

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2015-1938-CA	ENV-2015-1939-CE	ALL
PROJECT ADDRESS:		
CITYWIDE		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
CITY OF LOS ANGELES		
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Bryan Eck	213-978-1304	bryan.eck@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>The proposed Hybrid Industrial Live/Work ("HI") Zone amends Sections 12.03, 12.04.A, and 12.04.C, and adds Section 12.04.06 to the Los Angeles Municipal Code (LAMC) for purposes of establishing the HI Zone to enable the regulation of a new mix a land uses including light industrial, live/work, hotel, and other commercial uses in areas of the City with a General Plan land use designation of Hybrid Industrial. There is no development, change in land use, intensity, or density proposed as part of this ordinance.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

City Planning Commission:

1. Approved and recommended that the City Council adopt the proposed ordinance.
2. Adopted the staff recommendation report as the City Planning Commission's report on the subject.
3. Approved and recommended that the City Council, based on the whole of the administrative record, determine that the project is Categorical Exempt (No. ENV-2015-1939-CE) pursuant to the City's CEQA Guidelines, Article II, Section 2, class (m) and CEQA Guidelines Section 15061(b)(3); and direct staff to file the Notice of Exemption with the County Clerk's office.
4. Adopted the Findings.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

Zoning Code Amendment

FINAL ENTITLEMENTS NOT ADVANCING:

ITEMS APPEALED:

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input checked="" type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):

FISCAL IMPACT STATEMENT:

Yes

No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:

August 13, 2015

COMMISSION VOTE:

9-0

LAST DAY TO APPEAL:

N/A

APPEALED:

N/A

TRANSMITTED BY:

James K. Williams

TRANSMITTAL DATE:

AUG, 26 2015



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300
www.lacity.org/PLN/index.htm

Determination Mailing Date: AUG. 26 2015

CASE NO.: CPC-2015-1938-CA
CEQA: ENV-2015-1939-CE

Location: Citywide
Council Districts: All
Plan Areas: All
Request: Code Amendment

Applicant: City of Los Angeles, Department of City Planning

At its meeting on August 13, 2015, the following action was taken by the City Planning Commission:

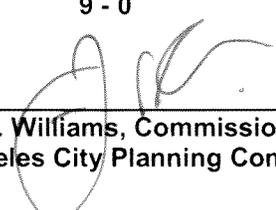
1. **Approved** the proposed Hybrid Industrial Live/Work ("HI") Zone ordinance amending Sections 12.03, 12.04.A and 12.04.C, and adds Section 12.04.06 to the Los Angeles Municipal Code (LAMC) for the purpose of establishing the HI Zone to enable the regulation of a new mix of land uses, including light industrial, live/work, hotel, and other commercial uses, in areas of the City with a General Plan land use designation of Hybrid Industrial. There is no development, change in land use, intensity or density proposed as part of this ordinance.
2. **Adopted** the staff recommendation report as the City Planning Commission's report on the subject.
3. **Adopted** the Findings.
4. **Found** that based on the whole of the administrative record the project is Categorically Exempt No. **ENV-2015-1939-CE** pursuant to the City's CEQA Guidelines, Article II, Section 2, class (m) and CEQA Guidelines Section 15061(b)(3); and directed staff to file the Notice of Exemption with the County Clerk's office.

RECOMMENDATIONS TO THE CITY COUNCIL:

1. **Recommend** the City Council **adopt** the proposed **Hybrid Industrial Live/Work ("HI") Zone** ordinance amending Sections 12.03, 12.04.A and 12.04.C, and adds Section 12.04.06 to the Los Angeles Municipal Code (LAMC) for the purpose of establishing the HI Zone to enable the regulation of a new mix of land uses, including light industrial, live/work, hotel, and other commercial uses, in areas of the City with a General Plan land use designation of Hybrid Industrial.
2. **Recommend** the City Council **adopt** the Findings.
3. **Recommend** the City Council **Find** that based on the whole of the administrative record, the project is Categorically Exempt No. **ENV-2015-1939-CE** pursuant to the City's CEQA Guidelines, Article II, Section 2, class (m) and CEQA Guidelines Section 15061(b)(3); and direct staff to file the Notice of Exemption with the County Clerk's office.

