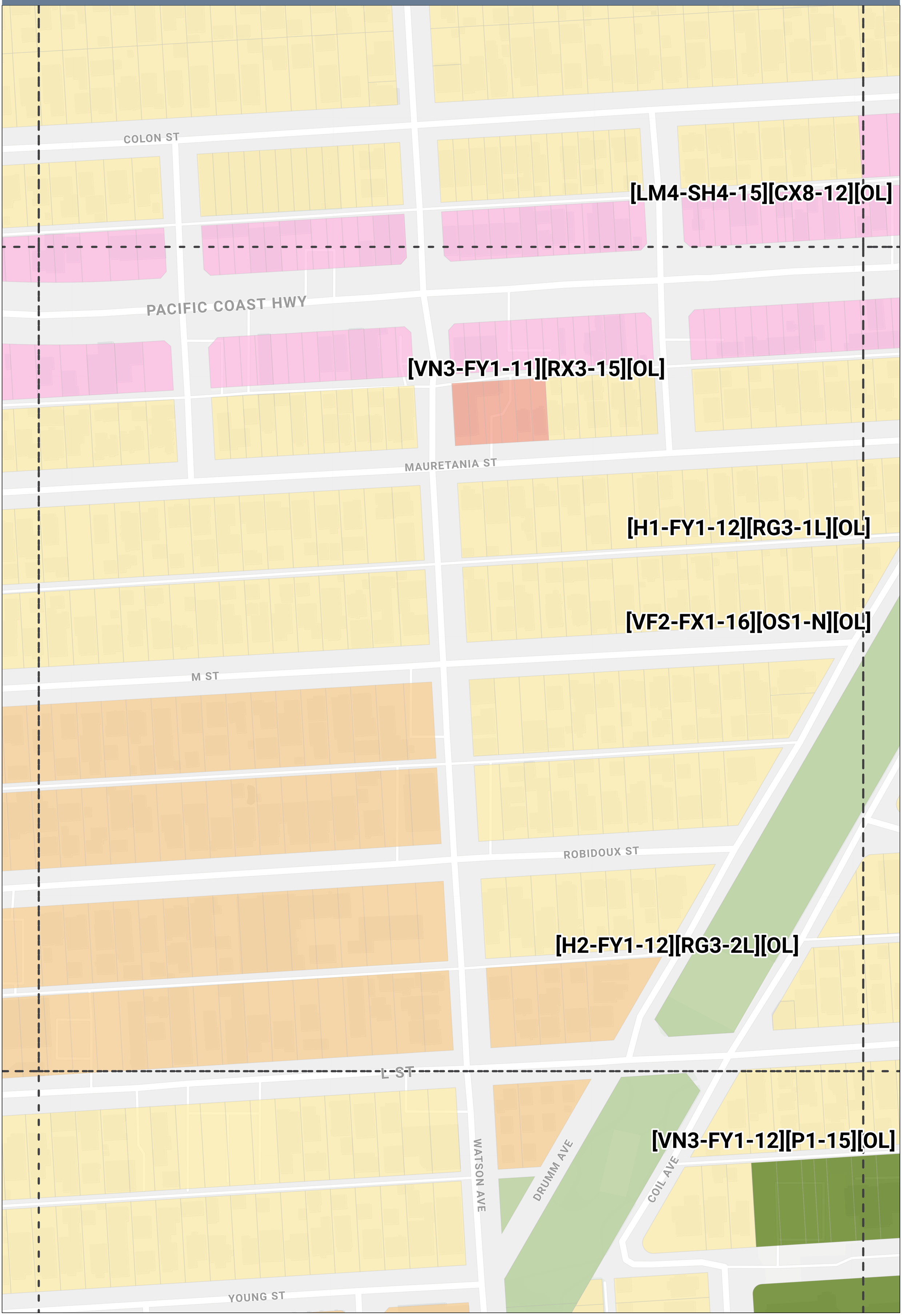
[H1-FY1-12][RG3-1L][OL]

YOUNG ST

[VN3-FY1-12][RG3-20][OL]

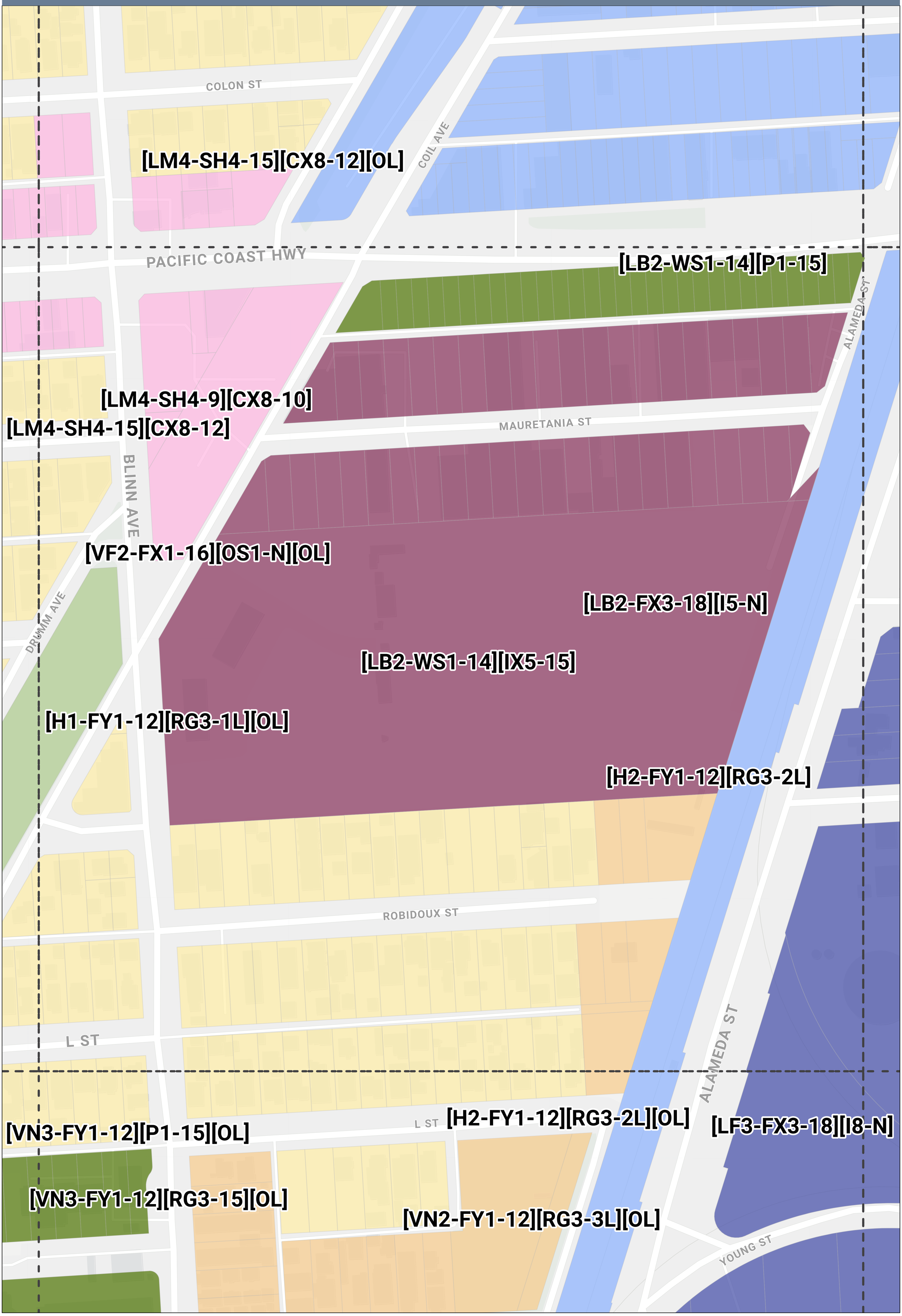
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G15



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G16



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G17

[LB2-FX3-18][I5-N]

[LB2-WS1-14][P1-15]

[LB2-WS1-14][IX5-15]

[LF3-FX3-18][I8-N]

PACIFIC COAST HWY

GOODRICH AVE

MAURETANIA ST

ALAMEDA ST

M ST

ROBIDOUX ST

YOUNG ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G18

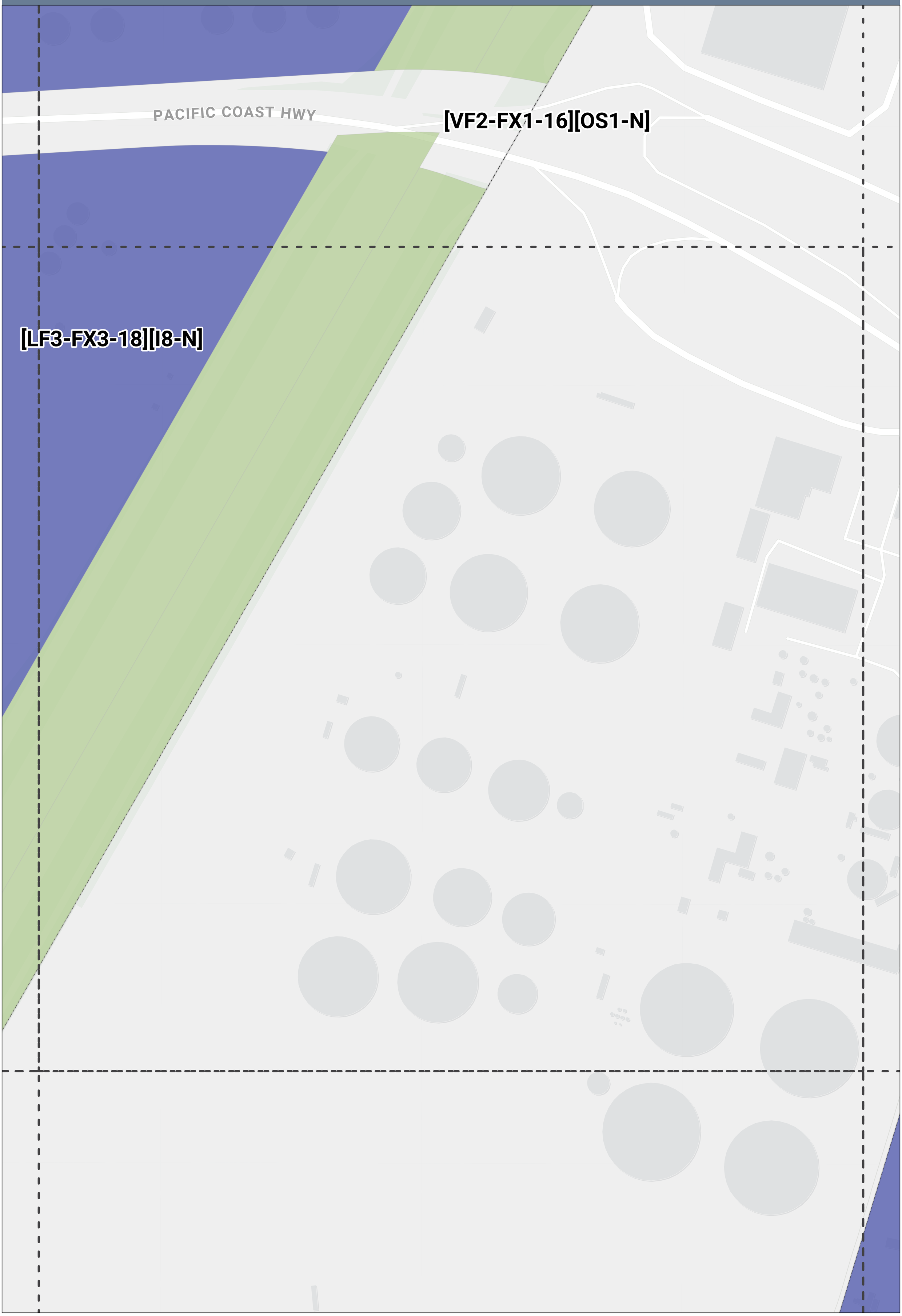
PACIFIC COAST HWY

[LF3-FX3-18][I8-N]

[VF2-FX1-16][OS1-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G19



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G2

256TH ST

257TH ST

[LN2-MU4-12][RG3-10]

PRESIDENT AVE

SENATOR AVE

PACIFIC COAST HWY

[LM4-SH4-8][CX6-8]

[VN3-FY1-12][RG3-15]

259TH ST

259TH PL

[LB2-WS1-14][IX5-10]

[H2-FY1-12][RG3-2L]

260TH ST

[LM4-SH4-15][CX8-12]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G20

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G3

[H2-FY1-12][RG3-2L]

[LM4-SH4-8][CX6-10]

[LM4-SH4-8][CX6-12]

[LN2-MU4-12][RG3-10]

[LM4-SH4-8][CX6-8]

[LB2-WS1-14][IX5-10]

[VN3-FY1-12][RG3-15]

256TH ST

257TH ST

PACIFIC COAST HWY

BELLE PORTE AVE

259TH ST

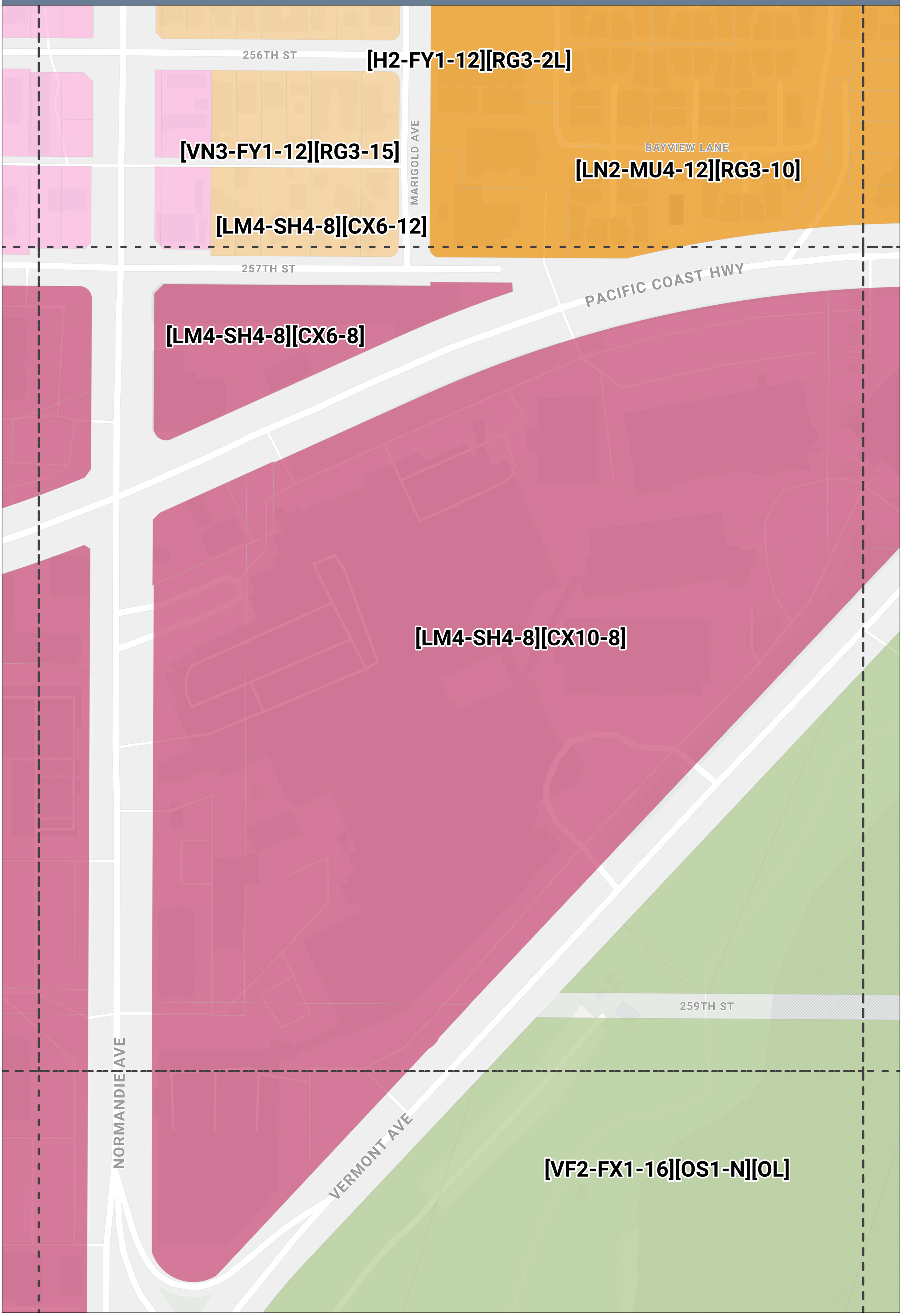
260TH ST

FRAMPTON AVE

STONEHAVEN DR

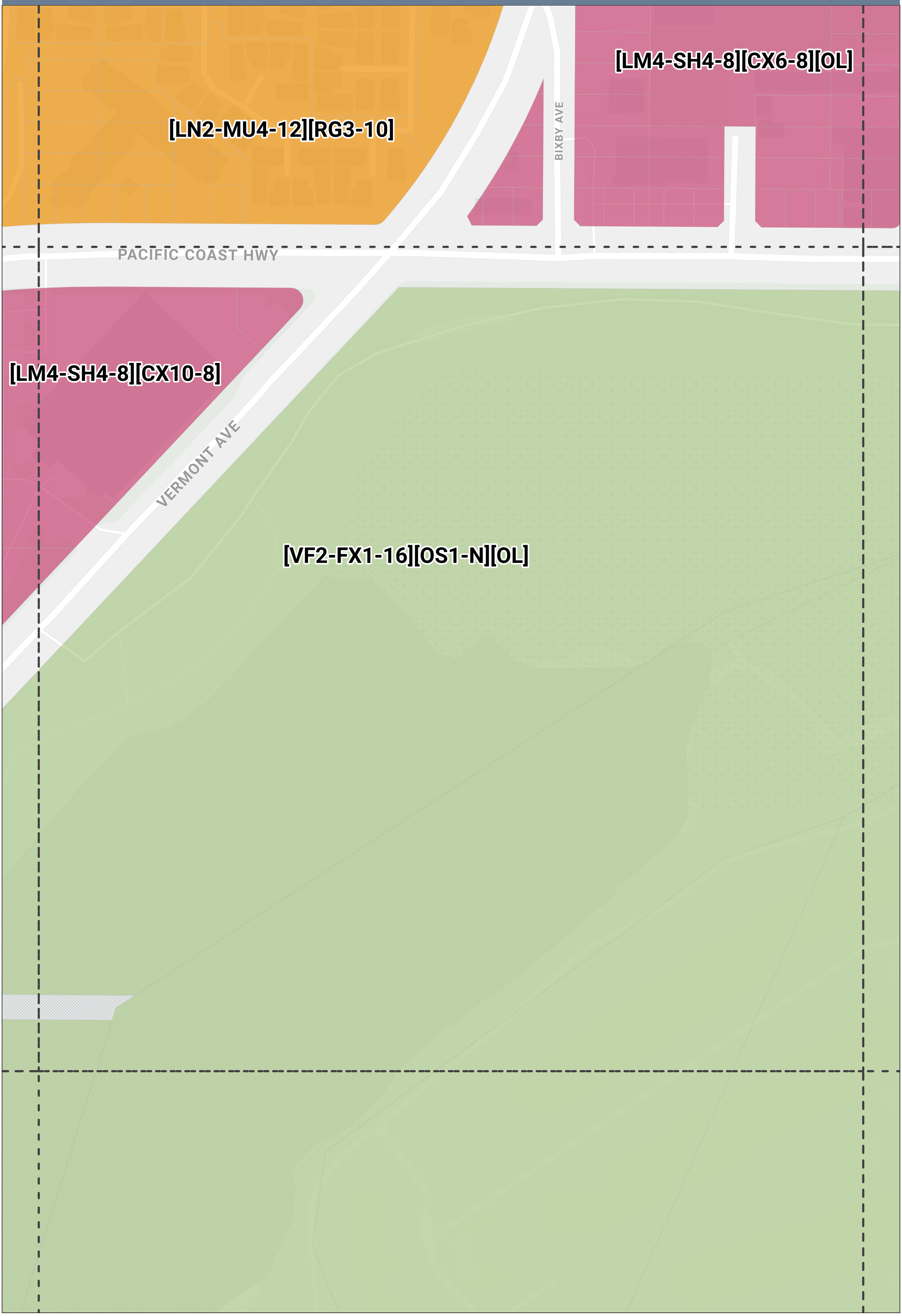
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G4



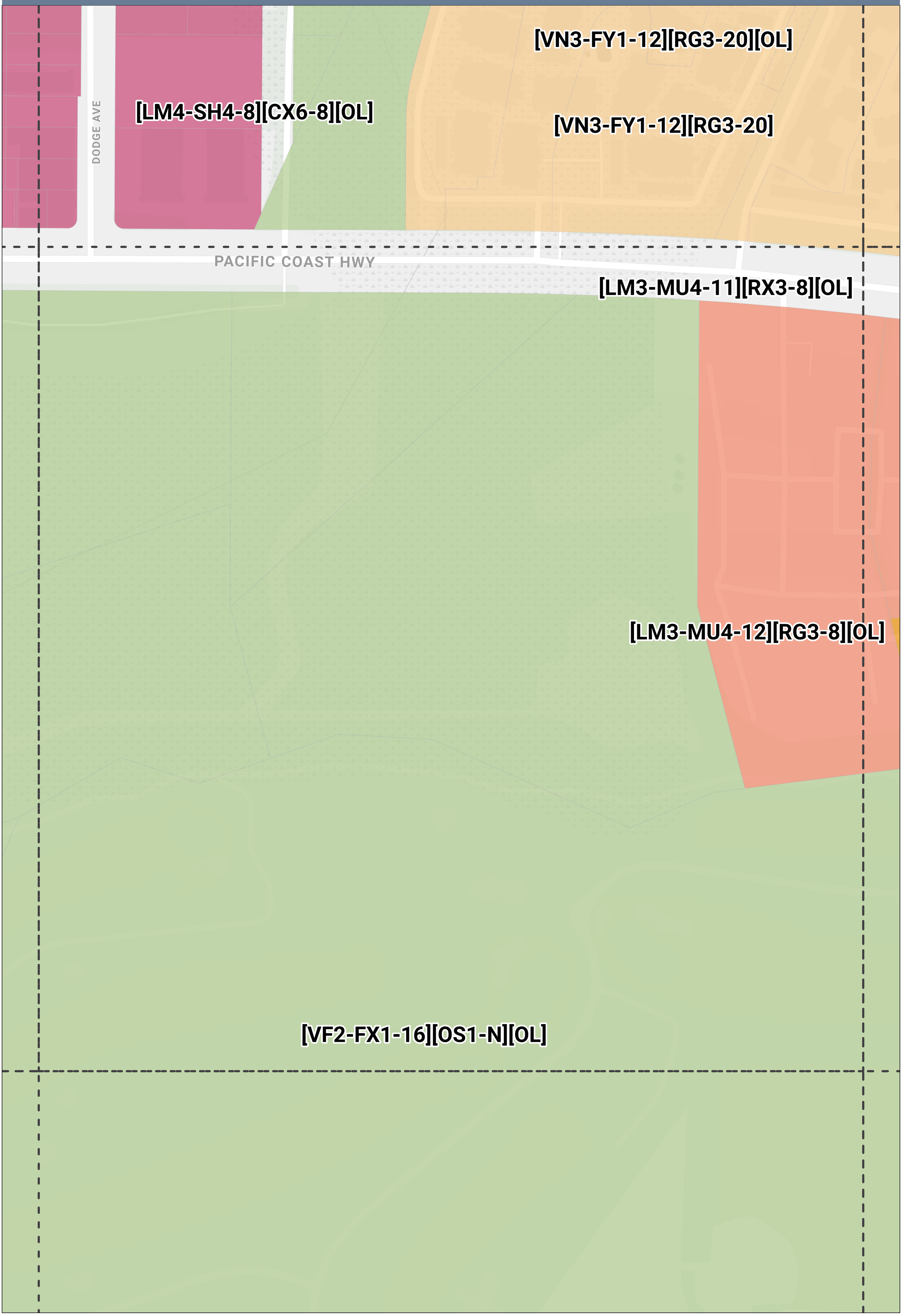
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G5