Moved: Ambroz
Seconded: Dake-Wilson
Ayes: Ahn, Choe, Katz, Mack, Millman, Perlman, Segura

Vote: 9 - 0


James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Effective Date / Appeals:

The Commission's determination is final as of the mailing date of this determination and is not appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Ordinance, Findings
Planning Associate: Bryan Eck

ORDINANCE NO. _____

A proposed ordinance to amend Sections 12.03, 12.04.A, and 12.04.C, and to add Section 12.04.06, establishing the "HI" Hybrid Industrial Live/Work Zone to enable and regulate live/work uses in areas of the City with a General Plan land use designation of Hybrid Industrial.

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

Section 1. Section 12.03 of the Los Angeles Municipal Code is amended to add the following definition:

Live/Work Unit. A residential occupancy of one or more rooms or floors used as a dwelling unit with adequate work space reserved for and regularly used by one or more persons residing there and/or up to 5 nonresidential employees. In accordance with the Los Angeles Building Code, a Live/Work Unit must be built to accommodate a B, M, or F function and 5 nonresidential employees, and shall comply with the provisions of Section 419 of the Los Angeles Building Code.

Section 2. Subsection A of Section 12.04 of the Los Angeles Municipal Code is amended to read:

A. In order to regulate the use of property, as provided for in this article, the City is divided into the following Zones:

1. OS Open Space Zone;
2. A1 Agricultural Zone;
3. A2 Agricultural Zone;
4. RA Suburban Zone;
5. RE Residential Zone;
6. RS Suburban Zone;
7. R1 One-Family Zone;
8. RU Residential Urban Zone;
9. RZ Residential Zero Side Yard Zone;
10. RW1 One-Family Residential Waterways Zone;
11. R2 Two-Family Zone;
12. RD Restricted Density Multiple Dwelling Zone;
13. RMP Mobile Home Park Zone;
14. RW2 Two-Family Residential Waterways Zone;
15. R3 Multiple Dwelling Zone;
16. RAS3 Residential/Accessory Services Zone;
17. R4 Multiple Dwelling Zone;
18. RAS4 Residential/Accessory Services Zone;
19. R5 Multiple Dwelling Zone;
20. P Automobile Parking Zone;
21. PB Parking Building Zone;
22. CR Limited Commercial Zone;
23. C1 Limited Commercial Zone;

24. C1.5 Limited Commercial Zone;
25. C2 Commercial Zone;
26. C4 Commercial Zone;
27. C5 Commercial Zone;
28. CM Commercial Manufacturing Zone;
29. MR1 Restricted Industrial Zone;
30. M1 Limited Industrial Zone;
31. MR2 Restricted Light Industrial Zone;
32. M2 Light Industrial Zone;
33. M3 Heavy Industrial Zone;
34. PF Public Facilities Zone; and
35. SL Ocean-Submerged Land Zone.
36. HI Hybrid Industrial Live/Work Zone as established by Ordinance No. XXXXXX.

The order of restrictiveness of these zones, the first being the most restrictive and last being the least restrictive, is as follows:

OS, A1, A2, RA, RE, RS, R1, RU, RZ, RW1, R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5, CR, C1, C1.5, C4, C2, C5, CM, MR1, M1, MR2, M2, M3 and PF.

There shall be the following Specific Plan Zones:

1. CCS Century City South Studio Zone;
2. CM (GM) Commercial Manufacturing (Glencoe/Maxella) Zone;
3. CW Central City West Specific Plan Zone;
4. WC Warner Center Specific Plan Zone;
5. ADP Alameda District Specific Plan Zone;
6. LASED Los Angeles Sports and Entertainment District Specific Plan Zone;
7. LAX Los Angeles International Airport Specific Plan Zone;
8. USC-1A University of Southern California University Park Campus Specific Plan Subarea 1A Zone;
9. USC-1B University of Southern California University Park Campus Specific Plan Subarea 1B Zone;
10. USC-2 University of Southern California University Park Campus Specific Plan Subarea 2 Zone; and
11. USC-3 University of Southern California University Park Campus Specific Plan Subarea 3 Zone.