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G6



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G7

[VN3-FY1-12][RG3-20][OL]

[LM4-SH4-9][CX8-12][OL]

[LM4-SH4-8][CX6-8][OL]

[LM4-SH4-9][CX8-8][OL]

[LM3-MU4-11][RX3-8][OL]

[FWY]

[LM3-MU4-12][RG3-8][OL]

[LB2-WS1-14][IX7-FA][OL]

[H1-FY1-12][RG3-1L][OL]

[VF2-FX1-16][OS1-N][OL]

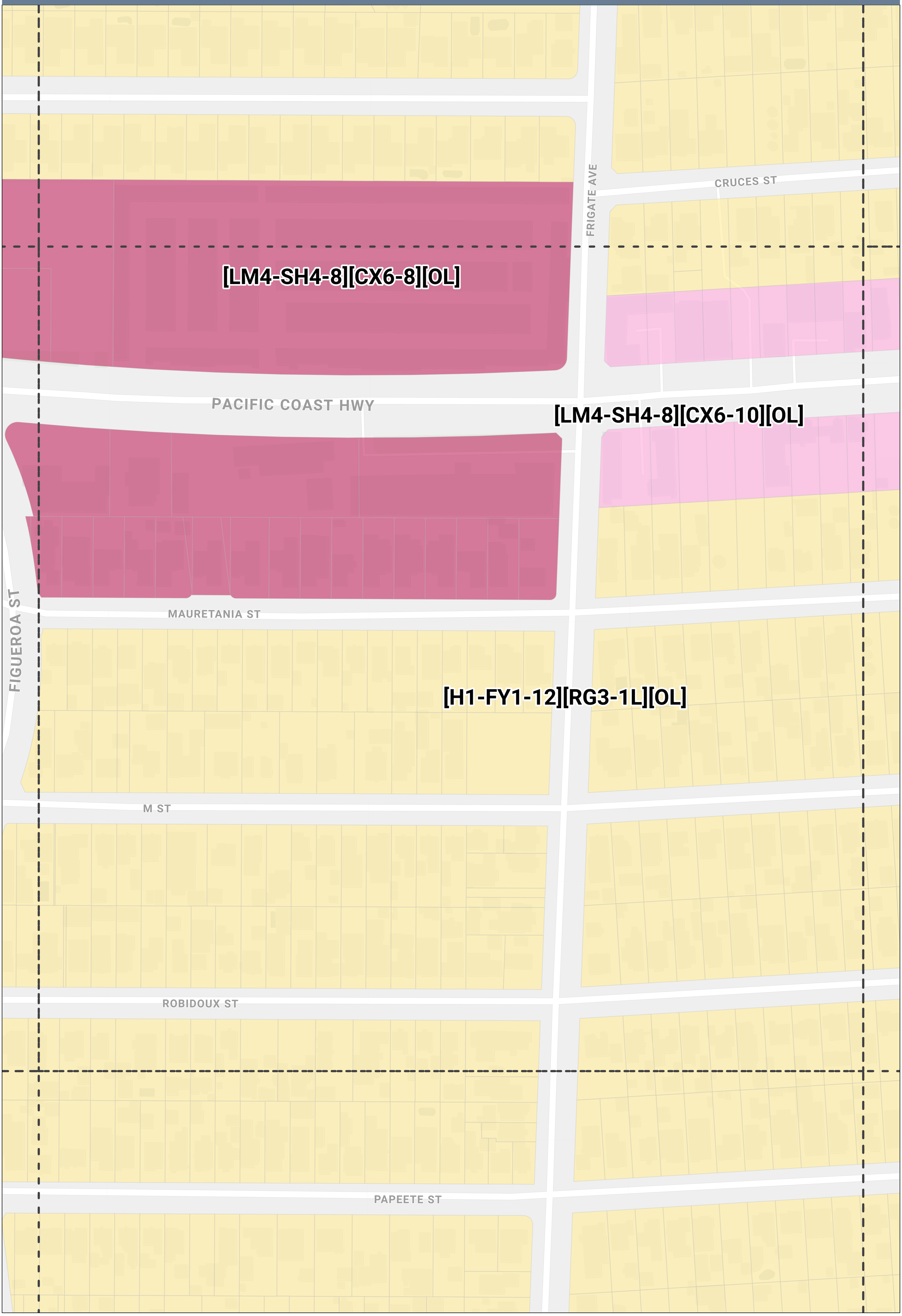
PACIFIC COAST HWY

FIGUEROA ST

FIGUEROA PL

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G8



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: G9

[VN3-FY1-11][RX3-15][OL]

[LM4-SH4-8][CX6-10][OL]

[H1-FY1-12][RG3-1L][OL]

[VN3-FY1-12][RG3-20][OL]

[VN3-FY1-12][P1-20][OL]

CRUCES ST

GULF AVE

PACIFIC COAST HWY

MAURETANIA ST

WILMINGTON BLVD

MCDONALD AVE

RONAN AVE

M ST

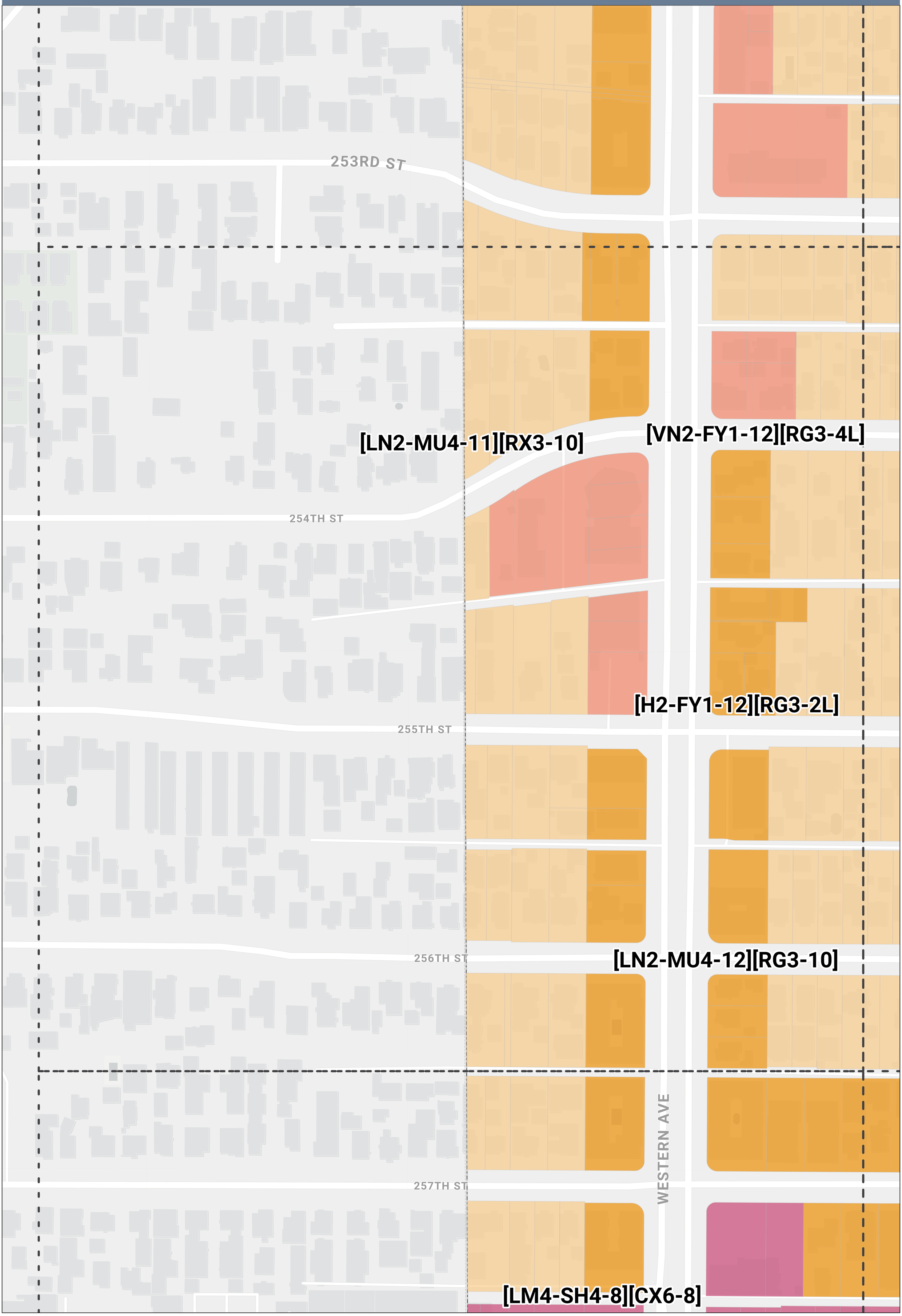
ROBIDOUX ST

PAPEETE ST

L ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H1



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H10

[H1-FY1-12][RG3-1L][OL]

[LM4-SH4-8][CX6-10][OL]

Q ST
NEPTUNE AVE
MCDONALD AVE
BAY VIEW AVE
RAVENNA AVE
LAGOON AVE
SANDISON ST
PACIFIC COAST HWY

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H11

[LM4-SH4-9][CX8-12][OL]

[LM4-SH4-9][P1-12][OL]

Q ST

[H1-FY1-12][RG3-1L][OL]

ISLAND AVE

MARINE AVE

SANDISON ST

AVALON BLVD

[LM4-SH4-8][CX6-10][OL]

FRIES AVE

PACIFIC COAST HWY

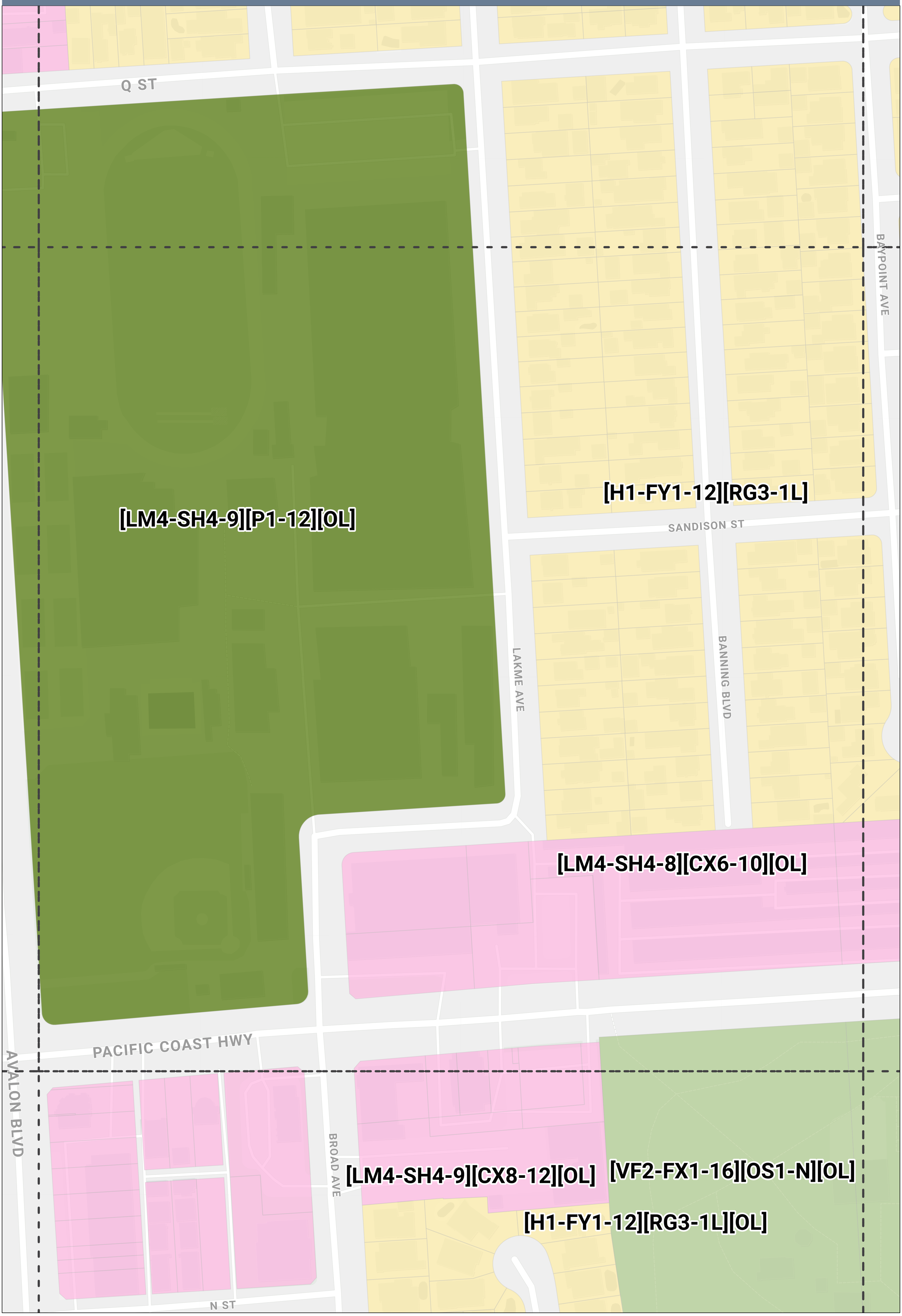
[LM4-SH4-8][CX6-12][OL]

[LN2-MU4-12][RG3-10][OL]

[H2-FY1-12][RG3-2L][OL]

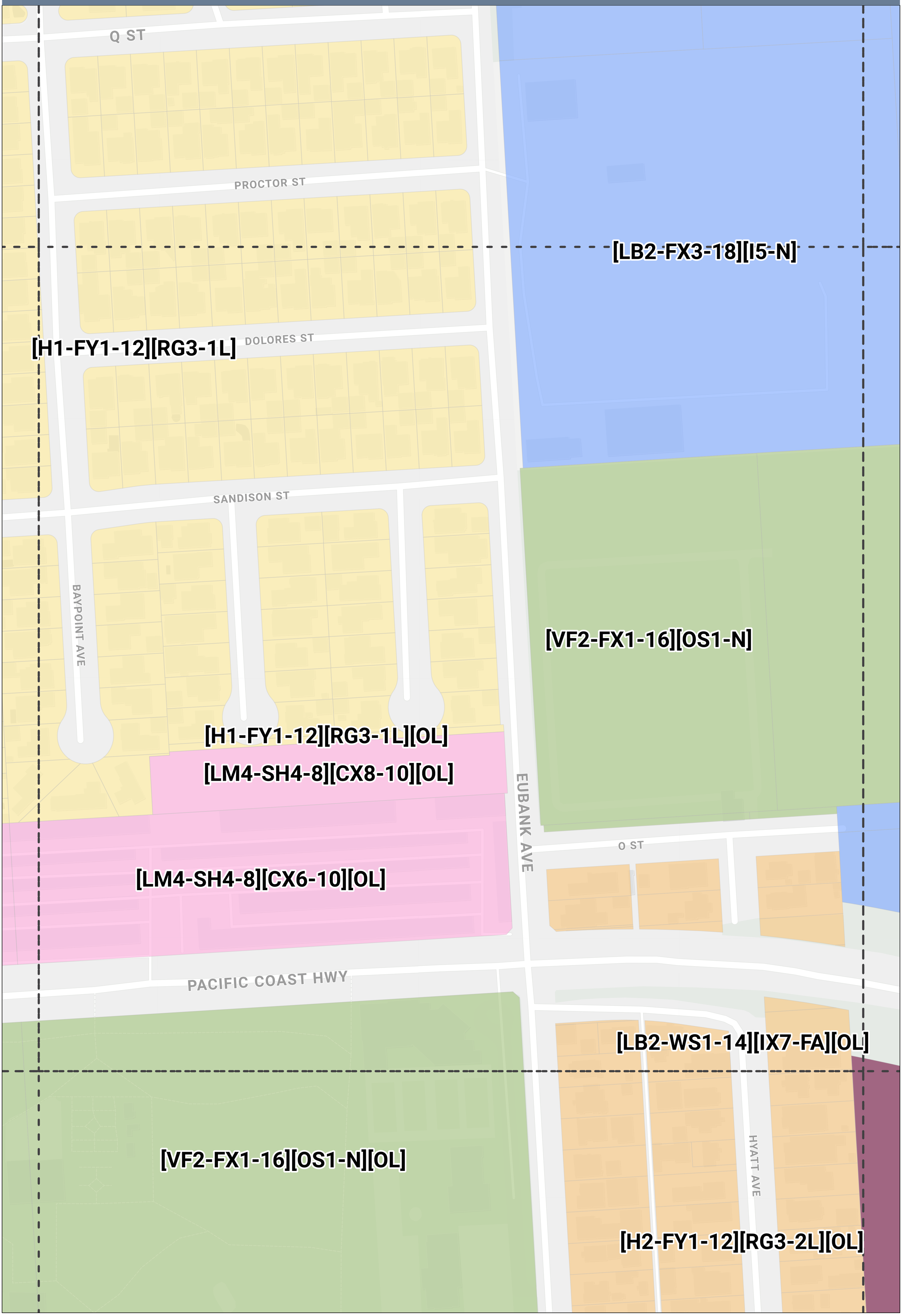
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H12



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H13



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H14

[LB2-FX3-18][I5-N]

[LF3-FX3-18][I8-N]

SANDISON ST

[LB2-FX3-18][I5-N][OL]

[VF2-FX1-16][OS1-N]

[H1-FY1-12][RG3-1L][OL]

CRUCES ST

[LB2-WS1-14][IX7-FA][OL]

O ST

SANFORD AVE

COLON ST

PACIFIC COAST HWY

[LM4-SH4-15][CX8-12][OL]

[LB2-WS1-14][IX5-15][OL]

SANFORD AVE

[H2-FY1-12][RG3-2L][OL]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H15

[LF3-FX3-18][I8-N]

[LB2-WS1-14][IX7-FA]

[H1-FY1-12][RG3-1L][OL]

[VF2-FX1-16][OS1-N][OL]

[LM4-SH4-15][CX8-12][OL]

[VN3-FY1-11][RX3-15][OL]

BLINN AVE

SANDISON ST

WATSON AVE

CRUCES ST

O ST

COLON ST

PACIFIC COAST HWY

MAURETANIA ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H16

[LF3-FX3-18][I8-N]

[LB2-WS1-14][IX7-FA]

[LB2-FX3-18][I5-N]

[H1-FY1-12][RG3-1L][OL]

[LM4-SH4-15][CX8-12][OL]

[LB2-WS1-14][P1-15]

[LB2-WS1-14][IX5-15]

[LM4-SH4-9][CX8-10]

[LM4-SH4-15][CX8-12]

Q ST

BLINN AVE

GAMBLE AVE

SANDISON ST

CRUCES ST

DRUMM AVE

O ST

COIL AVE

COLON ST

PACIFIC COAST HWY

ALAMEDA ST

MAURETANIA ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H17

[LB2-WS1-14][IX7-FA]

[LB2-FX3-18][I5-N]

[LF3-FX3-18][I8-N]

ALAMEDA ST

ALAMEDA ST

PACIFIC COAST HWY

[LB2-WS1-14][P1-15]

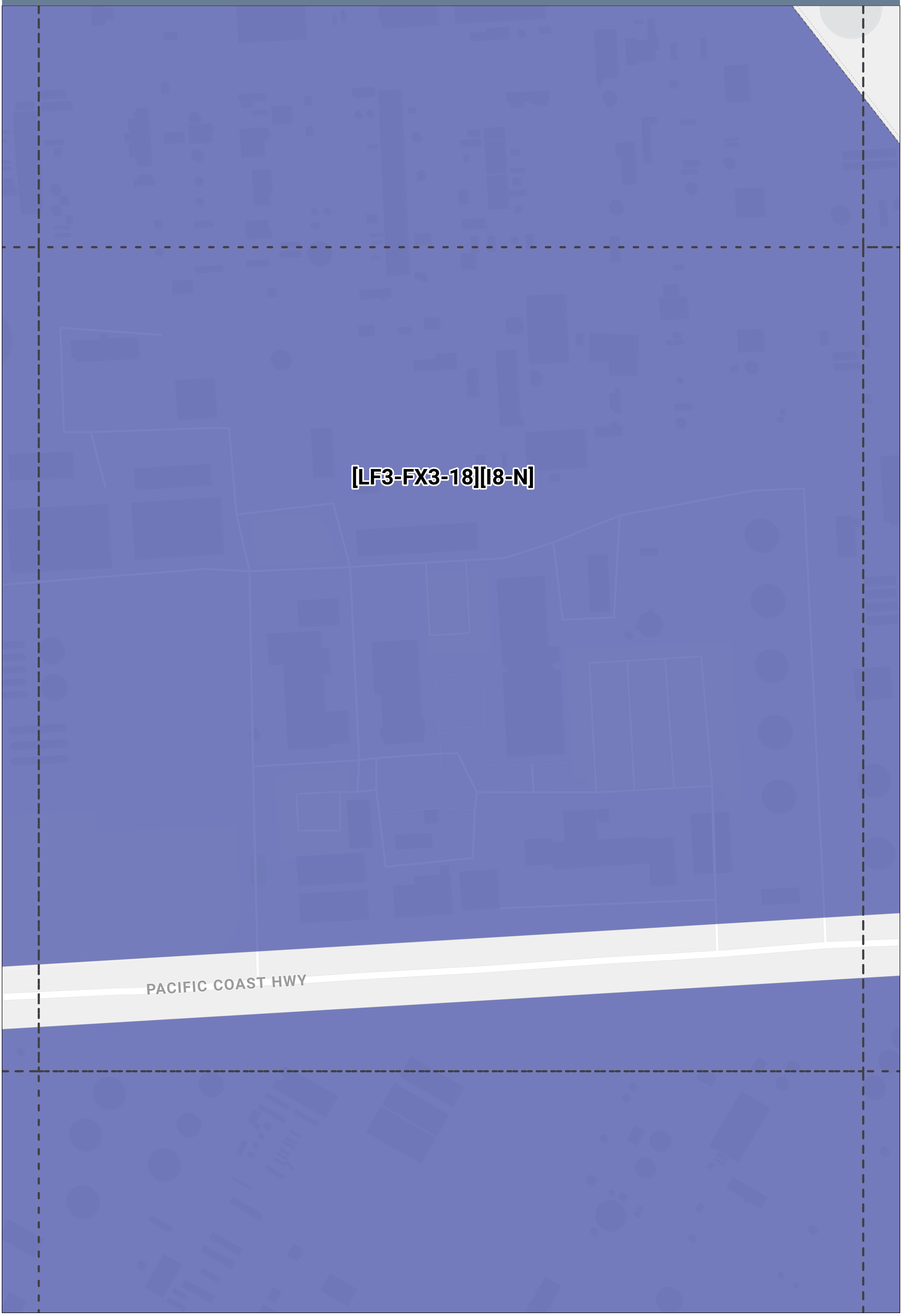
[LB2-WS1-14][IX5-15]

GOODRICH AVE

MAURETANIA ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H18



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H19

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H2

[LN2-MU4-11][RX3-10]

[VN3-FY1-12][RG3-15]

PRESIDENT AVE

253RD ST

[VN2-FY1-12][RG3-4L]

254TH ST

SENATOR AVE

[VN2-FY1-12][P1-30]

[VN2-FY1-12][RG3-30]

[H2-FY1-12][RG3-2L]

255TH ST

256TH ST

257TH ST

[LN2-MU4-12][RG3-10]

[LM4-SH4-8][CX6-8]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H3

[H2-FY1-12][RG3-2L]

[VN3-FY1-12][RG3-15]

[LM4-SH4-8][P1-10]

253RD ST

[LN2-MU4-12][RG3-10]

[LB2-WS1-14][IX5-10]

254TH ST

[LM4-SH4-8][CX6-10]

[VN3-FY1-12][RG3-20]

BELLE PORTE AVE

255TH ST

256TH ST

[LM4-SH4-8][CX6-12]

257TH ST

FRAMPTON AVE

[LM4-SH4-8][CX6-8]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H4

[VN3-FY1-12][RG3-15]

[VN2-FY1-12][RG3-3L]

[VN3-FY1-12][P1-10]

253RD ST

[LB2-WS1-14][IX5-10]

MARIGOLD AVE

254TH ST

[H1-FY1-12][RG3-1L]

HARBOR HEIGHTS DR

[LN2-MU4-12][RG3-10]

255TH ST

HARBOR VILLAGE PL

[H2-FY1-12][RG3-2L]

HARBOR VILLAGE DR

256TH ST

BAYVIEW LANE

[LM4-SH4-8][CX6-12]

257TH ST

NORMANDIE AVE

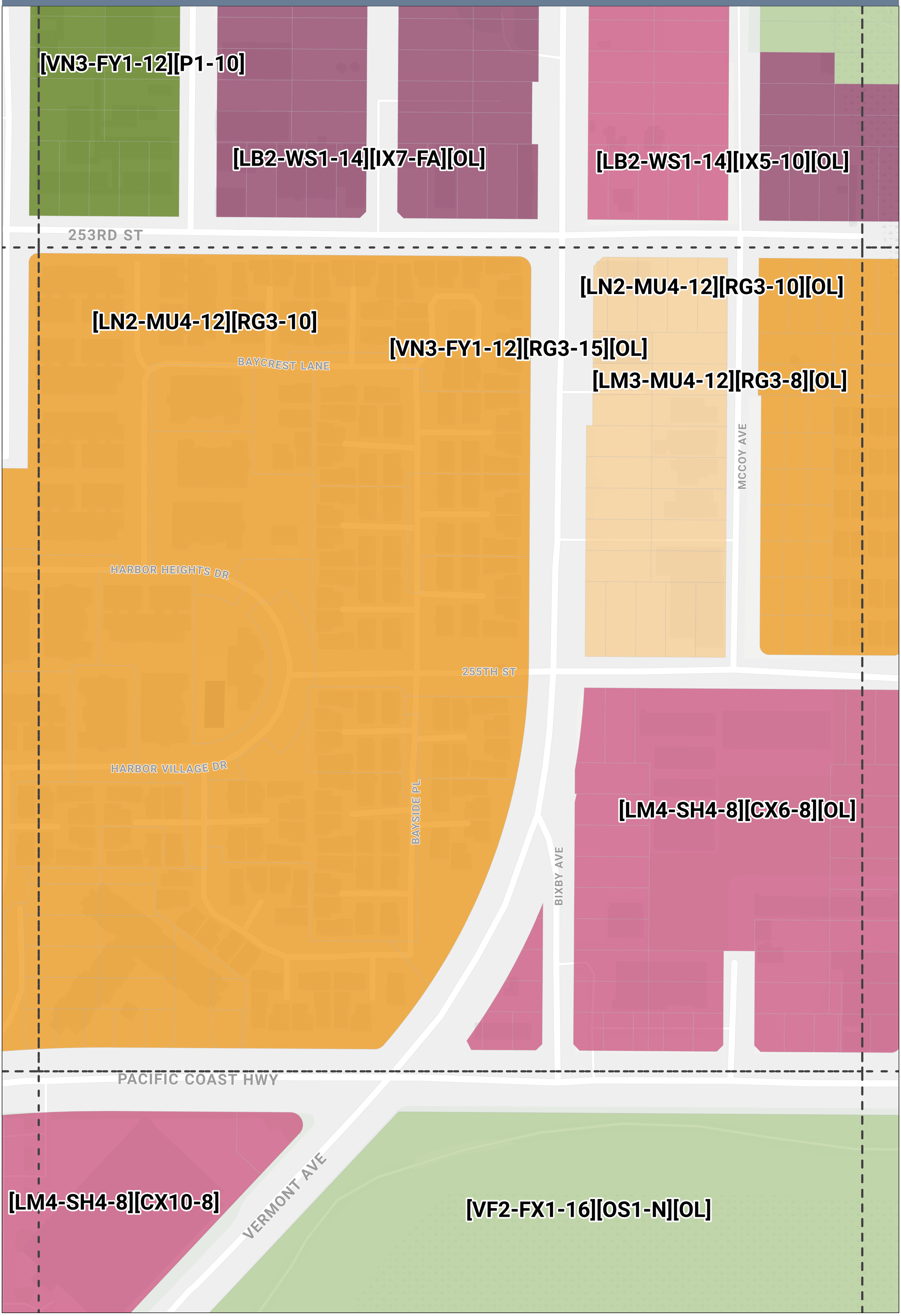
[LM4-SH4-8][CX6-8]

PACIFIC COAST HWY

[LM4-SH4-8][CX10-8]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H5



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H6

[LM4-SH4-9][P1-12][OL]

[FWY]

[LB2-WS1-14][IX5-10][OL]

[H1-FY1-12][RG3-1L][OL]

[LM3-MU4-12][RG3-8][OL]

[VN3-FY1-12][RG3-20]

[VN3-FY1-12][RG3-20][OL]

[LN2-MU4-12][RG3-10][OL]

[LM4-SH4-8][CX6-8][OL]

[LM3-MU4-11][RX3-8][OL]

[VF2-FX1-16][OS1-N][OL]

253RD ST

ROCKY POINT ROAD

LIGHTHOUSE DR

PALM BREEZE LANE

HARBORLIGHT DR

WATERMAN WAY

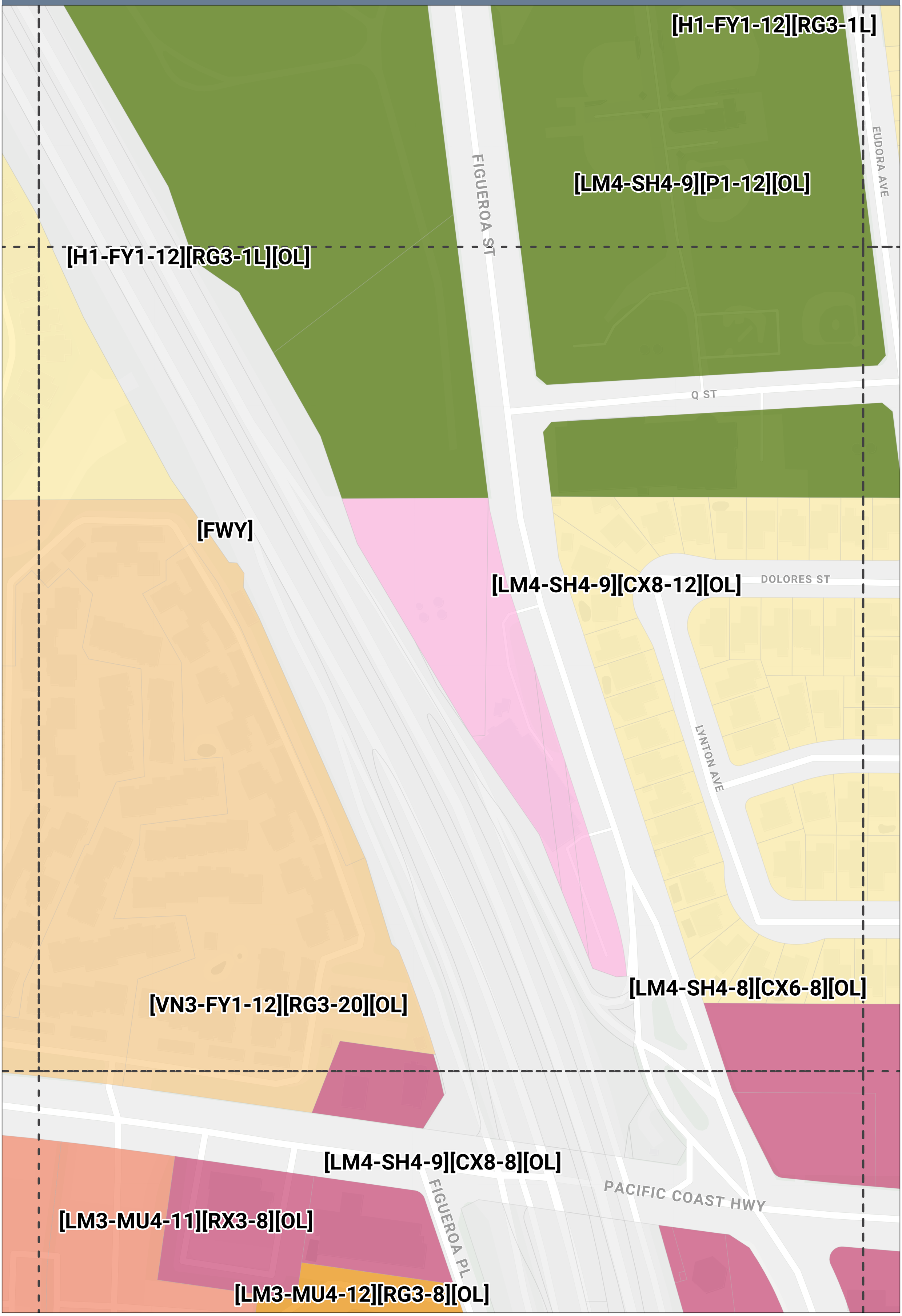
DODGE AVE

255TH ST

PACIFIC COAST HWY

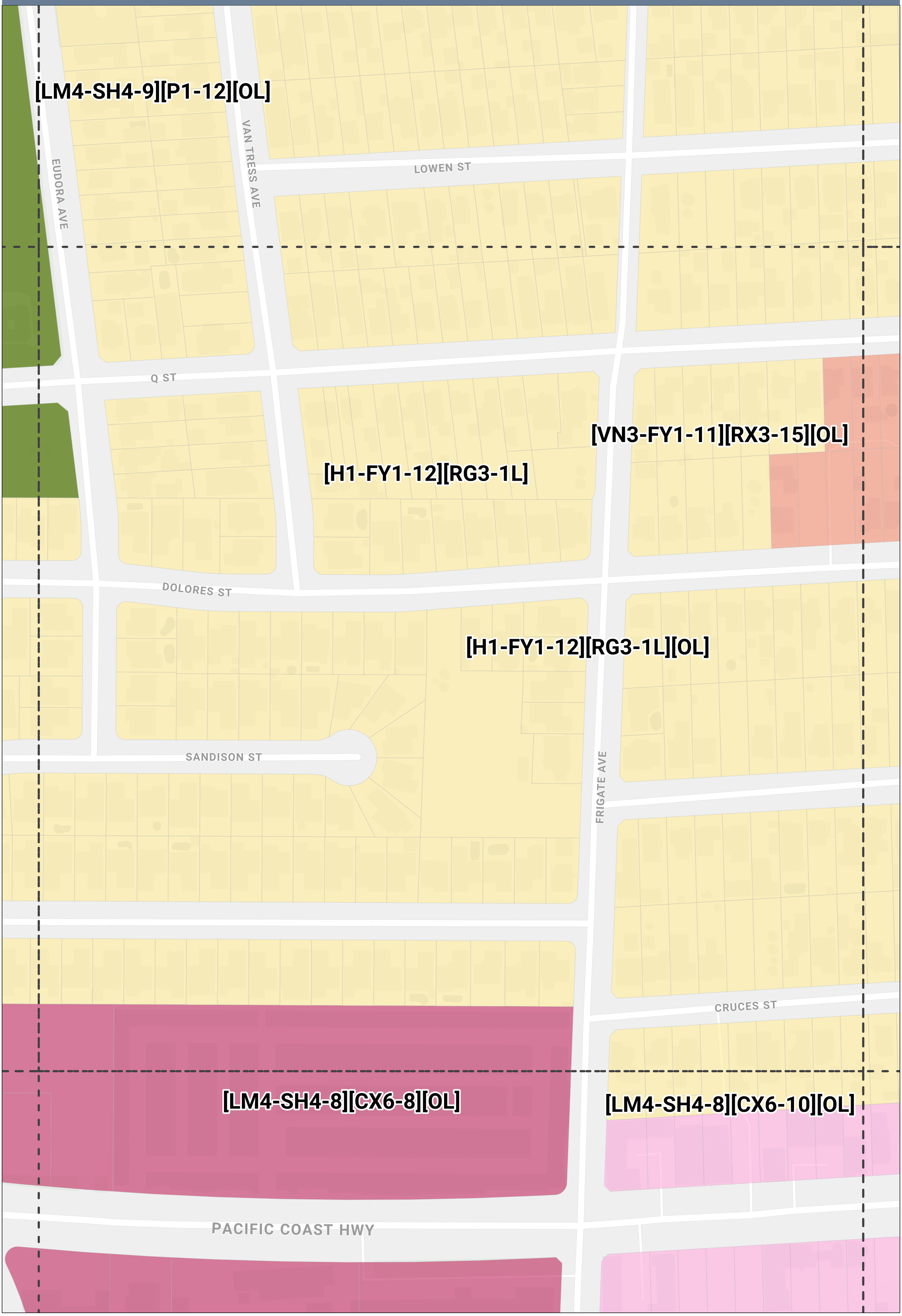
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H7



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H8



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: H9

LOWEN ST

Q ST

Q ST

[VN3-FY1-11][RX3-15][OL]

DOLORES ST

GULF AVE

RONAN AVE

MCDONALD AVE

SANDISON ST

[H1-FY1-12][RG3-1L][OL]

CRUCES ST

WILMINGTON BLVD

PACIFIC COAST HWY

[LM4-SH4-8][CX6-10][OL]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I1

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I10

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I11

[VN3-FY1-12][RG3-15][OL]

[H1-FY1-12][RG3-1L][OL]

[LM4-SH4-9][CX8-12][OL]

[LM4-SH4-9][P1-12][OL]

LOMITA BLVD

FRIES AVE

R ST

ISLAND AVE

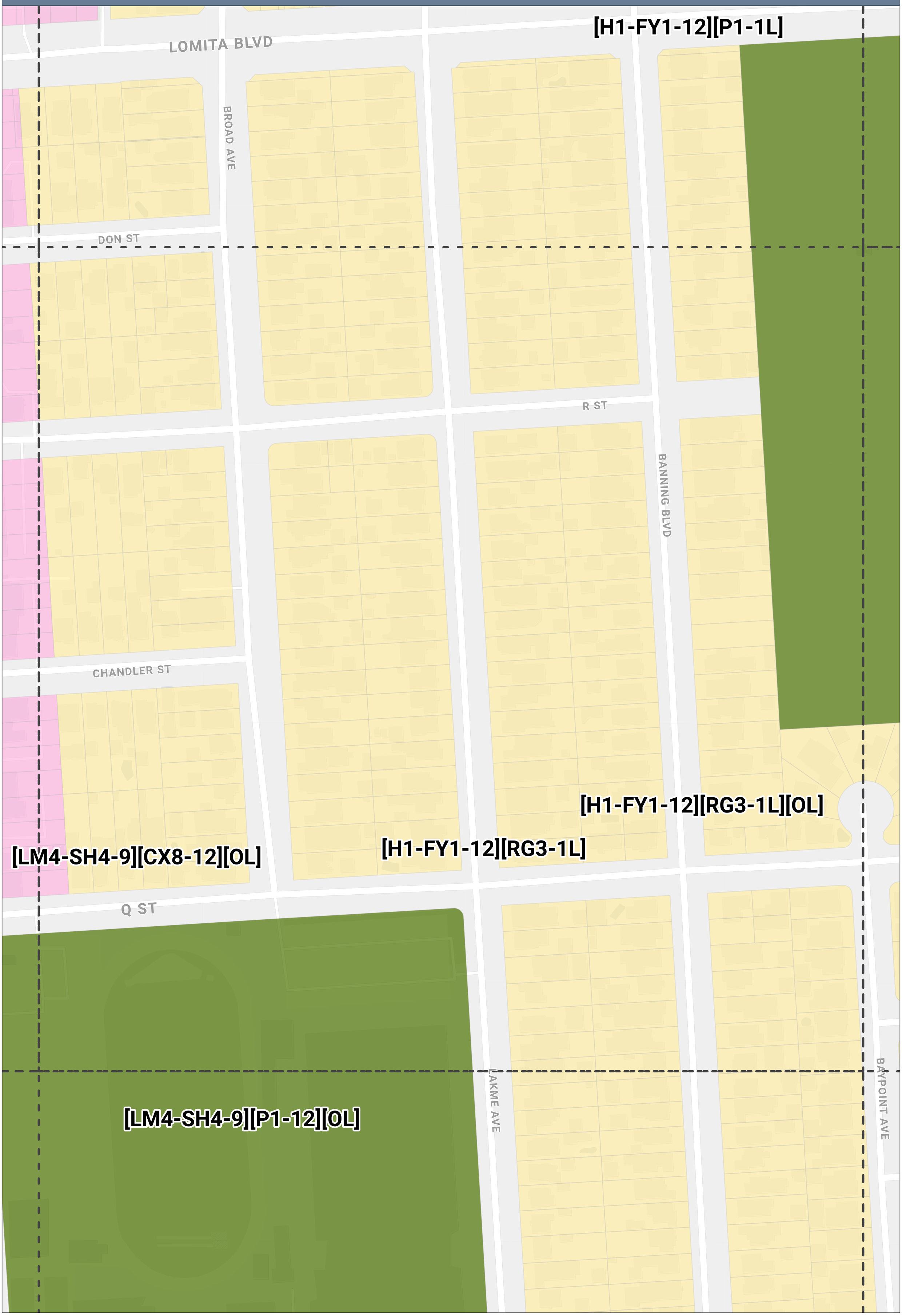
MARINE AVE

Q ST

AVALON BLVD

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I12



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I13

[H1-FY1-12][P1-1L]

[H1-FY1-12][RG3-1L][OL]

[H1-FY1-12][RG3-1L]

[LB2-FX3-18][I5-N]

[VF2-FX1-16][OS1-N]

EUBANK AVE

Q ST

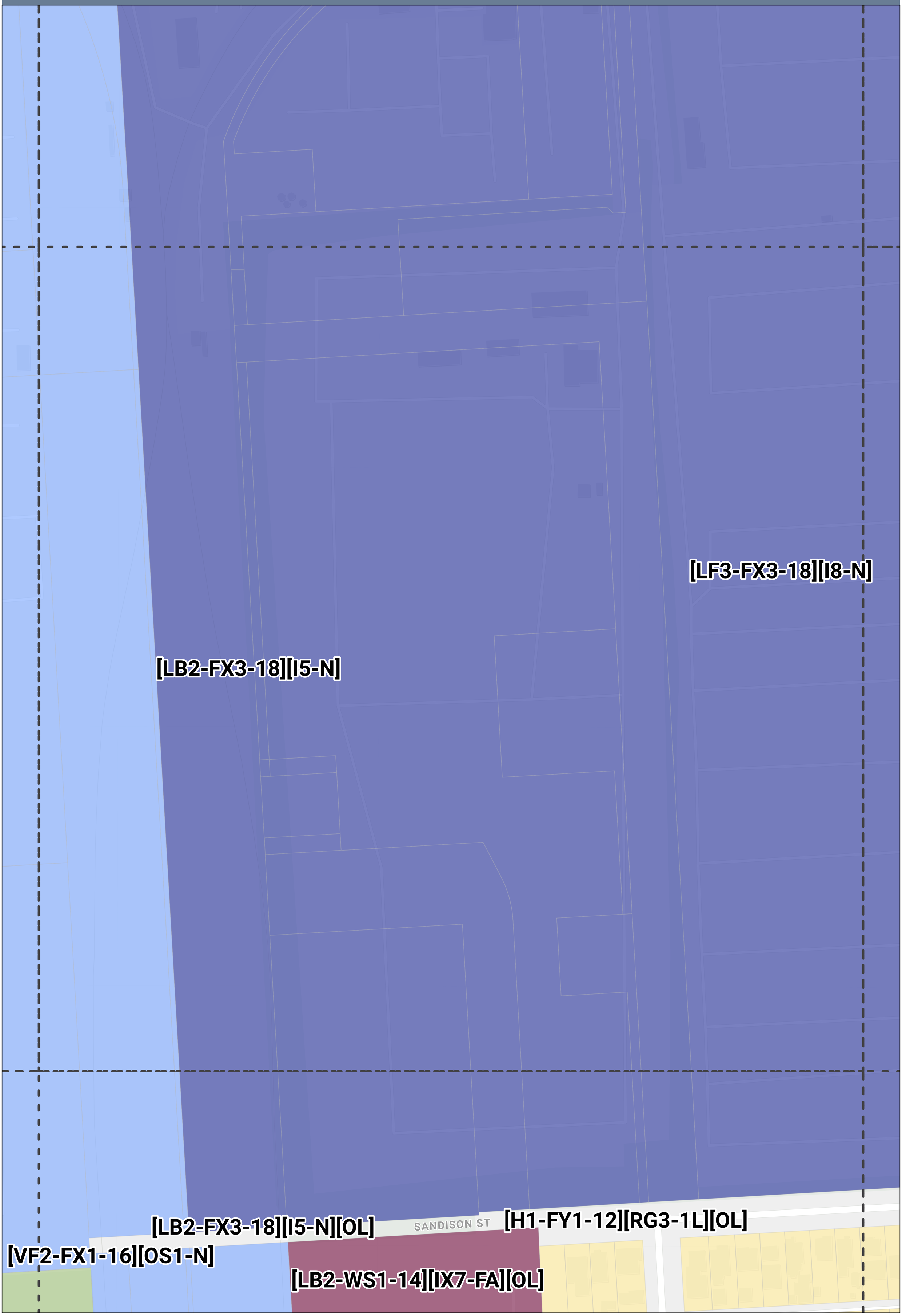
PROCTOR ST

BAYPOINT AVE

DOLORES ST

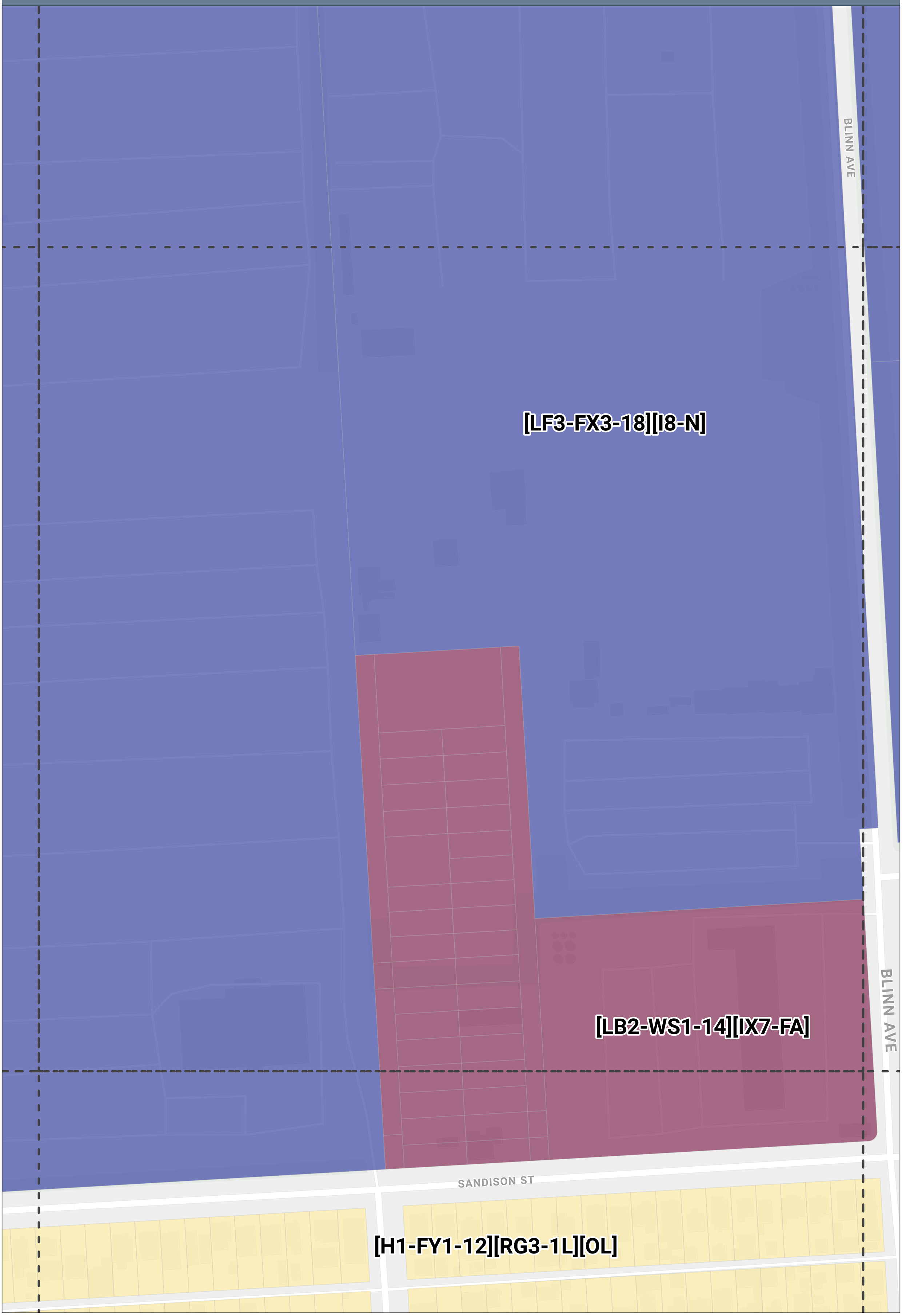
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I14