Section 3. Subsection C of Section 12.04 of the Los Angeles Municipal Code is amended to read:

- C. In order to regulate more adequately and restrict the height and floor area of buildings and structures, each lot shall include a height district designation, except for lots in the HI Hybrid Industrial Live/Work Zone where the height and floor area of buildings and structures shall be regulated by Ordinance No. XXXXXX

Section 4. Section 12.04.06 of the Los Angeles Municipal Code is added to read:

“HI” Hybrid Industrial Live/Work Zone

Purpose: The purpose of this Zone is to regulate Live/Work and Arts and Productive Uses in areas of the City with a General Plan land use designation of Hybrid Industrial as a means to preserve land for jobs and to foster job creation.

A. Limitations on Zone Changes to the HI Zone. An application for a proposed land use ordinance involving a change to the HI Zone shall follow the procedures as set forth in Section 12.32 of this code, except that the following limitations shall also apply: Applications for a change of zone to the HI Zone are limited to properties that meet the following locational criteria: 1) located in an industrial zone at the time of filing an application; and 2) where the Community Plan General Plan Land Use Map includes the Hybrid Industrial land use designation and the HI Zone as a corresponding zone.

B. Use.

General Intent. The use regulations of this section are intended to delineate permitted, limited, and prohibited uses that preserve the productive functions of industrial mixed use areas and generate jobs.

No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and, when a "Supplemental Use District" is created by the provisions of Article 3 of this chapter for such uses as may be permitted therein:

1. Any use permitted in the M2 Zone, except the following:
 - (a) Drive-through establishment.
 - (b) Nightclub.
2. The following uses when conducted in accordance with the limitations hereafter specified.
 - (a) Any building containing Live/Work Units, provided that such units comply with the requirements of Section 12.04.06 C.4.
 - (b) Any building containing Guest Rooms, provided that no single development site contains more than 100 guest rooms.
 - (c) Bar, restaurant, tea room or café, including a restaurant with an outdoor eating area, provided that the total area of space used on the premises in connection with any one such individual business shall not exceed 6,000 square feet.
 - (d) Retail store or business, provided that the total area of space used on the premises in connection with any one such individual business shall not exceed 6,000 square feet.
Exception: A grocery store or pharmacy shall not be subject to the above size limitation.
3. Beverage manufacturing, including alcohol.
4. Barrel or drum, steel manufacturing.
5. Fabrication of iron or steel.
6. Other uses similar to the above, as provided in Section 12.21 A.2 but not including use which are or may become obnoxious or offensive by reason of emission of odor, dust, smoke, noise, gas, fumes, cinders, vibration, refuse matter or water-carried waste, as determined by the Administrator.
7. Uses customarily incident to any of the above uses and accessory buildings, when located on the same lot.
8. Automobile parking space and loading space required in connection with permitted uses, as provided for in Section 12.04.06 C.13.

C. Development Standards.

General Intent. The development standards of this section are intended to facilitate the creation of new live/work units and productive space in hybrid industrial areas in a manner that preserves the surrounding industrial and artistic character, supports enhanced street level activity, maintains a consistent urban streetwall, minimizes conflicts between cars and pedestrians, and orients buildings and pedestrians toward public streets. These standards are meant to create a mix of productive and industrial spaces and encourage the reuse of existing structures.