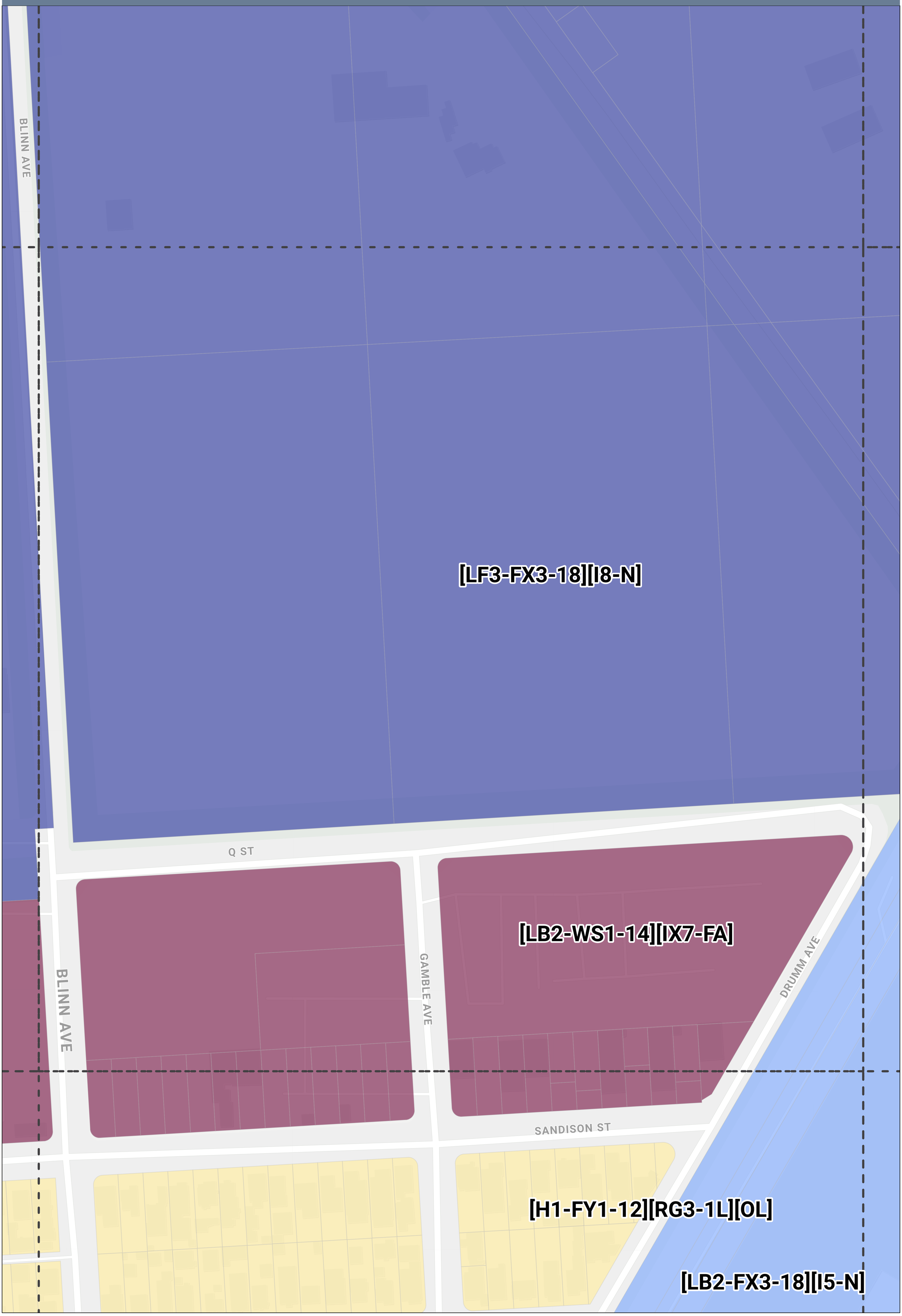
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I15



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I16



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I17

[LB2-WS1-14][IX7-FA]

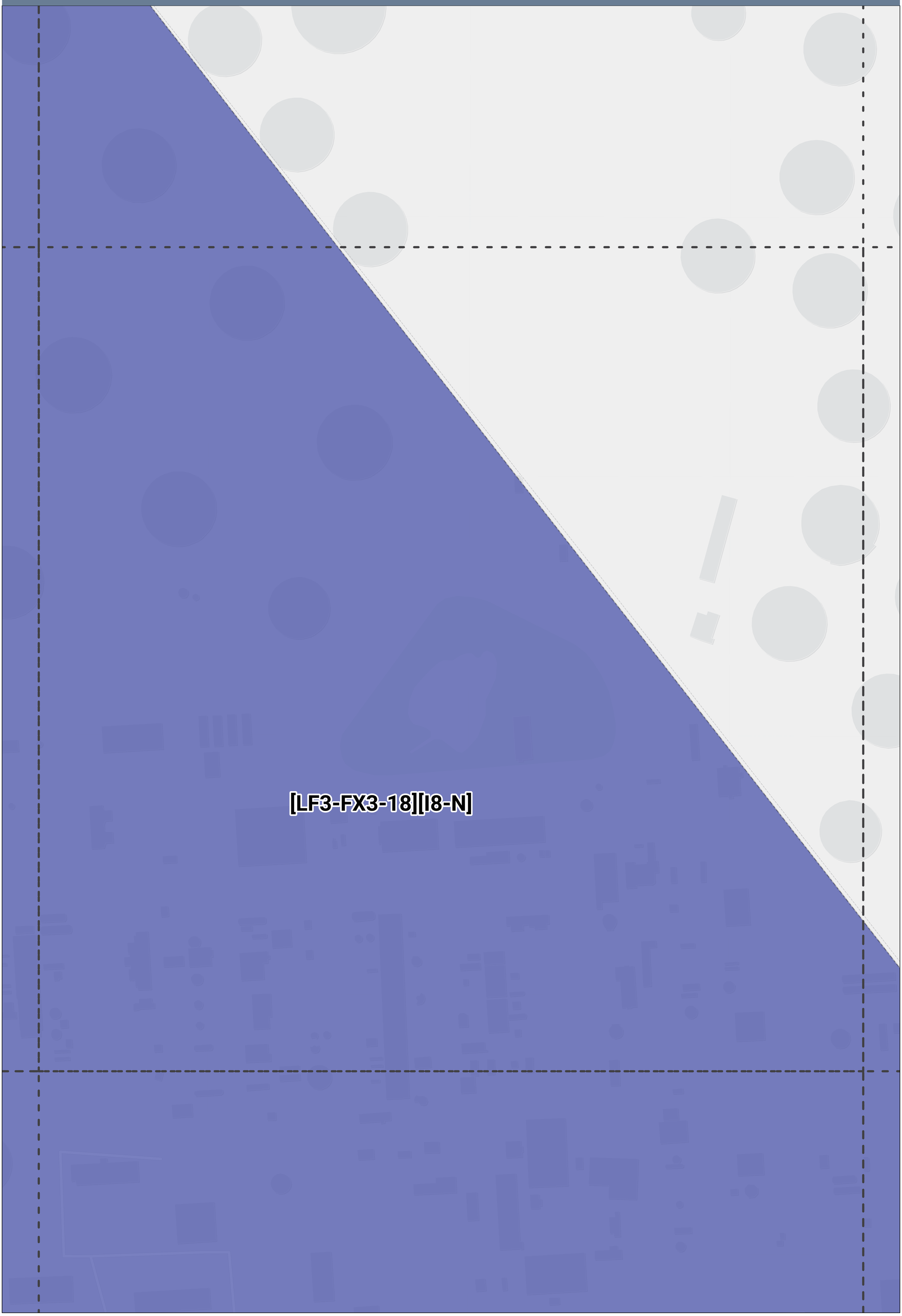
[LF3-FX3-18][I8-N]

[LB2-FX3-18][I5-N]

ALAMEDA ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I18



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I19

[VF2-FX1-16][OS1-N]

[LF3-FX3-18][I8-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I2

[H1-FY1-12][RG3-1L]

[LM4-SH4-9][CX8-8]

249TH ST

[LN2-MU4-12][RG3-10][OL]

[LM4-SH4-15][CX8-12]

LOMITA BLVD

[LN2-MU4-12][RG3-10]

SENATOR AVE

251ST ST

[H2-FY1-12][RG3-2L]

252ND ST

[LN2-MU4-11][RX3-10]

[VN3-FY1-12][RG3-15]

253RD ST

PRESIDENT AVE

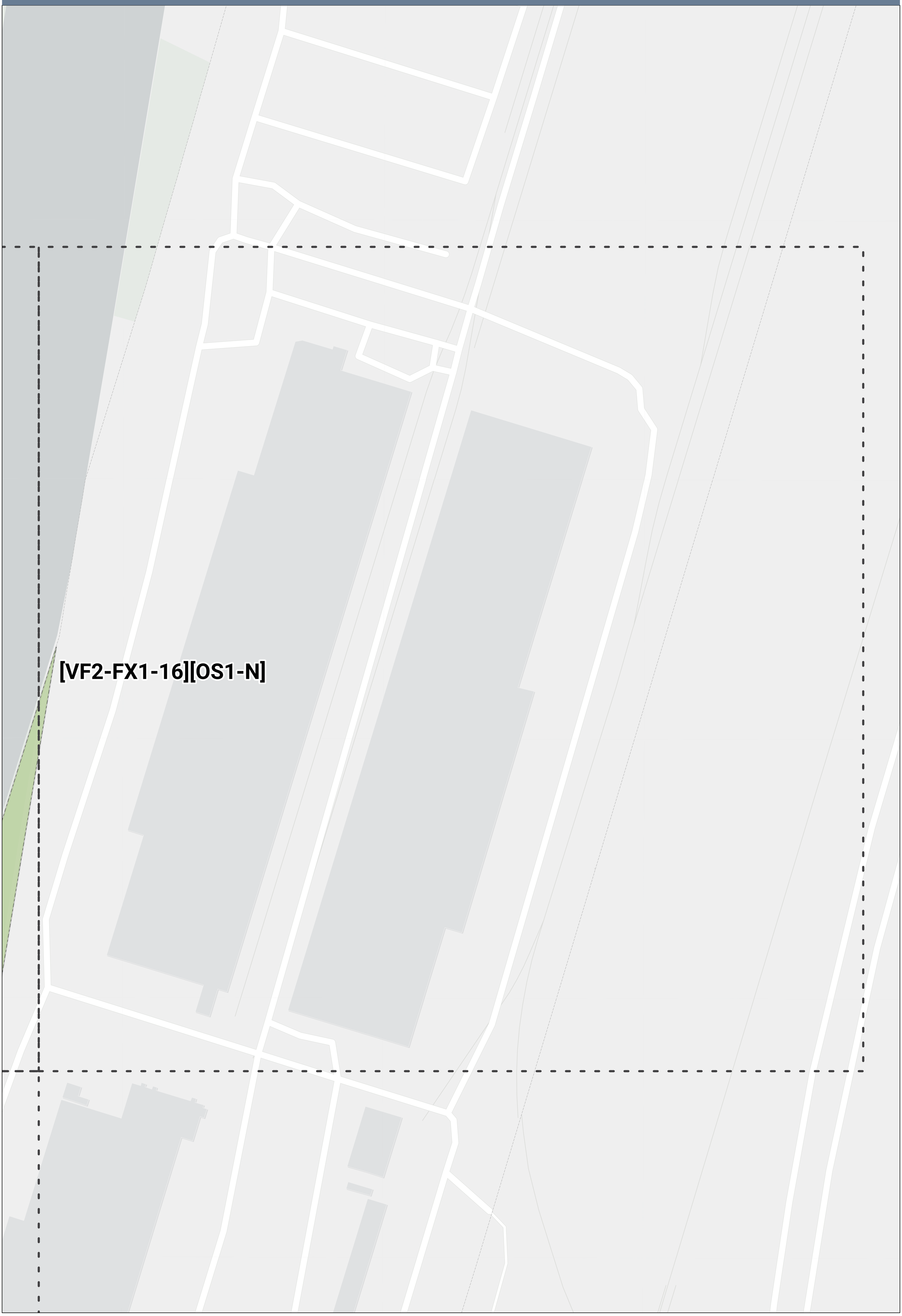
[VN2-FY1-12][RG3-4L]

254TH ST

[VN2-FY1-12][P1-30]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I20



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I3

[LM4-SH4-9][CX8-8]

[VF2-FX1-16][OS1-N]

ARMAND AVE

FRAMPTON AVE

LOMITA BLVD

[LN2-MU4-12][RG3-10]

[LM4-SH4-9][CX8-10]

BELLE PORTE AVE

251ST ST

[LM4-SH4-8][CX6-10]

[VN3-FY1-12][RG3-15]

252ND ST

[H2-FY1-12][RG3-2L]

[LM4-SH4-8][P1-10]

[LB2-WS1-14][IX5-10]

253RD ST

254TH ST

[VN3-FY1-12][RG3-20]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I4

NORMANDIE AVE
WHALER WAY
LOMITA BLVD
MARIGOLD AVE
PETROLEUM AVE
251ST ST
252ND ST
253RD ST
254TH ST

[LM4-SH4-8][CX6-10]
[LM4-SH4-9][CX8-10]
[LB2-WS1-14][IX7-FA]
[LB2-WS1-14][IX5-10]
[LB2-FX3-18][I5-N]
[VN3-FY1-12][RG3-12]
[VN3-FY1-12][RG3-15]
[VN2-FY1-12][RG3-3L]
[VN3-FY1-12][P1-10]
[H1-FY1-12][RG3-1L]
[LN2-MU4-12][RG3-10]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I5

LOMITA BLVD

[VN3-FY1-12][P1-10]

[LB2-WS1-14][IX7-FA]

[LM4-SH4-15][CX6-12][OL]

[LM4-SH4-8][CX6-12][OL]

BROADWELL AVE

DOBLE AVE

[VF2-FX1-16][OS1-N][OL]

[LB2-WS1-14][IX7-FA][OL]

[LM4-SH4-8][CX6-8][OL]

[LB2-WS1-14][IX5-10][OL]

PETROLEUM AVE

253RD ST

VERMONT AVE

[LN2-MU4-12][RG3-10][OL]

MCCOY AVE

[LN2-MU4-12][RG3-10]

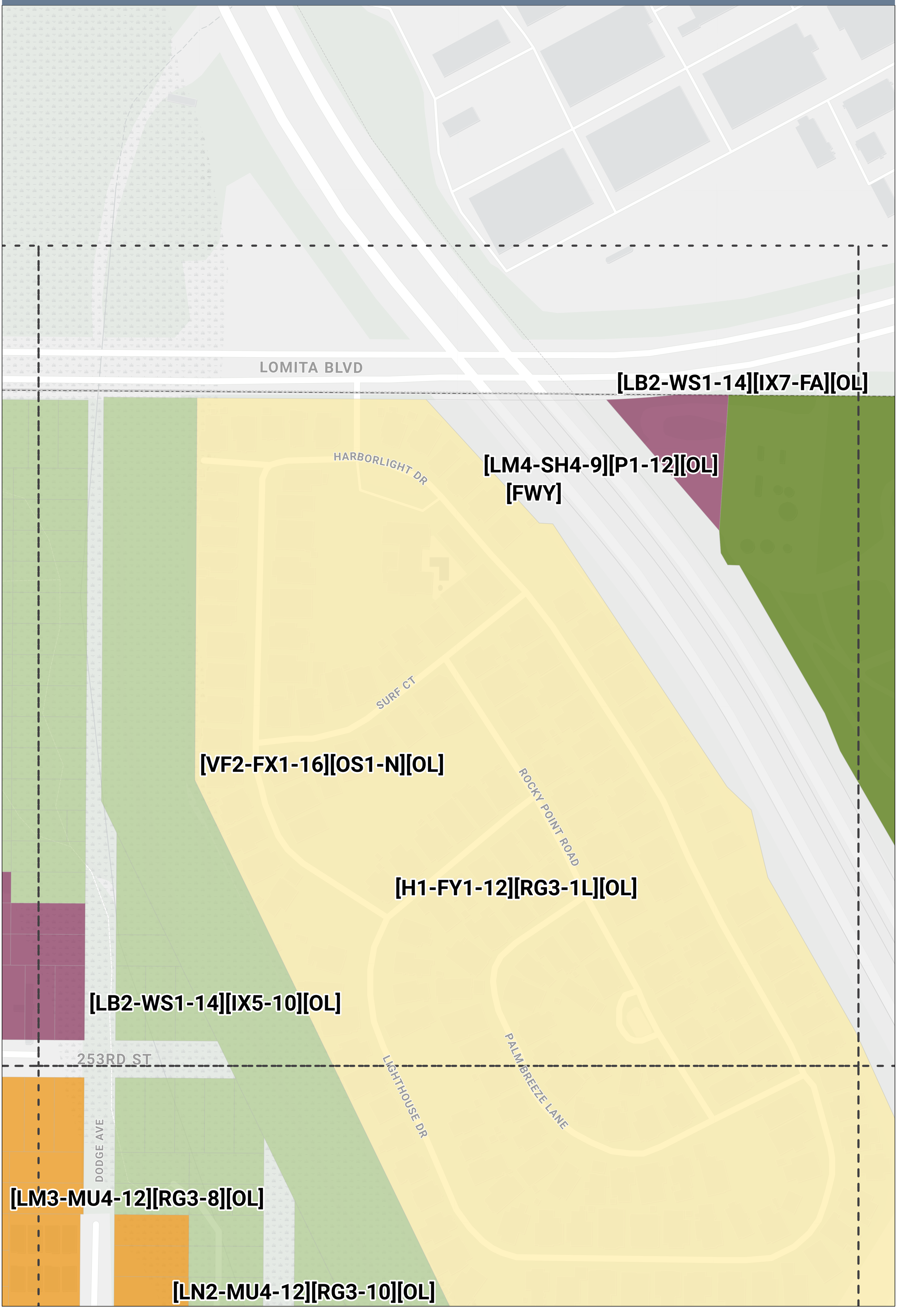
[VN3-FY1-12][RG3-15][OL]

BAYCREST LANE

[LM3-MU4-12][RG3-8][OL]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I6



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I7

FIGUEROA ST

LOMITA BLVD

[H1-FY1-12][RG3-1L]

[LM4-SH4-9][P1-12][OL]

EUDORA AVE

Q ST

[H1-FY1-12][RG3-1L][OL]

[FWY]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I8

LOMITA BLVD

FRIGATE AVE

DON ST

[H1-FY1-12][RG3-1L]

R ST

EUDORA AVE

[H1-FY1-12][RG3-1L][OL]

CHANDLER ST

[LM4-SH4-9][P1-12][OL]

LOWEN ST

VAN TRESS AVE

[VN3-FY1-11][RX3-15][OL]

Q ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: I9

[LM4-SH4-15][CX8-12][OL]

[VN3-FY1-11][P1-15][OL]

[VN3-FY1-11][RX3-15][OL]

[H1-FY1-12][RG3-1L][OL]