Table C.1

Summary of Development Standards				
	Ordinance Section	Unit of Measurement	Standard	
Height	C.3	Building Height (max)	110'	
	C.4(a)	Ground Level Floor to Ceiling	16' minimum	
	C.4(b)	Upper Floors Floor to Ceiling	10' minimum	
Live/Work Units	C.5(b)(1)	Minimum Average Unit Size	750 sf	
	C.5(b)(2)	Minimum Workspace Area per unit	150 sf	
Resident Production/ Art Gallery Space	C.1(b)(6)	Minimum Area	500 sf	
Arts & Productive Uses	C.1(b)(2)	Minimum Required Floor Area	200 sf x # Live/Work Units	25 sf x # hotel rooms
Yards	D.1 and D.2		None Required	
Massing	C.7	Max Street Frontage Per Building	275'	
	C.7	Required Separation	30' (to a depth of 30')	
Build-To	C.8	Min/Max Distance From Lot Line	0'/10'	
Buffer from Heavy Industry	C.9	New Live/Work (min distance) from Heavy Industrial	15'	
Street Façade Transparency	C.10(a)	Ground Level (min)	50%/Commercial Uses	30%/ Live/Work & Industrial
	C.10(b)	Upper Floors (min)	30%/All Uses	
Façade Treatment	C.1(b)(5)	Green Wall or Art Mural	15% of one façade (300 sf min)	
Street Trees	C.13	Requirement	Per Urban Forestry Guidelines	
Open Space	C.6	Required Area	100 sf per Live/Work Unit	
Roof Treatment	C.11	Special Material	75% of non-habitable roof area	
Parking	C.14(b)(1)	New Live/Work Units (min)	1 Space per Unit	
	C.14(b)(2)	Hotel (min)	1 Space per 2 guest rooms (Rooms 1 – 20) 1 Space per 4 guest rooms (Rooms 21 – 40) 1 Space per 6 guest rooms (Rooms 41+)	
	C.14(b)(3)	New Non-Live/Work Use (min)	2 Spaces per 1,000 square feet	
	C.14(b)(4)	Conversion of Existing Buildings	None required	
	C.14(d)	EV Stations (min)	10% of all spaces	
	C.14(e)	Car Share Reduction	5 regular required spaces per space reserved for carshare	
	-	Bicycle Parking	Per Section 12.21 A.16	
Signs	C.15(a)(1)	Maximum Total Sign Area	1 square foot per 1 linear foot of frontage	
	C.15(a)(2)	Maximum Individual Sign Size	40 sf	

*Note: This table is included for summary purposes only. Refer to original code sections for full text of regulations.

1. **Maximum Permitted Floor Area Ratio (FAR).** The maximum permitted Floor Area contained in all buildings on a Lot shall not exceed one-and-one-half (1.5) times the Lot Area, except as follows:
- (a) **Reuse of Existing Structures.** Any portions of a structure existing on a lot as of July 1, 1974, as evidenced by a valid Certificate of Occupancy, that are maintained on-site and incorporated into a new development shall be excluded from the calculation of total floor area.
 - (1) Development Standards Sections C.3 through C.14 of the zone shall not apply to those portions of existing structures maintained on-site and incorporated into a new development.
 - (b) **Floor Area Incentive for Public Benefits.** The maximum permitted Floor Area contained in all buildings on a Lot may exceed one-and-on-half (1.5) times the Lot Area up to a maximum of three (3) times the Lot Area, provided all of the Public Benefits listed below are met.
 - (1) **Restricted Affordable Units.** 5 percent of all live/work units shall be reserved for Very Low Income households, or 10 percent shall be reserved for Low Income households, or 10 percent shall be reserved for Moderate Income households in a common interest development provided that all units in the development are offered to the public for purchase. Affordability levels shall comply with income categories as defined by the California Department of Housing and Community Development (HCD) or any successor agency. Rents or housing costs shall not exceed 30 percent of the maximum gross income of each income category.
 - (2) **Floor Area for Arts & Productive Uses.** Floor area reserved for uses other than Live/Work units and guest rooms shall be provided at a ratio of at least 200 square feet per Live/Work Unit and at a ratio of at least 25 square feet per guest room. No more than 50 percent of the above required floor area shall be occupied by the following uses: bar, restaurant, tea room, café, including restaurant outdoor eating areas, retail store/business.
 - (3) **Pedestrian Paseo.** Wherever blocks (measured from curb face to curb face) are longer than 400 feet and a development site contains more than 300 feet of frontage or is located at the middle of the block, mid-block pedestrian pathways or paseos which are open to the public, shall be provided to the satisfaction of the Director of Planning. Paseo shall meet the following requirements:
 - (i) Be built perpendicular from the longest block face from which access is provided, where only one paseo is required
 - (ii) Be at least 10' wide at a minimum and 15' wide average
 - (iii) Have a clear line of sight to the back of the paseo, gathering place, or focal element
 - (iv) Be at least 50% open to the sky, covered with a transparent material, or run through a qualified existing building as defined in Section C.1(a) above.
 - (v) Remain open to the public from 7AM to 10PM, at minimum
 - (vi) Have signs visible from the adjacent public right-of-way stating that the paseo is publicly accessible and specifying the hours during which it is accessible.
 - (4) **Pedestrian Plaza.** Where total lot area equals 50,000 square feet or greater, a pedestrian plaza shall be provided that meets the following design criteria:
 - (i) A minimum of 2,500 square feet in size
 - i. The area of a Pedestrian Paseo may count towards the Pedestrian Plaza requirement.
 - (ii) At least 50 percent open to the sky
 - (iii) Located on the ground level with direct pedestrian access to the adjacent street

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- (iv) Unenclosed by any wall, fence, gate, or other obstruction across the subject property
- (v) Include at least one gathering space with a focal element
- (vi) Remain open to the public from 7AM to 10PM, at minimum
- (vii) Have signs visible from the adjacent public right-of-way stating that the plaza is publicly accessible and specifying the hours during which it is accessible.