MAIN ST

LOMITA BLVD

WILMINGTON BLVD

GULF AVE

R ST

RONAN AVE

MCDONALD AVE

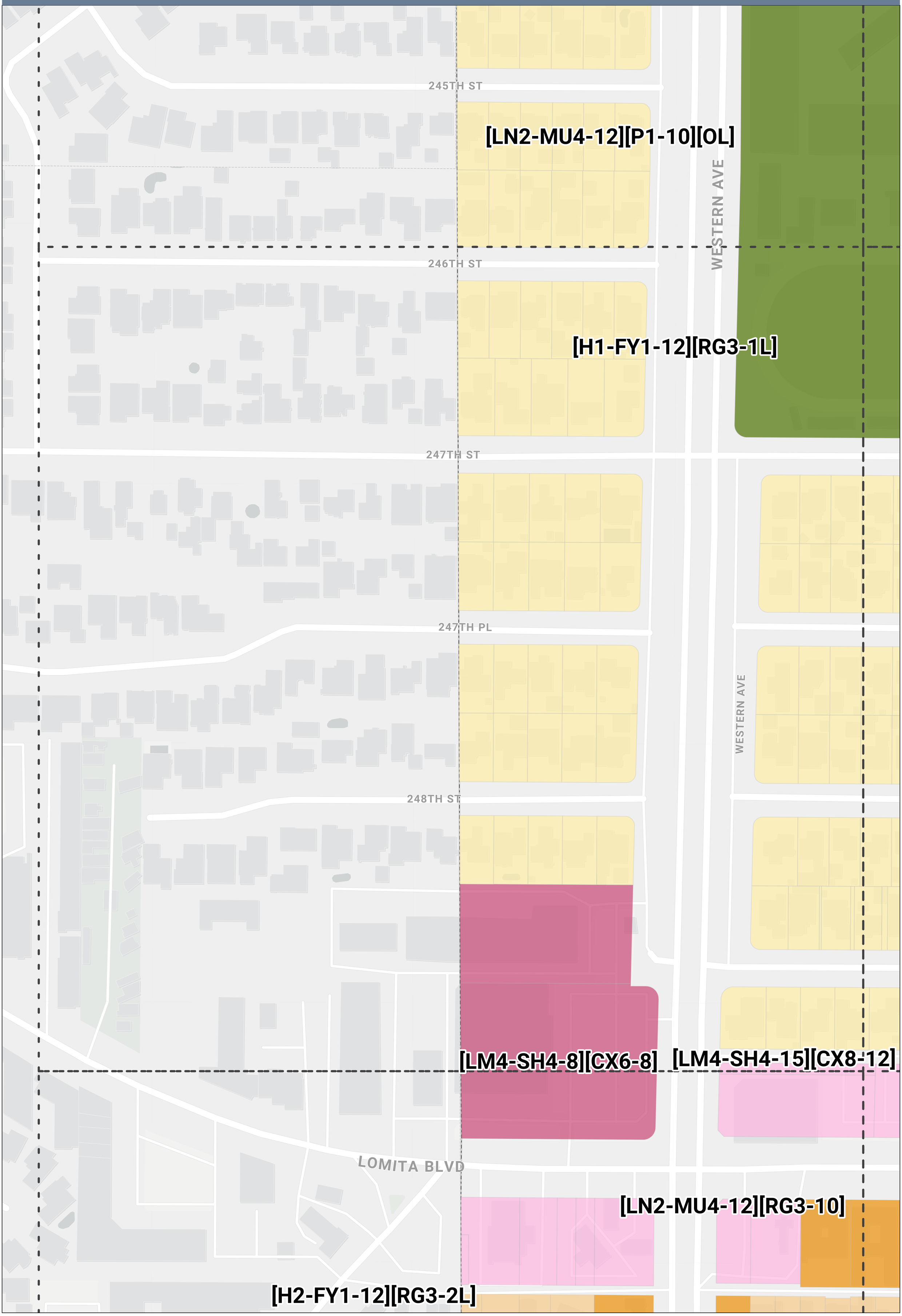
LOWEN ST

Q ST

Q ST

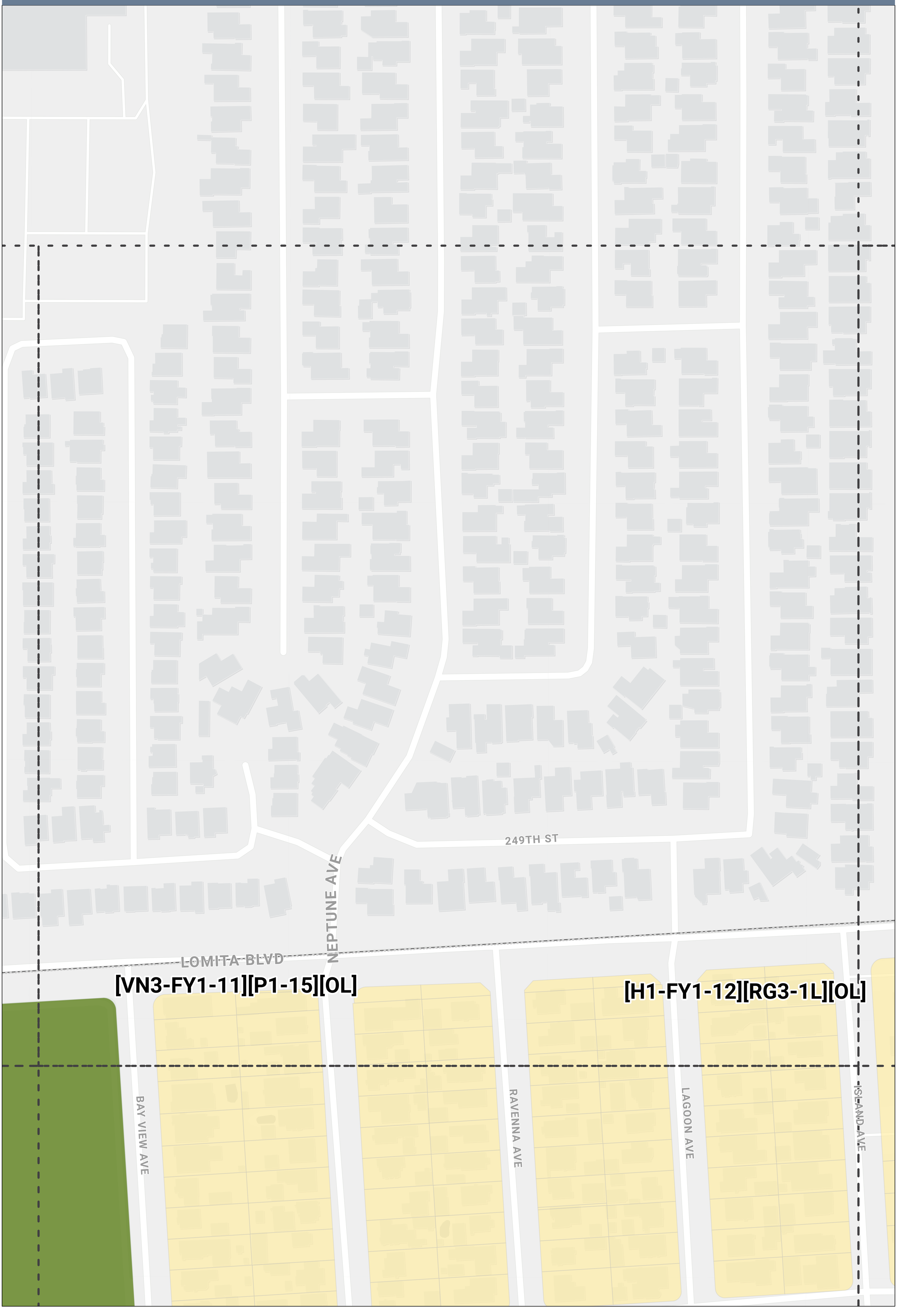
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: J1



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: J10



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: J11

[VN2-FY1-12][RG3-30][OL]

[VN3-FY1-12][P1-15][OL]

[VN3-FY1-12][RG3-15][OL]

[LM4-SH4-9][CX8-12][OL]

[H1-FY1-12][RG3-1L][OL]

FRIES AVE

MARINE AVE

AVALON BLVD

LOMITA BLVD

ISLAND AVE

R ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: J12

[H1-FY1-12][RG3-1L][OL]

[VN3-FY1-12][P1-15][OL]

[VN3-FY1-12][RG3-15][OL]

[LM4-SH4-9][CX8-12][OL]

[H1-FY1-12][P1-1L][OL]

[H1-FY1-12][P1-1L]

[H1-FY1-12][RG3-1L]

246TH ST

BROAD AVE

248TH ST

BOMBAY AVE

SEAGROVE AVE

BAYPOINT AVE

LOMITA BLVD

LAKME AVE

BANNING BLVD

DON ST

R ST

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: J13

[H1-FY1-12][RG3-1L][OL]

WILMINGTON AVE

SEAGROVE AVE

[H1-FY1-12][P1-1L][OL]

LOMITA BLVD

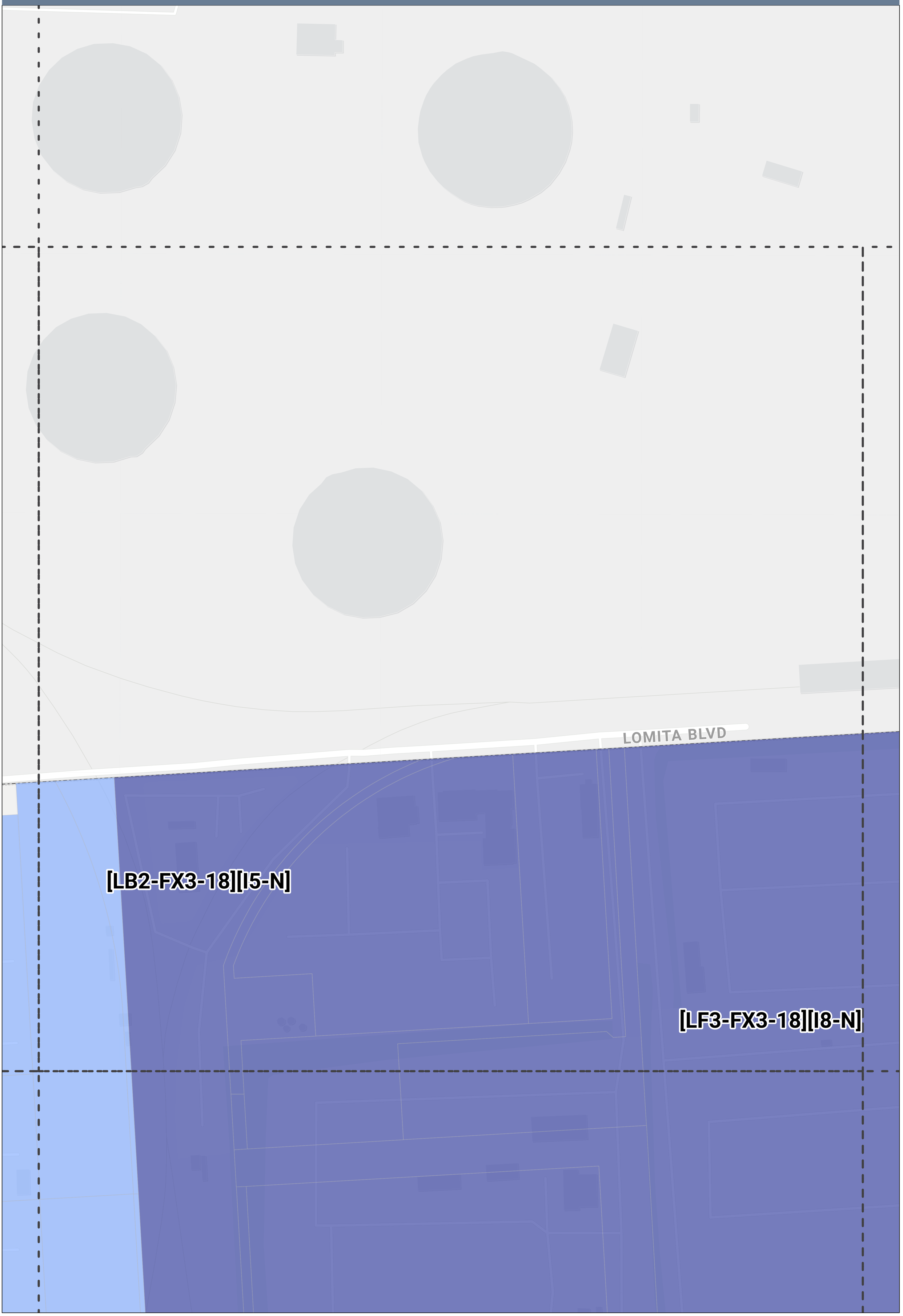
[LB2-FX3-18][I5-N]

EUBANK AVE

[H1-FY1-12][P1-1L]

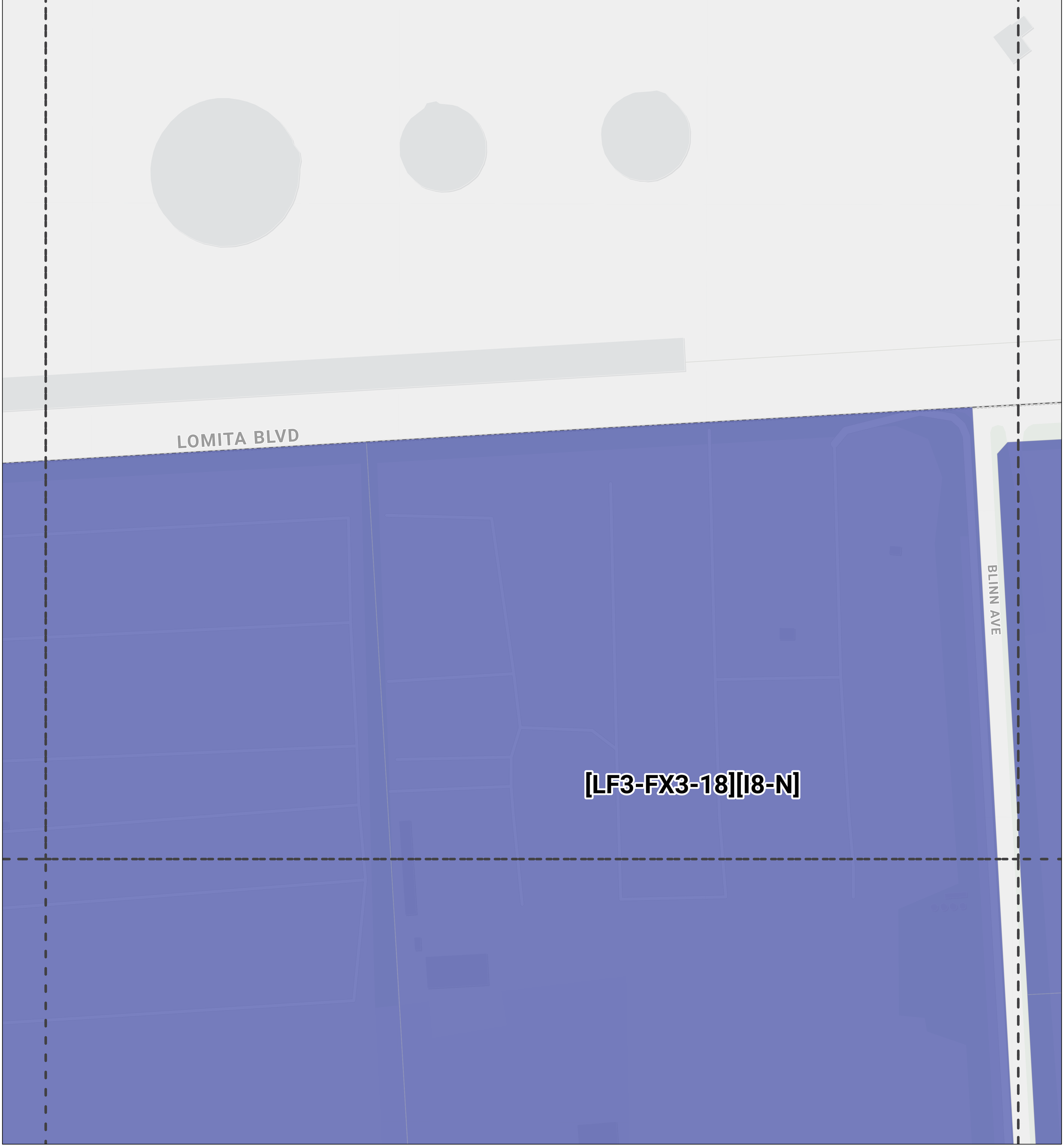
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: J14



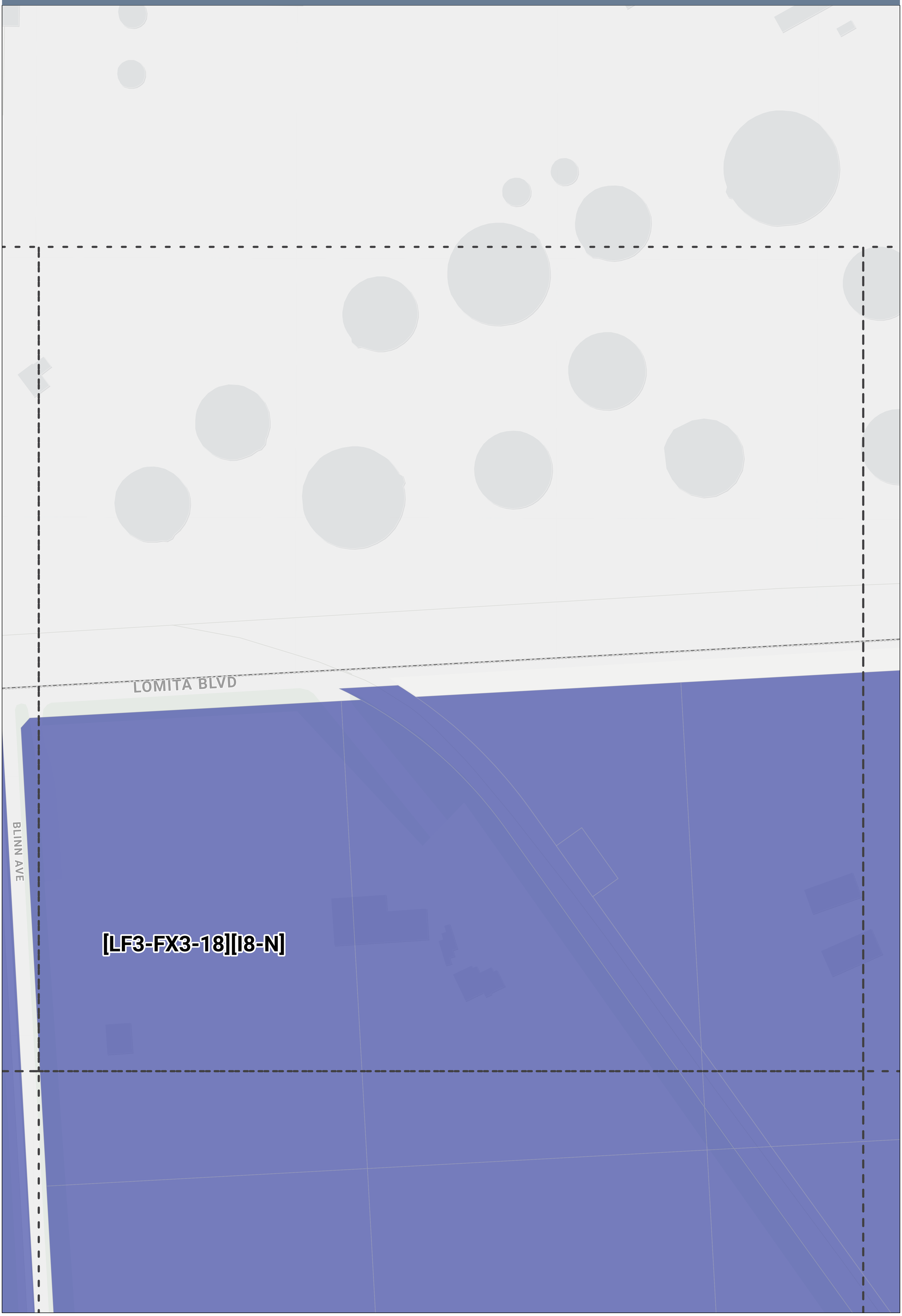
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: J15



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: J16



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: J17

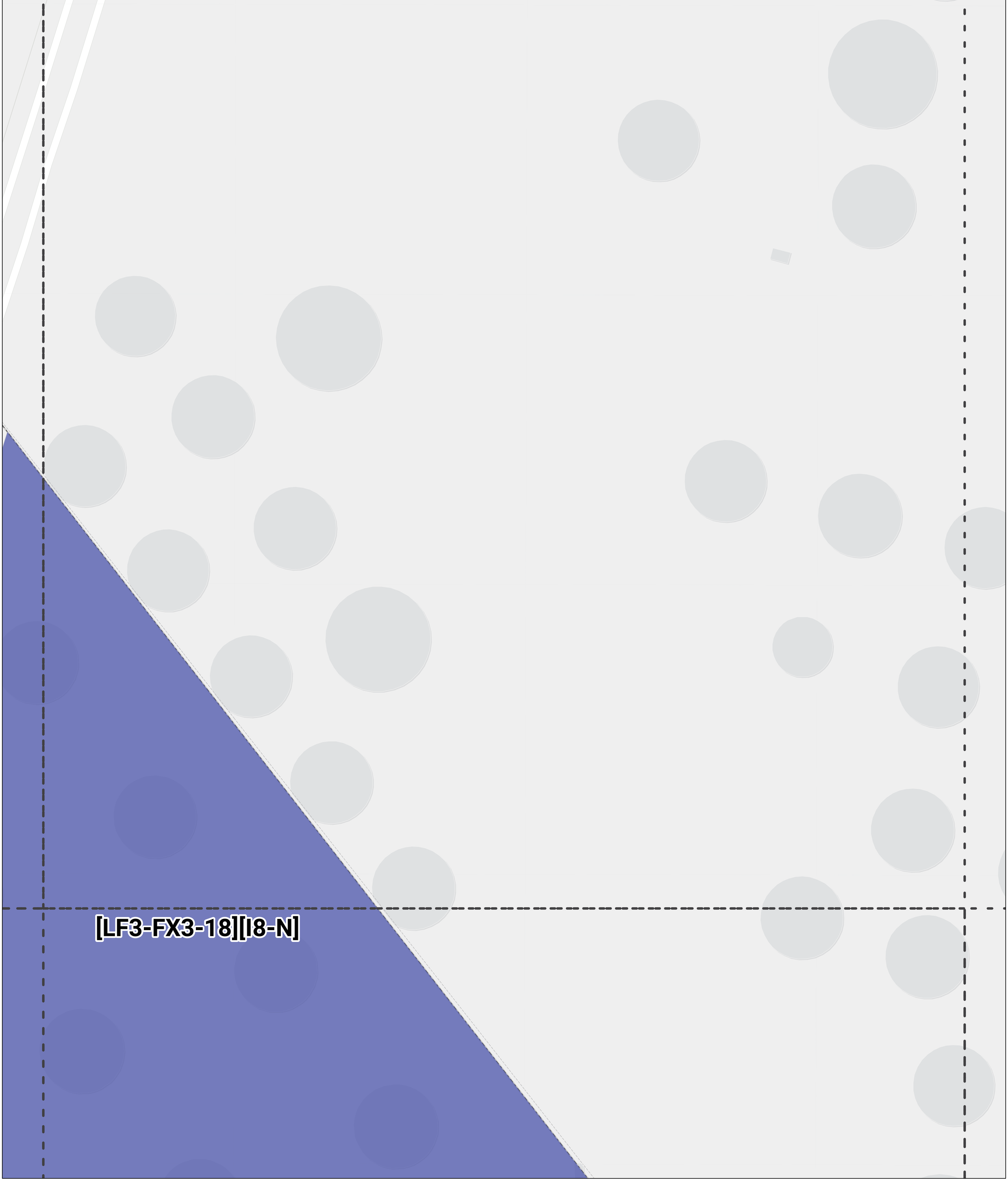
LOMITA BLVD

ALAMEDA ST

[LF3-FX3-18][I8-N]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: J18



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: J2

[H1-FY1-12][RG3-1L][OL]

[LN2-MU4-12][P1-10][OL]

PRESIDENT AVE

246TH ST

247TH ST

247TH PL

SENATOR AVE

[H1-FY1-12][RG3-1L]

248TH ST

[LM4-SH4-9][CX8-8]

249TH ST

[LN2-MU4-12][RG3-10][OL]

[LM4-SH4-15][CX8-12]

LOMITA BLVD

[LN2-MU4-12][RG3-10]

[H2-FY1-12][RG3-2L]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: J3

[LB2-FX3-18][I5-N][OL]

[H1-FY1-12][RG3-1L][OL]

HUNT TER

SHADOWBROOK TER

ABRAHAM TER

NORMANDIE AVE

SENATOR AVE

[VN3-FY1-12][RG3-15]

PARKSIDE TER

FRAMPTON AVE

[H1-FY1-12][RG3-1L]

[VF2-FX1-16][OS1-N]

LEONARDO AVE

ARMAND AVE

[LM4-SH4-9][CX8-8]

LOMITA BLVD

[LN2-MU4-12][RG3-10]

[LM4-SH4-8][CX6-10]

[H2-FY1-12][RG3-2L]

[LB2-WS1-14][IX5-10]

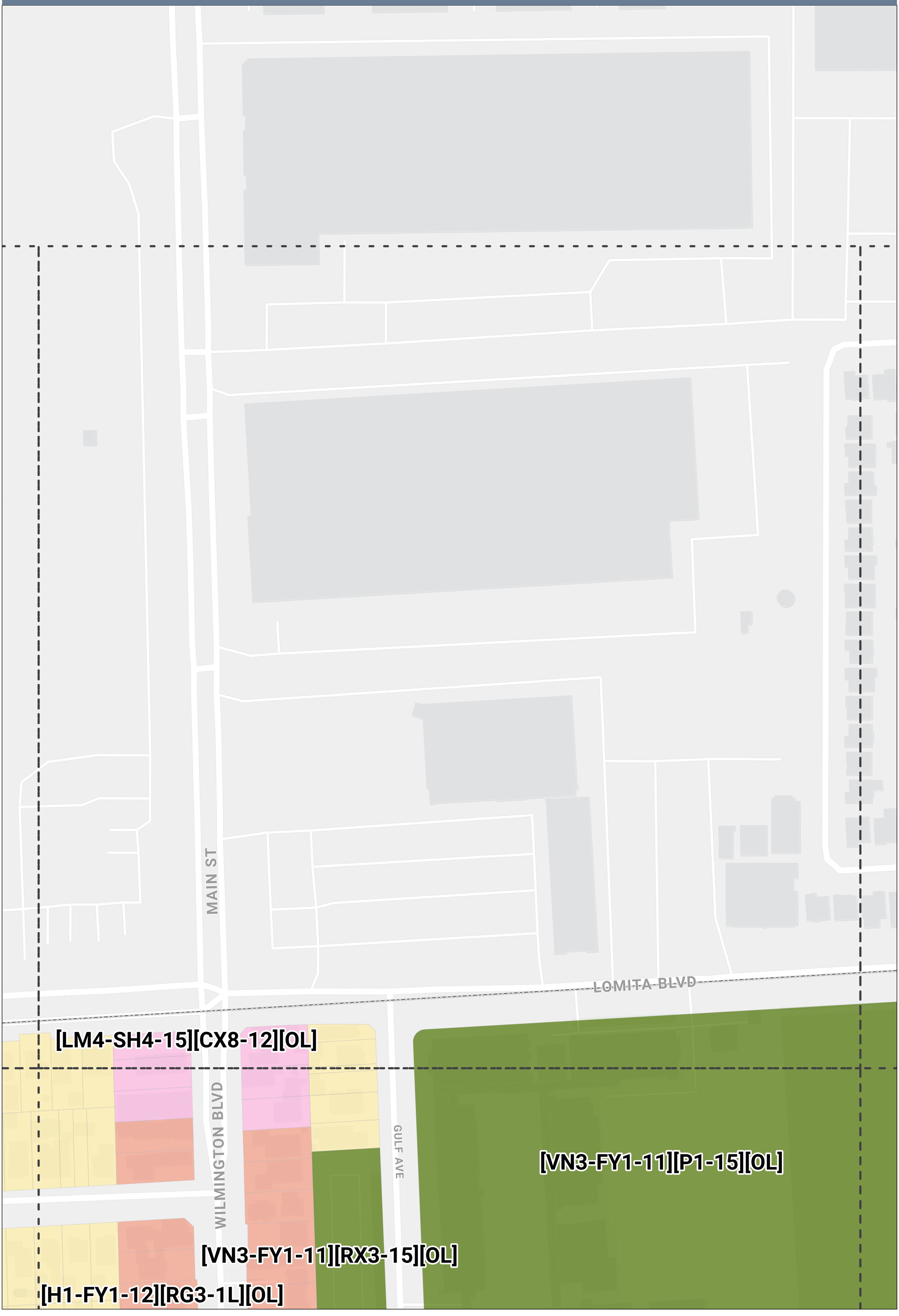
[LM4-SH4-9][CX8-10]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: J8

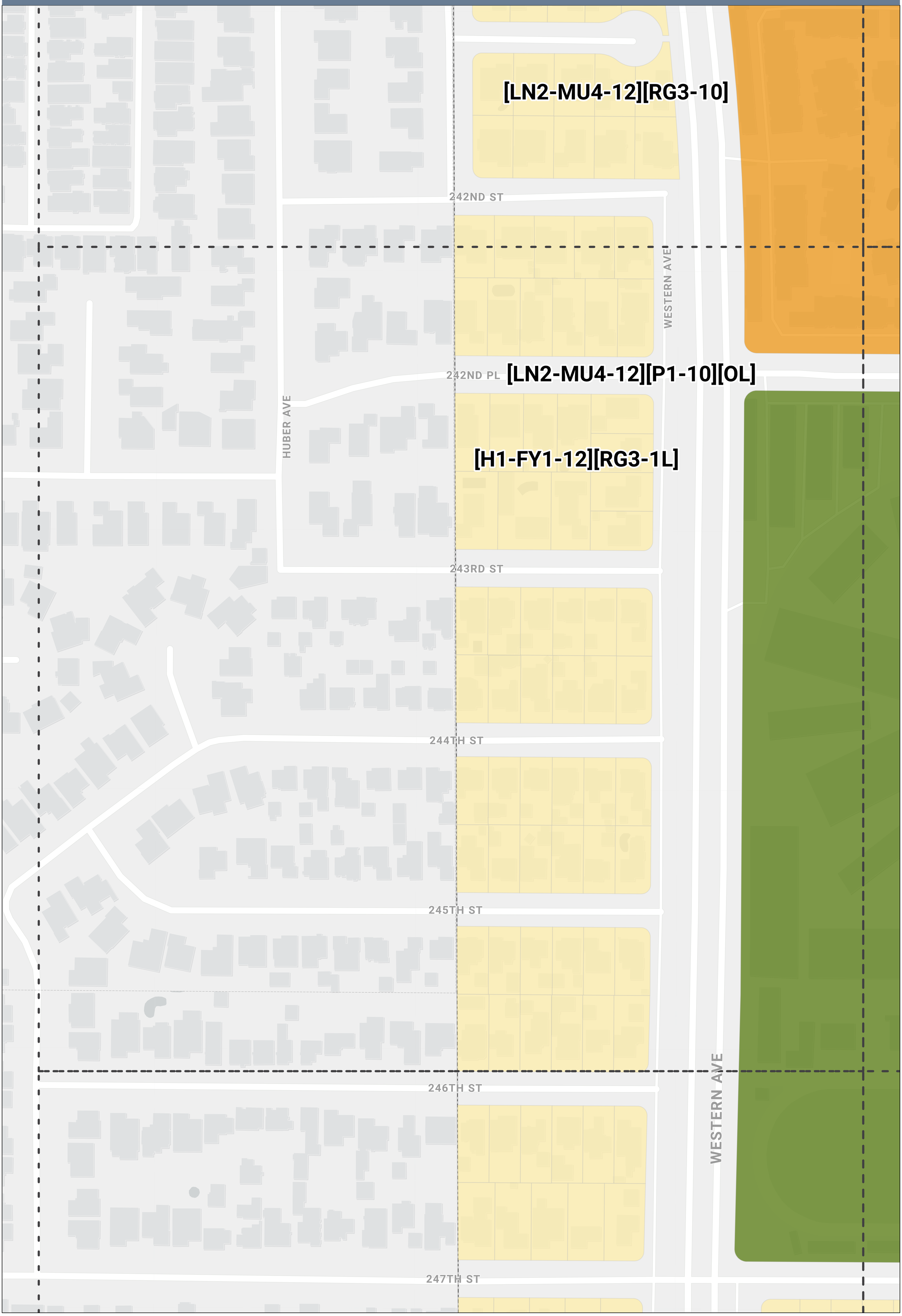
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: J9



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: K1



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: K11

REALTY ST

BONDS ST

FRIES AVE

MARINE AVE

ALBATROSS AVE

AVALON BLVD

[H1-FY1-12][RG3-1L][OL]

[VN2-FY1-12][RG3-30][OL]

[VN3-FY1-12][P1-15][OL]

[VN3-FY1-12][RG3-15][OL]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: K12

REALTY ST
BANNING BLVD
BONDS ST
BROAD AVE
EAST ST
DELORAS DR
DEEPWATER AVE
OCEANSIDE ST
ALBATROSS AVE
LAKME AVE
246TH ST
248TH ST
BOMBAY AVE
SEAGROVE AVE

[H1-FY1-12][RG3-1L][OL]

[VN3-FY1-12][P1-15][OL]

[VN3-FY1-12][RG3-15][OL]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: K13

REALTY ST

DELORAS DR

DEEPWATER AVE

WILMINGTON AVE

SEAGROVE AVE

[H1-FY1-12][RG3-1L][OL]

[H1-FY1-12][P1-1L][OL]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: K2

[LN2-MU4-12][RG3-10]

POSTMASTER AVE

GOVERNOR AVE

PRESIDENT AVE

242ND PL

[LN2-MU4-12][P1-10][OL]

[H1-FY1-12][RG3-1L][OL]

PRESIDENT AVE

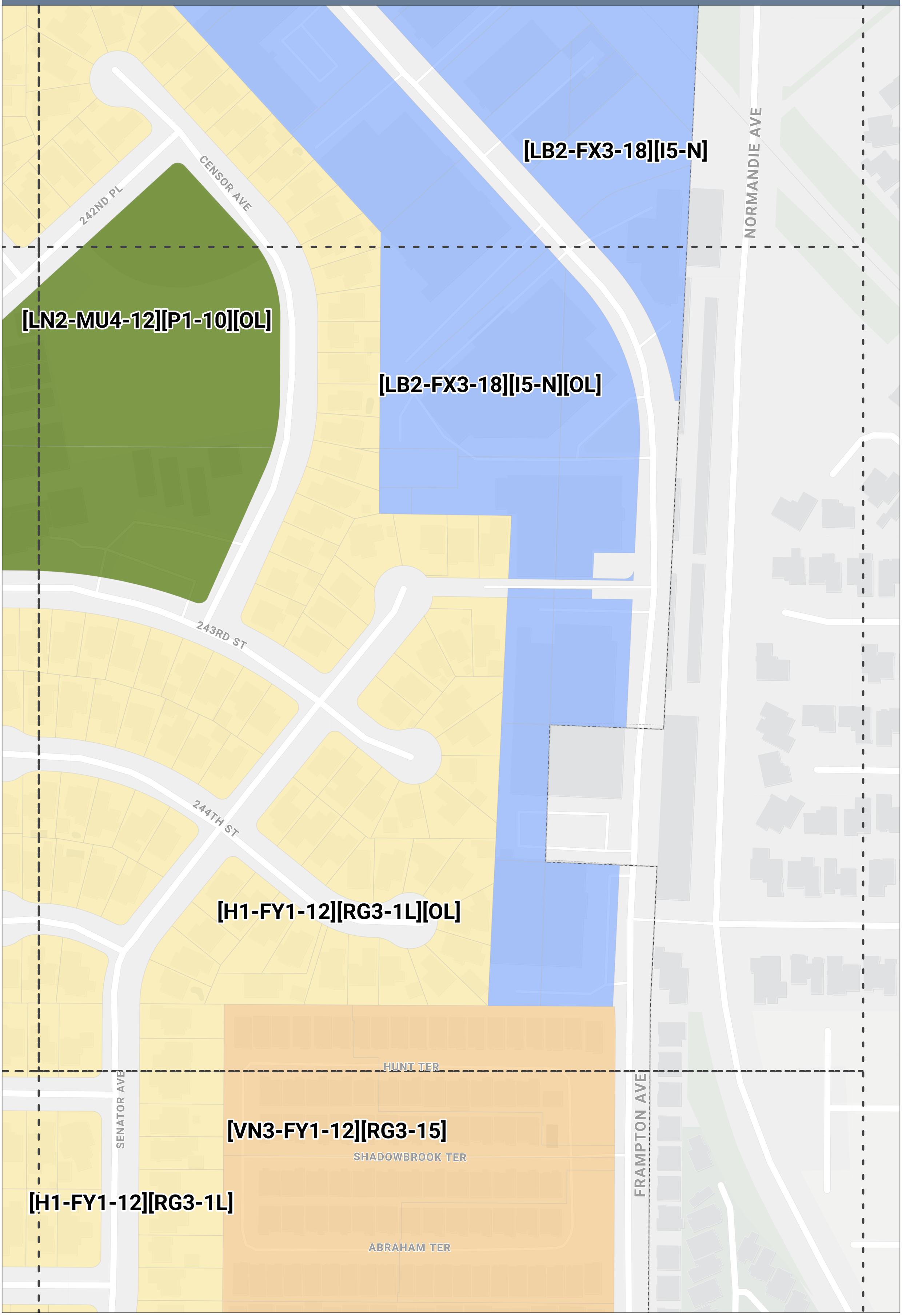
246TH ST

[H1-FY1-12][RG3-1L]

247TH ST

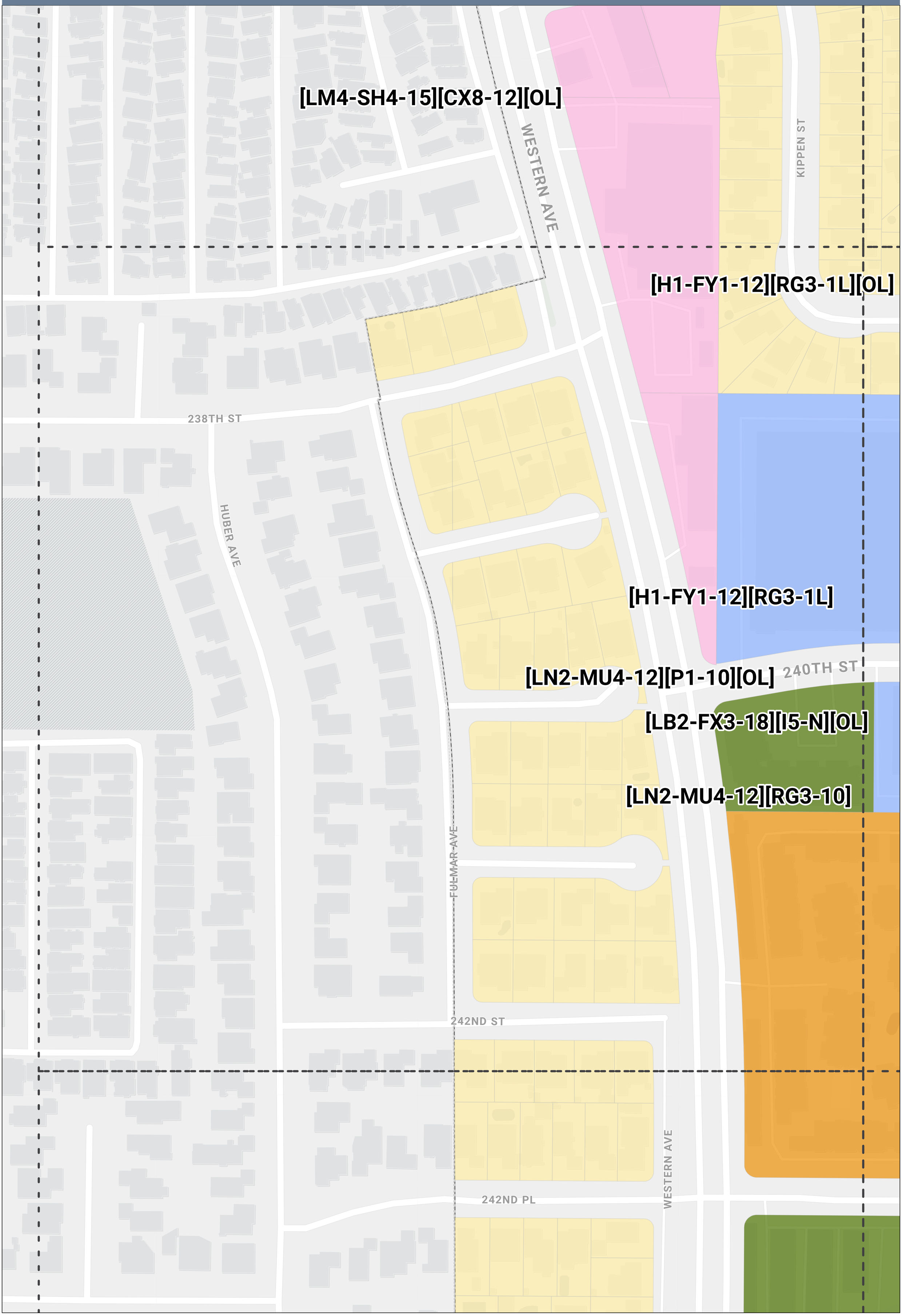
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: K3



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: L1



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: L2

[H1-FY1-12][RG3-1L][OL]

238TH ST

[LB2-FX3-18][I5-N][OL]

PRESIDENT AVE

[LB2-FX3-18][I5-N]

240TH ST

[LN2-MU4-12][RG3-10]

POSTMASTER AVE

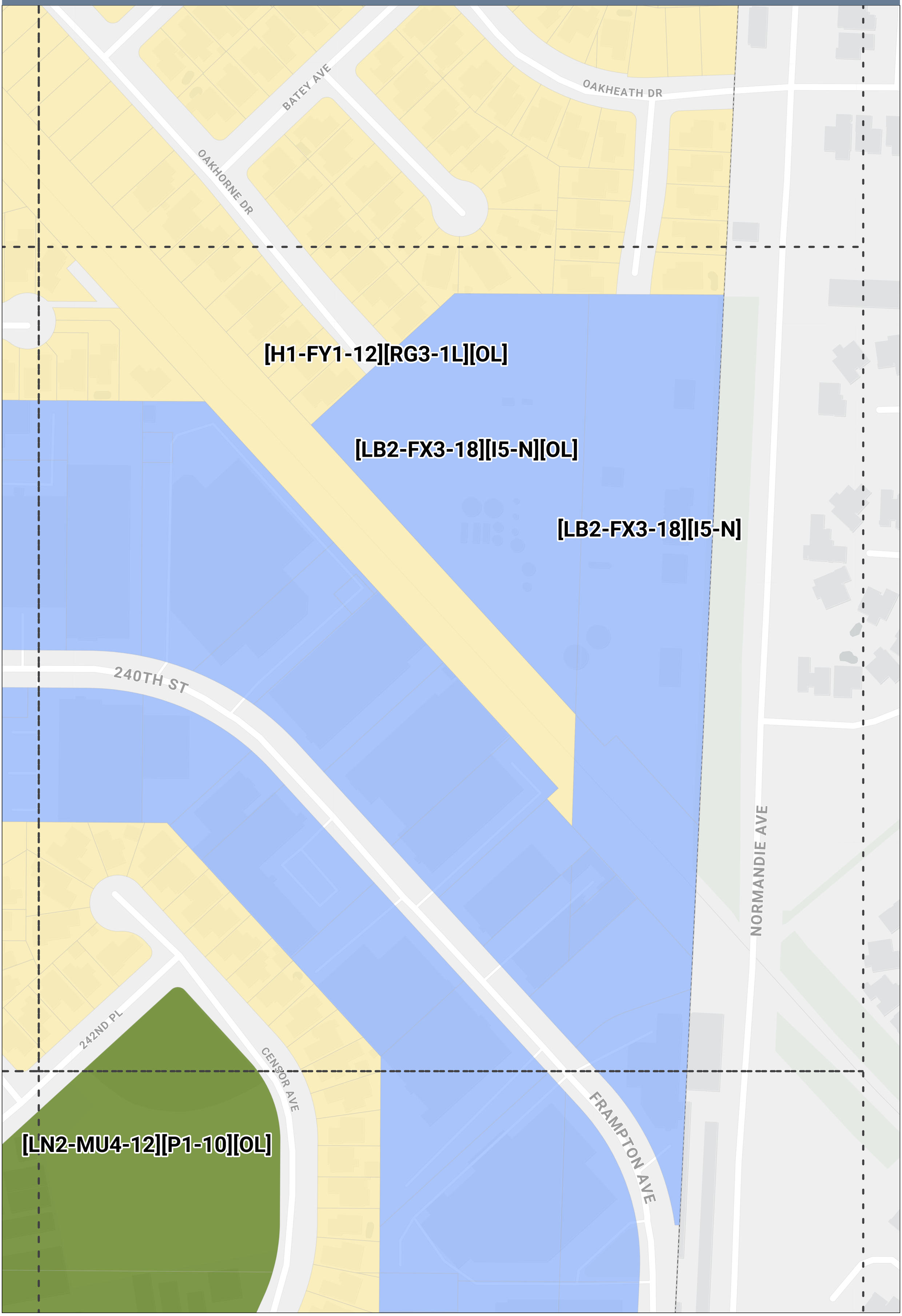
GOVERNOR AVE

242ND PL

[LN2-MU4-12][P1-10][OL]

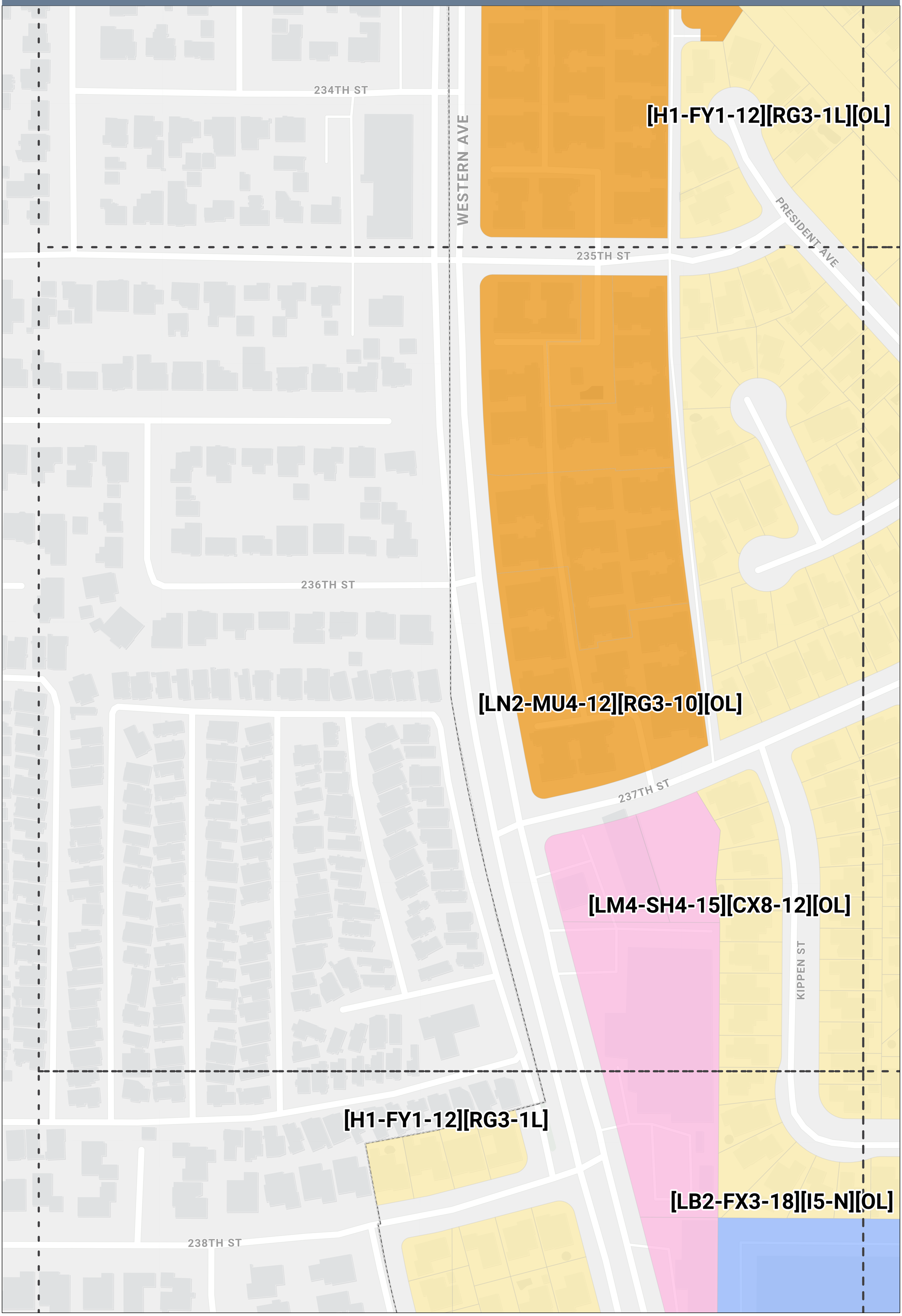
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: L3