Exception: The requirements of this subparagraph shall not apply where existing structures are being maintained on-site and where the existing structures being maintained occupy 80 percent or more of the total site area.

- (5) **Public Art/Façade Treatment.** An Original Art Mural as defined and regulated by Section 22.119 of the Los Angeles Administrative Code and/or Green Screen shall be provided on a minimum of 15 percent of one building façade visible from a public street; however, in no case shall this minimum area be less than 300 square feet.
- (6) **Resident Production/Art Gallery Space.** One or more Resident Production or Art Gallery Spaces shall be provided on a development site containing Live/Work Units and shall be designed to meet the following specifications:
 - (i) Be a minimum of 500 square feet in area.
 - (ii) Be open and available to all residents free of charge from the hours of 8AM to 10PM each day.
 - (iii) Be any combination of indoor or shaded outdoor space provided that such space can accommodate the functions found in the Group F or M Occupancy, as defined by the Los Angeles Building Code.

The total floor area of such spaces shall count towards the minimum requirement for Arts and Productive Uses in Subsection C.1(b)(2).

- (c) **Floor Area Incentive for Underground Parking.** The Floor Area contained in all buildings on a Lot may exceed three (3) times the Lot Area up to a maximum of four-and-one-half (4.5) times the Lot Area, if all Public Benefits listed in Section C.1(b) above are provided, and all parking is located entirely underground and/or at grade and screened from street view.
 - (d) **Floor Area Incentive for Type I, II, or IV Construction.** The Floor Area contained in all buildings on a Lot may exceed four-and-one-half (4.5) times the Lot Area up to a maximum of six times the Lot Area, if all applicable Public Benefits listed in Section C.1(b) and C.1(c) are provided, and if all new structures are built entirely with Type I, II, or IV construction, as defined in the Los Angeles Building Code and verified by the Los Angeles Department of Building and Safety.
2. **Density Bonus Incentives for Restricted Affordable Live/Work Units.** A development project with Live/Work Units that requests approval of a Density Bonus pursuant to Section 12.22 A.25, and qualifies for incentives as provided for in Section 12.22 A.25(e)(1), may elect to request incentives found in Section 12.22 A.25(f) and the menu of incentives below.
- (a) **Menu of Incentives.**
 - (1) **Floor Area.** A Floor Area Ratio not to exceed 3:1, provided that the requirements found in Section C.1(b)(2) through C.1(b)(6) are also met.
 - (2) **Height.** A percentage increase in the height requirement in feet equal to the percentage of Density Bonus for which the development project with Live/Work Units is eligible.
 - (3) **Parking.** Up to 20% decrease from parking requirements in Section C.13 below.
 - (b) **Requests for Waiver or Modification of any Development Standard(s) Not on the Menu.** A development project with Live/Work Units may request incentives or waivers of development standards consistent with California Government Code Section 65915(k). A request for such incentives or waivers shall follow the procedures for conditional uses set forth in Section 12.24 D of this Code. A public hearing shall be held by the City Planning Commission or its designee. The decision of the City Planning Commission shall be final.
3. **Height of Building or Structures.** No building or structure shall exceed 110 feet in height.
4. **Floor to Ceiling Height.**

- (a) **Ground Level.** The average height of the ground level story, measured from top of floor to bottom of structural ceiling, shall be no less than 16 feet for the portion of any structure within 40 feet of any property line abutting a public street. In addition, no portion of the ground level shall have a floor to ceiling height that is less than 13 feet in height.
- (b) **Upper Floors.** The average height of any story above the ground level shall be no less than 10 feet, measured from top of floor to bottom of structural ceiling. In addition, no portion of an upper story shall be less than 9 feet 6 inches in height.