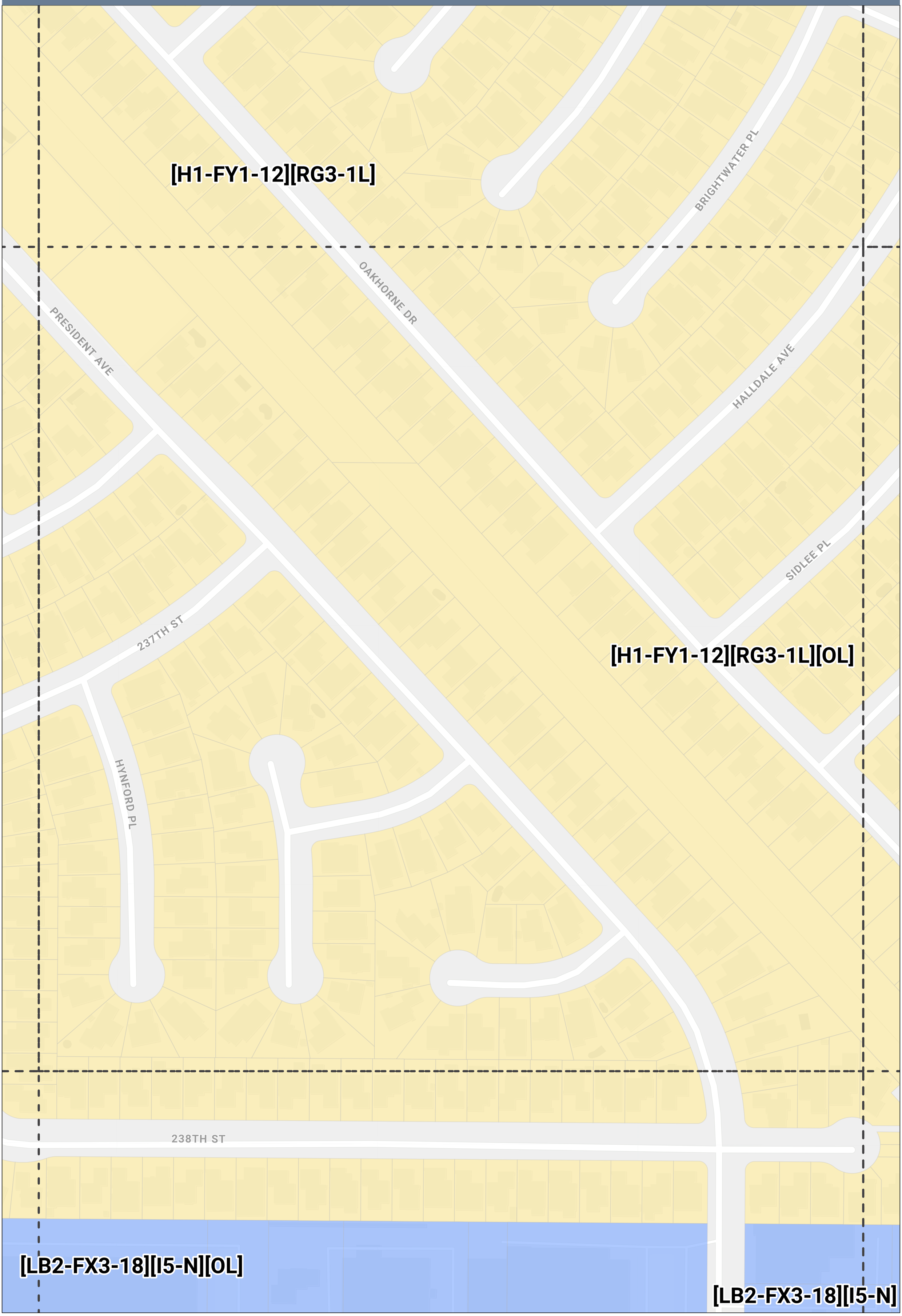
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: M1



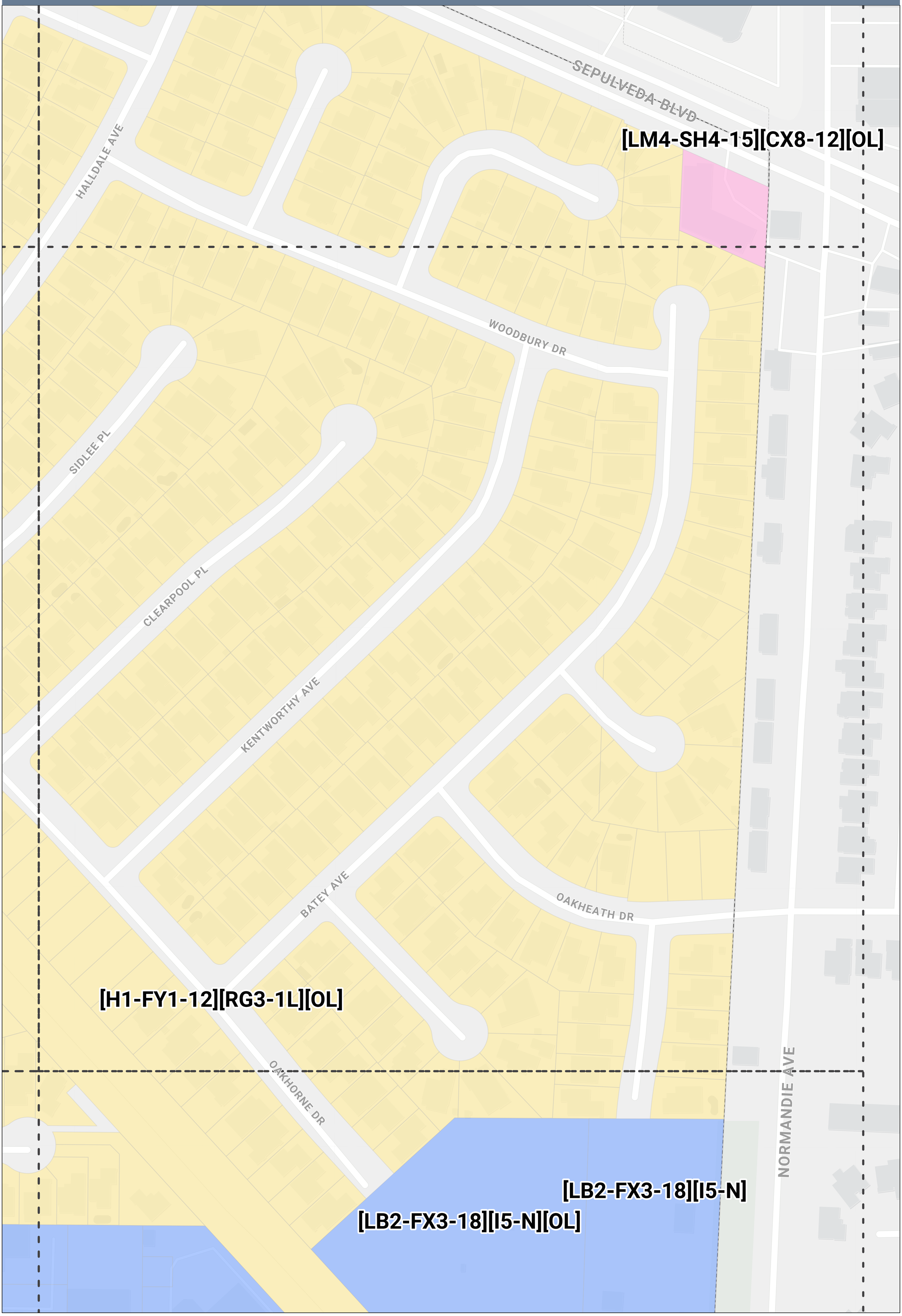
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: M2



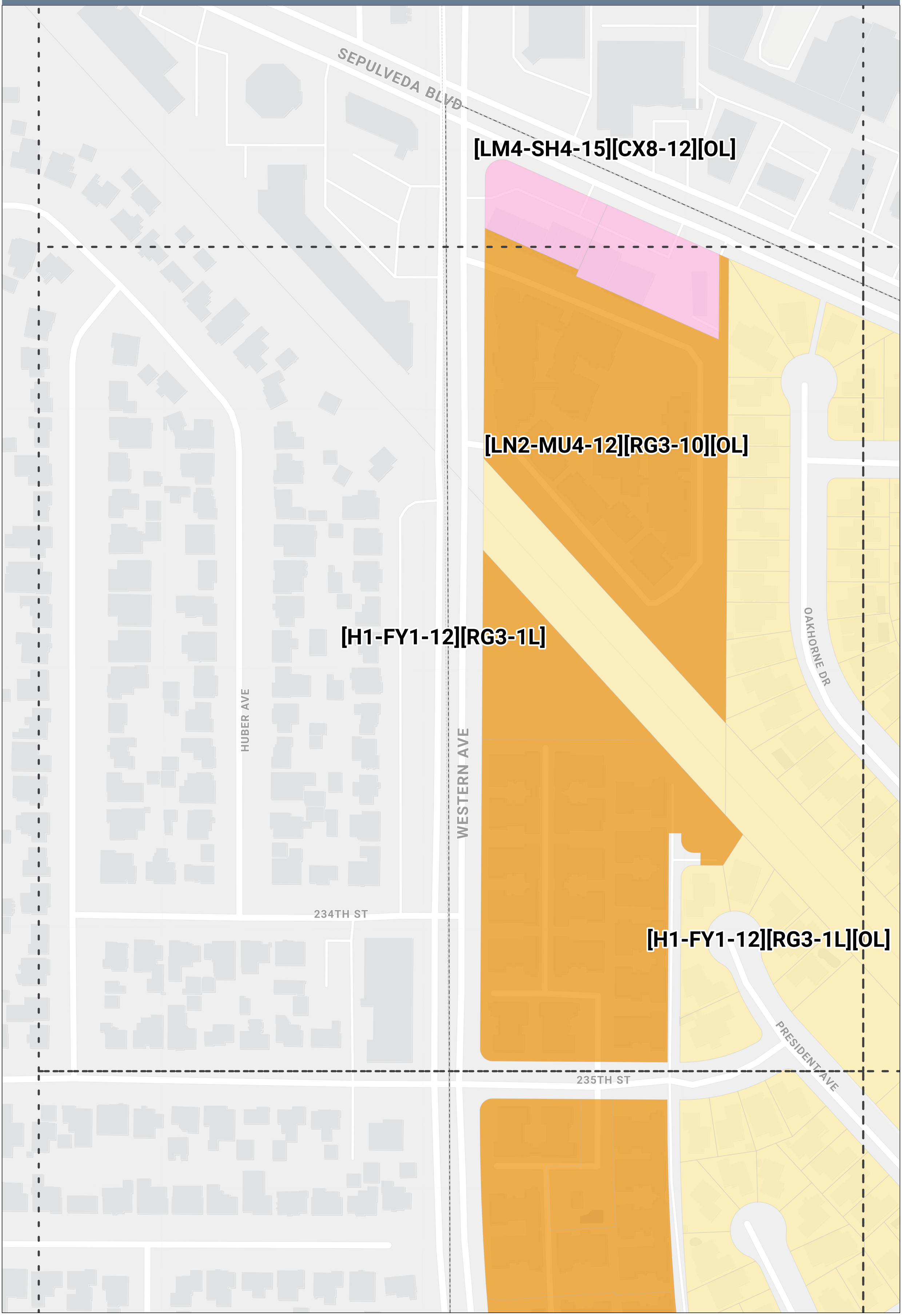
DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: M3



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: N1



DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: N2

LOCKNESS AVE

SEPULVEDA BLVD

WOODBURY DR

MALTBY PL

DORSET PL

BRIGHTWATER PL

HALLDALE AVE

OAKHORNE DR

PRESIDENT AVE

[H1-FY1-12][RG3-1L]

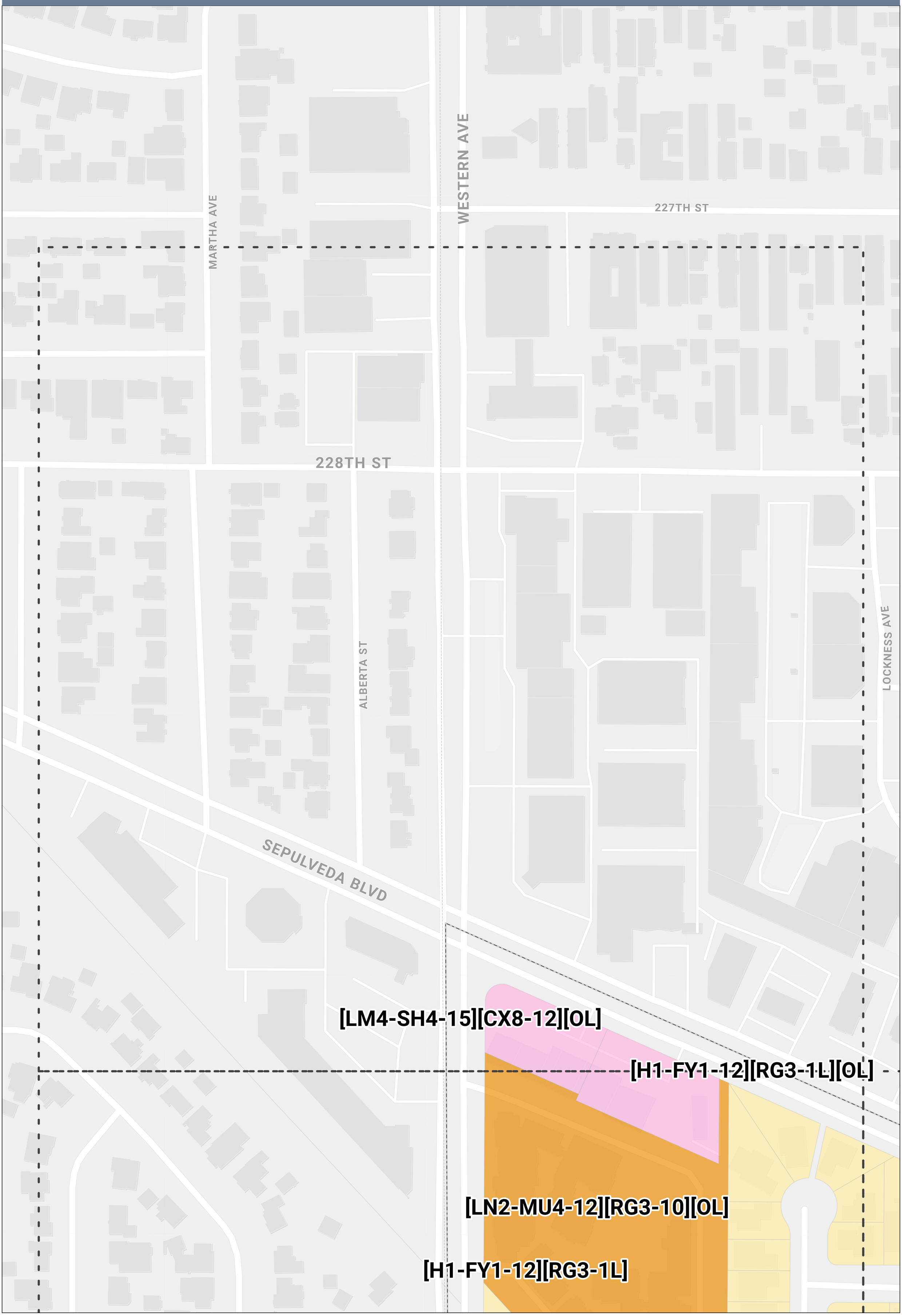
[H1-FY1-12][RG3-1L][OL]

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: N3

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: O1

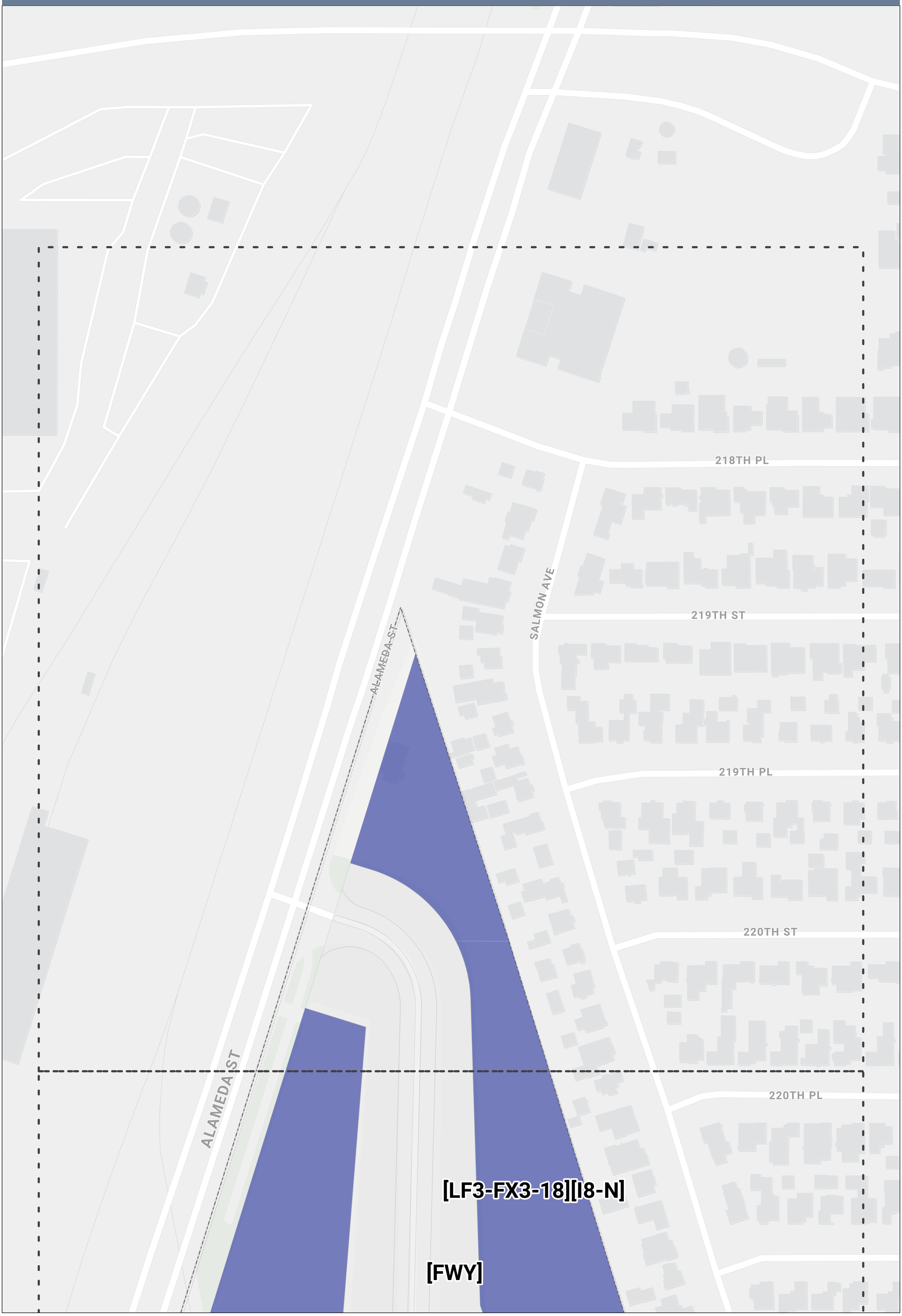


DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: Q20

DRAFT ZONING MAP
Wilmington-Harbor City Community Plan

Grid: R20



INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that "compliance" means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission's ROPs can be accessed at **http://planning.lacity.org**, by selecting "Commissions & Hearings" and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you will need to enable the Acrobat toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

Planning CPC <cpc@lacity.org>

Fwd: CPC-2018-6404-CPU (HG) / CPC-2018-6402-CPU (W-HC)/ ENV-2019-3379

Amanda Depierro <amanda.depierro@gmail.com> Mon, Jan 29, 2024 at 9:49 PM
To: cpc@lacity.org

Hello,

I provided public comments during the virtual session in addition to submitting comments via email in November. I never received a response. Resending to the cpc@lacity.org email address.

Thank you,
Amanda

---------- Forwarded message ---------
From: **Depierro, Amanda** <Amanda.Depierro@colliers.com>
Date: Mon, Nov 20, 2023 at 3:18 PM
Subject: CPC-2018-6404-CPU (HG) / CPC-2018-6402-CPU (W-HC)/ ENV-2019-3379
To: Amanda Depierro <amanda.depierro@gmail.com>

Hello, planning.harborlaplans@lacity.org

This comment is regarding the Wilmington Harbor Community Plan Update.

Case Number from the Public Hearing held on November 9, 2023. CPC-2018-6404-CPU (HG) / CPC-2018-6402-CPU (W-HC)/ ENV-2019-3379

First, I have a question – will the plan be adopted prior to the expiration of the Interim Control Ordinance?

I strongly oppose the Harbor Community Plan update. I am asking the City Planning Department to reconsider their proposed land use plans for Wilmington. The city of Wilmington is known as “America’s Port” for a reason. The port is what drives the economy in Wilmington. It is how consumers like you and I can enjoy the goods we have at home. The people in the Wilmington community want a cleaner environment. I agree with them. They do deserve to have a safe and clean city to live in. There are other ways for the city to regulate the cleanliness and green standards at industrial properties. The solution is to not eradicate industrial properties all together. Without truck yards and logistics centers we will not be able to enjoy the clothes we wear on our backs or devices we use at home. We will not have products to go into the “walkable shopping centers” that the people want in the community. There are a limited number of investors looking to develop multi-family and single-family product in this area and for good reason. Wilmington sits on old oil wells and is a PORT COMMUNITY. The increased cost of remediation and heavy regulations/standards placed on these developers by the city will make it impossible for them to underwrite deals. The properties whose zoning are being downgraded to Light Industrial, Hybrid Industrial, or Mixed-Use, are going to lose their utility and all of their value. America was born on the premise that any man from any country could come here and build a life for themselves and their family. Part of this, includes owning real estate. Coming from an immigrant family I find it very disheartening to see a city destroy everything we have ever worked for. We worked our entire lives to build a successful business and invest in the real estate our business sits on. Now, ready to retire, we will receive nothing for the land because the city has elected to downgrade the zoning. The city is going to lose tax dollars, developers, investors, employment, etc. The properties along Anaheim Street are going to be especially impacted by these changes. Anaheim St is a main artery from the port and these properties survive on Port Related Businesses. Not to mention, this is the OVERWEIGHT CORRIDOR. WHERE DO YOU EXPECT THESE BUSINESSES TO GO?? We CAN’T BUILD on the port? We can’t move away from their port otherwise our drayage costs will skyrocket and we will be foreclosed on and have to let go dozens of employees. This

isn't just destroying property utility, this plan is destroying lives. What is the solution to appease the people and help businesses stay in business! Require setbacks, taller walls, green buildings, better aesthetics, operating hours, etc.

I ask you to please reconsider the proposed land use plans for the Wilmington Harbor Gateway Community and keep the original industrial zoning.

Thank you in advance for your time and consideration.

Sincerely,

Amanda DePierro

760-406-2435

COMMUNITIES FOR A BETTER ENVIRONMENT
established 1978

January 29, 2024

ATTN:
Los Angeles Planning Commission
cpc@lacity.org
Sent via e-mail

Re: Comments on the Harbor LA Community Plans CPC Staff Report

Dear Planning Commissioners:

Communities for a Better Environment (CBE) appreciates the opportunity to submit this comment letter regarding the Harbor LA Community Plan and the CPC Staff Report Recommendations.

Founded in 1978, Communities for a Better Environment (CBE) is one of the preeminent environmental justice organizations in the nation. CBE is rooted in place-based organizing and works alongside community leaders in Wilmington and the City of Los Angeles- to build people's power in California's communities of color and low-income communities. Our mission is to achieve environmental health and justice by preventing and reducing pollution and building green, healthy and sustainable communities and environments. Due to the historical and racist practice of redlining, communities of color in the City are concentrated in specific areas where they are overburdened by environmental harms and disproportionately impacted by pollution and toxins found in and around their homes.

Examples of environmental injustices are prevalent in the Wilmington-Harbor Area, where approximately 38% is industrial, 34% residential, 7% public facility and 15% open space for approximately 82,858 residents[1]. The community is surrounded by industrial sites on all sides, including the Port of Los Angeles- the largest port in the West, six major freeways and diesel truck/goods movement corridors including the I-110, I-710, Pacific Coast Highway, SR 103/47, Harry Bridges Boulevard, and Alameda St. There are three refineries in Wilmington, with 2 additional in surrounding communities and neighboring cities. Throughout the community there are metal dismantlers, pick your parts junkyards, storage container yards, recycling, air products and chemical industry, and industrial maintenance companies. The result of a heavy industrial presence in the community has disproportionately burdened Wilmington, whose census tracts

[1] Impact Sciences, Inc., Draft Environmental Impact Report 3.0-13 (2023) [hereinafter Draft EIR or DEIR], https://planning.lacity.org/EIR/harbor/deir/sections/Harbor%20LA%20DEIR_consolidated_rev.pdf.

score 85-99% on the CalEnviroScreen Percentile- including 66-70% particulate matter, 51-100% diesel particulate matter, 97-98% toxic releases, 86-95% lead from housing[2]. The decades of toxic sites along with limited social and health services have resulted in 81-83% asthma, 20-82% low birth weight, and 89-93% cardiovascular disease[3].

Furthermore, on Saturday, January 20, 2024, a burst pipe at Warren Resources, Inc. (Warren E &P), an oil and gas drilling facility in Wilmington, sent oil spewing into the community. Warren E & P's drill site at 625 E Anaheim St. (between Eubank Ave. and Banning Blvd.) has 226 wells[4]. Since 2013 the site has used more than 4.3 million pounds of cancer-causing carcinogens and 4.6 million pounds of endocrine disrupting chemicals, which interfere with the body's hormones. This site is adjacent to a baseball little league field, several bus stops, a sidewalk with heavy foot traffic, a commercial plaza, and multi-family homes. The lack of transparency and urgency in which the City of LA, the South Coast Air Quality Management District, and other agencies are handling the clean up, informing community members of the event and potential health risks, and enforcement is disgraceful and reiterates our demands that the Wilmington/ Harbor Area needs further environmental justice protections. CBE has expressed the urgency for local, regional, and statewide representatives to act swiftly and promptly to hold a neighborhood town hall to share accurate information regarding the event and outline solutions to move forward and address health concerns. We believe that the City Planning Staff should participate in these conversations to track the progress regarding this disaster and further build stronger relationships to CD 15 residents.

Summary Response to Staff Recommendations:

We thank the City for updating its Wilmington-Harbor City Community Plan and for engaging with us to express and uplift the concerns of community members. Considering that the Community Plan was last updated in 1999, it is critical that City Planning staff continue to build a relationship with the Wilmington/ Harbor Area community. The history of environmental racism, racist zoning and planning policies and practices, the Community Plan must actively undo these harms and create a healthier, thriving community.

We write to encourage the City Planning Commission to consider our recommendations and advocate for stronger environmental and tenants protections. We do not support a Statement of Overriding Considerations due to the lack of community engagement in the initial process, the oversight of environmental and health impacts due to the dangerous environmental injustices,

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2 *CalEnviroScreen 4.0*, CalEnviroScreen, (last visited Nov. 14, 2023).https://experience.arcgis.com/experience/11d2f52282a54ceebcac7428e6184203/page/CalEnviroScreen-4_0/ (last visited Nov. 14, 2023).

3 *Id*.

4 Liberty Hill et.al. *Power of Persistence*, (last visited Jan. 29, 2024) https://issuu.com/libertyhill/docs/power_of_persistence_summer_2023

and the Plan's failure to incorporate a plan for buffer zones between neighborhood drilling and sensitive receptors.

1.) DEIR Lacks Enforceable and Adequate Environmental Justice Considerations

The Proposed Plan presented in the Draft EIR will lead to a net increase of criteria pollutants through various small to large projects and the timeline of completion is unclear. Through the use of heavy construction equipment, vehicle trips, vendor material deliveries, dust emissions from demolition and site preparation, NOX emissions, paints, and other materials, harmful emissions will be prevalent in the Harbor Area. **The CPC Staff Recommendations state that the Draft EIR found less than significant without mitigation measures or less than significant with mitigation.** However, the cumulative impacts of all projects combined will detrimentally increase pollution quantity leading to harmful impacts to residents. Studies show that air quality definitively impacts quality of life due to health risks. According to the United States Environmental Protection Agency, "Decades of research have shown that air pollutants such as ozone and particulate matter (PM) increase the amount and seriousness of lung and heart disease and other health problems."[5] Health concerns are more prominent when pollutants come from nearby oil wells and construction exposure.[6] More action must be taken to close and remediate oil wells rather than hiding them. Pollutants are extremely harmful to anyone, but especially to community members who are already disproportionately impacted by environmental harms. **We urge the CPC to prioritize remediation of contaminated sites to residential standards before advancing redevelopment.**

CBE has repeatedly requested the Community Plan make a clear commitment to renewable energy, such as solar panels and battery storage. We have yet to see this commitment, instead the DEIR confirmed that LADWP will need to identify additional energy sources and suggests alternative fuels such as hydrogen.[7] Hydrogen is an inefficient use of energy under most conditions and should take a secondary role to clean and efficient electrification. CBE opposes all hydrogen that is not green hydrogen[8] or that does not respect the three pillars of additionality, deliverability, and hourly matching.[9] Additionally, the DEIR describes hydrogen as an

5 U.S. EPA., *Research on Health Effects from Air Pollution*, https://www.epa.gov/air-research/research-health-effects-air-pollution (last visited Nov. 16, 2023).

6 Danielle Torrent Tucker, *Living near oil and gas wells increases air pollution exposure, according to Stanford research*, Stanford News Service (Oct. 12, 2021), https://news.stanford.edu/press-releases/2021/10/12/living-near-oil-llution-exposure/ (finding that there are higher levels of air pollutants within 2.5 miles of oil and gas wells leading to adverse health outcomes for residents); Mingpu Wang, et al., *Exposure to construction dust and health impacts – A review*, 311 Chemosphere 1 (2023) (available at https://doi.org/10.1016/j.chemosphere.2022.136990) (finding that construction dust exposure leads to health concerns such as respiratory disease, cardiovascular disease, cancer risk, and increased risk of mortality for residents and construction workers).

7 Draft EIR, *supra* note 1, at 4.7-66

8 CBE, et al., *Equity Principles for Hydrogen: Environmental Justice Position on Green Hydrogen in California*, (Oct. 10, 2023) https://www.cbecal.org/wp-content/uploads/2023/10/Equity-Hydrogen-Initiative-Shared-Hydrogen-Position-1.pdf.

9 Rachel Fakhry, *Success of IRA Hydrogen Tax Credit Hinges on IRS and DOE*, NRDC (Dec. 8, 2022) https://www.nrdc.org/bio/rachel-fakhry/success-ira-hydrogen-tax-credit-hinges-irs-and-doe.

environmental solution due to its "clean-burning qualities". Hydrogen produces large quantities of nitrous oxide when combusted to generate electricity or on a smaller scale and can cause significant harm to local residents. CBE and environmental justice allies collaborated to outline environmental concerns regarding Hydrogen because production, delivery, storage, and end uses of hydrogen can present more harm to communities of color and undermine our climate targets. Any potential hydrogen infrastructure requires meaningful community engagement opportunities that consider current cumulative impacts on frontline environmental justice communities.**We urge the CPC to incorporate a clear commitment to renewable energy, solar, solar storage. In regards to green hydrogen, the CPC should ensure to avoid hydrogen combustion and remove any and all options, considerations or recommendations for Hydrogen to be used in "combustion engines" in the CPA.**[10]

2.) Overlooks the Los Angeles Oil and Gas Drilling Ordinance requiring phase out

In 2022, the City of Los Angeles unanimously passed an Oil and Gas Drilling Ordinance prohibiting all new activity and making current extraction activities a nonconforming use in all zones. The city ordinance phases out all oil and gas extraction by prohibiting new oil and gas extraction operations and instructing all existing operations to sunset within 20 years. Owners are not allowed to expand their current site or extend their operations during the 20 years of phase out. Community plans must incorporate phase out strategies and follow city ordinances- especially in environmental justice communities where any amount of oil drilling is an unsafe and incompatible land use. Residents near oil wells experience health impacts such as headaches, nosebleeds, cancer risks, and respiratory related conditions. **We urge the CPC instruct the DCP to incorporate an adequate plan for the phase out ordinance and a plan for potential environmental impacts from remediation such as possible vapor intrusion, groundwater contamination and particulate matter.**

3.) Fails to address incompatible and non-conforming land use

We are concerned that the increased incorporation of hybrid/industrial zoning and industrial zoning will divide established communities and homes to critical services such as access to sidewalks, public transportation, social cohesion, and overall protections from existing policies and plans. Currently, the Wilmington/ Harbor Area has hundreds of oil wells and numerous industrial buildings. We are concerned that the proposed hybrid industrial zoning in Wilmington will increase residents' proximity to industry thereby, furthering cumulative health impacts. Zoning that allows an increase in industry presence will thereby lead to adverse health impacts to residents. As stated throughout this letter, air quality is significantly affected by industries such as gas and oil. Additionally, hazardous materials used by the industry can contaminate groundwater and soil in the community. **We urge the CPC to reconsider zoning Hybrid**

10 DRAFT EIR, *supra* note 1, at 4.5-8

Industrial Zones near residential neighborhoods and instead focus on phasing out industry and increasing healthy neighborhoods with access to green space.

CBE began the Clean Up Green Up initiative with the support of community members. Unfortunately, we have faced numerous problems with the ordinance due to the lack of enforcement and jurisdiction. **We encourage the CPC to extend the Interim Control Ordinance (ICO), for another year rather than its original extension deadline (July 6, 2024), as a way to further evaluate the best method of enforcement to prohibit diesel truck traffic in residential neighborhoods.**

4.) Incomplete housing development and tenants protections

We are concerned about the Proposed Plan's policies in relation to housing development and tenant protections. With the current housing crisis, it is imperative that the Proposed Plan has stronger policies that address the issues that Wilmington/ Harbor Area residents are currently facing which include housing instability and displacement. The Wilmington/ Harbor Area has a high percentage of renters with 62% of residents being renters in Wilmington and 54% in Harbor City.[11] Both communities are also experiencing high levels of rent burden with 60% of Wilmington residents and 50% of Harbor City residents experiencing rent burden.[12] While the Proposed Plan has policies that help encourage affordable housing, there is still a need for more policies that address this. According to the City Controller's Office[13], there are only 10 affordable housing developments in the Wilmington/ Harbor Area. Simultaneously, as an environmental justice community, it is important that with the production of housing, there are environmental protections in place that promote healthy affordable housing. The Wilmington/ Harbor Area is facing both a housing crisis and an environmental crisis, therefore, the Proposed Plan should consider and should align with environmental planning goals such as the Oil and Gas Drilling Ordinance and the Environmental Justice Policy Program. **We urge the CPC to revise housing-related policies, encourage more affordable housing development, and align housing policies with current environmental planning efforts at the City.**

With many efforts to streamline the production of housing, there is concern that this would lead to unintended consequences such as displacement. This has been shown with the current Executive Directive 1 that aims to streamline the production of affordable housing, however, there have been many low-income tenants that have been displaced due to their rent-stabilized housing being demolished for the production of new affordable housing.[14] Furthermore, according to the Urban Displacement Project, a mapping tool to identify areas vulnerable to

11 USC Lusk Center for Real Estate,*Neighborhood Data for Social Change*, https://map.myneighborhooddata.org/ (last visited Jan. 29, 2024)

12 Supra.

13 Kenneth Mejia, *Housing Covenants*, https://housingcovenants.lacontroller.app/ (last visited Jan. 29, 2024)

14 David Zahniser & Dorany Pineda, *LA is fast tracking affordable housing. Some say those projects are pushing them out,* (https://www.latimes.com/california/story/2023-12-14/mayor-karen-bass-affordable-housing-initiative-is-sparking-new-displacement-fears) (2023)

gentrification and displacement, many areas in the Wilmington/ Harbor Area, particularly south of Opp Street are at an elevated risk for displacement of low-income residents.[15] Because of this increased risk of displacement, it is necessary that the Proposed Plan has stronger anti-displacement strategies. Some strategies that should be considered include providing relocation assistance and right of return as listed under the Housing Crisis Act of 2019 (as amended by SB 8) and Government Code 7260 et seq. There should also be a No Net Loss policy explicitly listed in the Proposed Plan that allows for any demolished rental units, including rent-stabilized housing, to be replaced with units that serve a similar population including matching square footage and bedroom/bathroom count, and should include replacement requirements at the ELI and ALI levels. **We urge the CPC to incorporate stronger anti-displacement policies.**

In conclusion, we urge the CPC to consider our recommendations and take action to uphold environmental justice principles. We look forward to working with the City Planning staff to build stronger relationships between the department and CD 15, track the progress regarding the Warren E&P pipe burst, improving environmental justice goals, and incorporate best practices and emergency preparedness for other potential disasters such as earthquakes.

Thank you for considering our comments. If you have further questions, please contact Laura Gracia (laura@cbecal.org).

Sincerely,

Laura Gracia
Climate Adaptation and Resilience Enhancement (CARE) Coordinator

Wendy Miranda
Wilmington Community Member

15 Urban Displacement Project, *California Estimated Displacement Risk Model*, https://www.urbandisplacement.org/maps/california-estimated-displacement-risk-model/ (last visited Jan 29, 2024)

Daniel Freedman
dff@jmbm.com

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Los Angeles, California 90067-4308
(310) 203-8080 (310) 203-0567 Fax
www.jmbm.com

January 25, 2024

BY EMAIL ONLY

Members of the City Planning Commission
Department of City Planning
City of Los Angeles
200 N Spring St.
Los Angeles, CA 90012
E-Mail: CPC@lacity.org

Re: Comment / Request on Harbor LA Community Plans Update
Case Number: ENV-2019-3379-EIR
Proposed Zoning of 1020 N. McFarland Avenue

Dear Members of the City Planning Commission:

We represent the owner of the property located at 1020 N. McFarland Avenue, Los Angeles, CA 90744 (the "Subject Property"), a 3.5 acre site in the Wilmington community improved with an existing warehouse / industrial building. The surrounding properties are improved with a mix of uses, including RV parking, residential, auto-repair, warehousing, and other industrial structures. (See **Exhibit A**.) Notwithstanding this mix of uses and improvements, the proposed Community Plan Update is seeking to rezone our client's massive parcel to low-density residential, which is the least prevalent use in the immediate vicinity.[1] It is our view that this was a mistake, and we do not believe very-low density residential is an appropriate zone for this existing industrial site. **Accordingly, we respectfully request the City Planning Commission revise the site's zoning to match the actual uses, i.e., the newly created "Hybrid Industrial" zone.**

As explained in the update, the new Hybrid Industrial zone was specifically designed for this type of urban setting and for large sites like this with legacy industrial uses. According to the EIR, the areas being rezoned to Hybrid Industrial area "areas where [existing industrial] uses abut or are in close proximity to residential uses." (DEIR, Pg. 4.10-22.) It explains that the purpose of this zone is to improve "compatibility and accessibility of [adjacent] residential" uses and to facilitate existing industrial land uses to be "transitioned over time into more compatible hybrid industrial uses."(*Id.*, *see also* Pg. 2.0, explaining that the Hybrid Industrial

[1] Only a small trip of 5 adjacent homes along Sanford Avenue are true single-family residences. The majority of the surrounding uses are higher density RV and mobile home uses – to the north and west – and multi-family and industrial uses to the south and west.

area/zone is intended to serve as "a buffer between residential and heavy industrial uses."). Acknowledging the utility of this zone in this area, the proposed Community Plan Update currently proposes to rezone similar residentially zoned industrial sites to the new Hybrid Industrial zoning designation. For instance, the large property located at 733 E. Opp Street – located less than 200 feet from the subject property – is proposed to be rezoned from RD3 to Hybrid Industrial.

Considering the proximity and similarities between 733 E. Opp and the Subject Property, we submit this letter to request that the land use designation of the Subject Property similarly be modified to Hybrid Industrial (i.e., the same proposed zoning as 733 E. Opp). Like nearby proposed Hybrid Industrial sites, the Subject Property has an existing long-standing industrial use, is located in area with a mix of uses, and would benefit from a zone that is designed to improve the compatibility of the existing use/structures while allowing for the area to transition over-time. As the Subject Property is located only 200 feet from another parcel being proposed for Hybrid Industrial, we believe this would be a relatively minor amendment to the proposed plans, and would better match the proposed zoning with the existing built environment. This is precisely the scenario the Hybrid Industrial zone was created for, and should be applied accordingly.

Finally, to avoid any doubt, this change would not create a "spot zoning" issue for the City. The Subject Property is 3.5 acres, an order of magnitude larger than the neighboring abutting parcels. (*Foothill Communities Coal. v. Cnty. of Orange* (2014) 222 Cal. App. 4th 1302, 1311, explaining that spot zoning involves a *small* parcel of land, the larger the property the more difficult it is to sustain an allegation of spot zoning.) Giving a site of this size a suitable zone in consideration of the existing development trends and environment, is not spot zoning. Moreover, there is no requirement that the property and its zoning designation be connected to another property with the same zoning, as long as there is a "rational reason" for the zoning. (*Id.*) As explained above, the Hybrid Industrial zone was established for precisely this purpose, to act as a buffer and transition zone between residential and industrial uses. Applying this zone to that exact scenario, is both rational and in the public's interest.

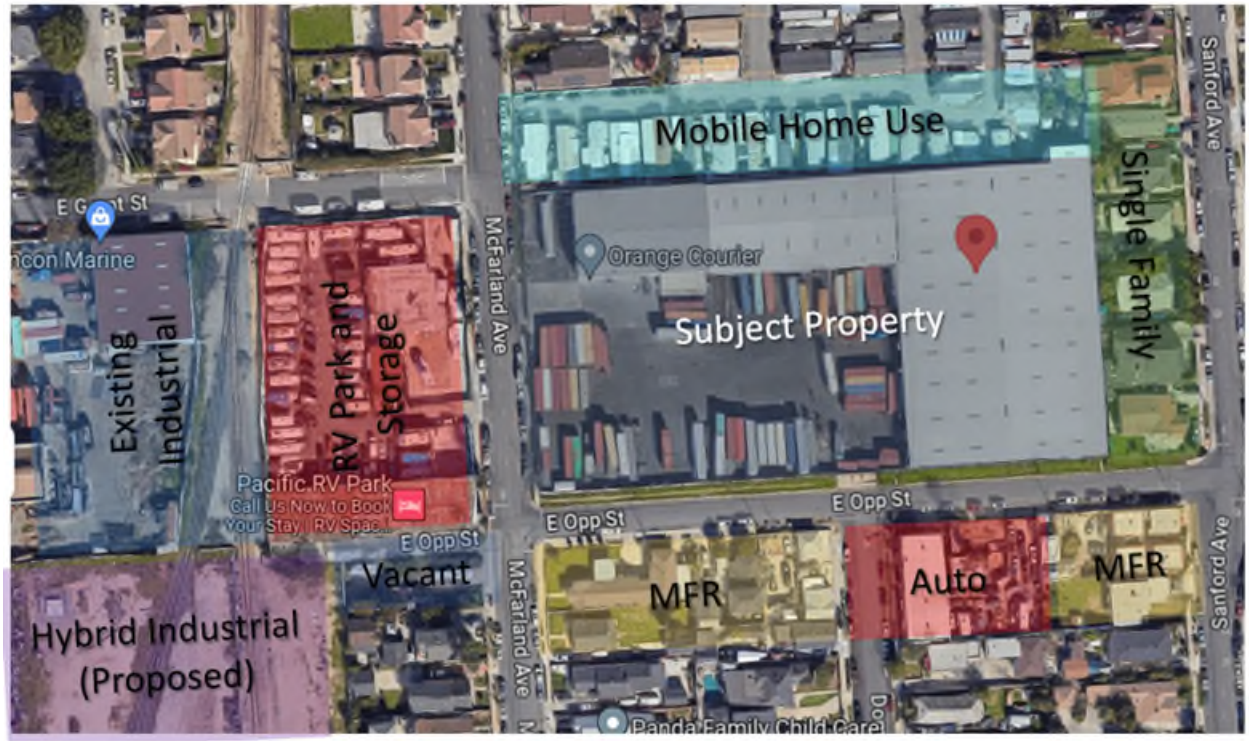
The fact is, it would be a disservice to the public to keep this property zoned exclusively for residential, as it would make it impossible for the owner to reinvest in the property and to achieve the benefits the Hybrid Industrial zone is intended to confer. Thank you for your consideration, and we appreciate the Commission's consideration of this request.

Very truly yours,

DANIEL FREEDMAN of
Jeffer Mangels Butler & Mitchell LLP

CC Council District 15
Department of City Planning (Wilmington-HarborCity@lacity.org)

Exhibit A


Mobile Home Use
Single Family
Sanford Ave
Orange Courier
Subject Property
McFarland Ave
Existing Industrial
RV Park and Storage
Pacific RV Park
E Opp St
Vacant
Hybrid Industrial (Proposed)
MFR
Auto
MFR
Panda Family Child Care