5. Live/Work Units.

- (a) **General Intent.** This section includes standards for new Live/Work Units to ensure that they are constructed to accommodate Business (B), Mercantile (M), or Factory (F) Functions and five (5) non-residential employees, in accordance with Building Code Section 419. Live/Work Units are intended to be designed with adequate workspace, higher ceilings, larger doors, sufficient natural light, open floor plans, and equipped with non-residential finishes and features that support arts and production activities.
- (b) **Dimensions.**
 - (1) **Minimum Average Unit Size.** The average size of all Live/Work Units contained in a single development shall be no less than 750 square feet.
 - (2) **Workspace Area.** Each Live/Work Unit shall have at least one continuous workspace area that is no smaller than 150 square feet and measures not less than 15 feet in at least one dimension and no less than 10 feet in any dimension. The required workspace area for each unit shall be clearly demarcated on approved building plans.
 - (3) **Open Floor Area.** Excluding area used for bathrooms and storage, at least 70 percent of the floor area of all Live/Work Units shall be open with no fixed interior separation walls.
- (c) **Occupancy.** All Live/Work Units shall be built in conformance with Section 419 of the Los Angeles Building Code and the provisions of this ordinance, subject to verification by the Los Angeles Department of Building and Safety. Live/Work Units must comply with Sections 419.3 & 419.3.1 (Means of egress & Egress capacity), 419.6 (Structural), 419.7 (Accessibility), 419.8 (Ventilation), and 419.9 (Plumbing facilities) in order to accommodate a B, M, or F Function and 5 nonresidential employees.
- (d) **Ground Level.** Live/Work Units may occupy the ground level of a building only if the living space is located in a mezzanine area.

- 6. Open Space.** In lieu of the requirements of Section 12.21 G.2, the following regulations shall apply. New construction (resulting in additional floor area and additional Live/Work Units) of a building or group of buildings shall provide on-site open space, in any combination of common and private open space, at a minimum of 100 square feet per Live/Work Unit. Any area set aside for Resident Production Space, built in compliance with Section C.1(a)(6), or a Pedestrian Plaza, built in compliance Section C.1(b)(4), shall qualify towards this minimum requirement. The entire area of balconies and patios shall count towards this requirement. In addition, the provisions contained in Section 12.21 G.3 shall also apply to this section.
- 7. Massing.** No individual building mass above 30 feet from adjacent sidewalk grade shall be more than 275 feet in length along a continuous street frontage. Portions of buildings above 30 feet in height shall have a break in massing of at least 30 feet to a depth no less than 30 feet from the face of the building.
- 8. Build-To Line and Streetwall.** Building facades below 30 feet from adjacent sidewalk grade shall be located no farther than 10 feet from any lot line that abuts a public street, except where walkways, driveways, pedestrian plazas, or other pedestrian amenities are provided.
- 9. Buffer from Heavy Industry.** Any Live/Work Unit on a site abutting a heavy industrial use (those first permitted in the M3 Zone with valid use permit as of January 1, 2014) shall be set back a minimum of 15 feet from the lot line shared by the Live/Work use and the heavy industrial use.
- 10. Façade Transparency.**
 - (a) **Ground Level.** A minimum of 50 percent of that portion of a street-facing exterior wall, which is between 2 feet to 12 feet above the sidewalk grade, must be comprised of transparent (untinted, unfrosted, non-reflective) windows or openings, exclusive of areas for walkways, driveways, paseos, and plazas; except that for those areas of a building

reserved for uses first permitted in the CM or any less restrictive zone, the required minimum shall be 30 percent.

- (b) **Upper Floors.** A minimum of 30 percent of the exterior wall of all upper floors shall consist of transparent windows and openings.
 - (c) **Glass Transparency.** Glass is considered transparent where it has a transparency higher than 80 percent and external reflectance of less than 15 percent.
 - (d) **Original Art Murals/Green Screens.** Areas reserved for Original Art Murals and Green Screens shall be exempted and not included in the calculation of transparency.
- 11. Roof Treatment.** A minimum of 75 percent of the roof area, exclusive of the area covered by habitable space or mechanical equipment, shall be covered by one or more of the following roof types: solar, roof garden, green roof, cool roof (high albedo).
- 12. Trash Enclosures.** Recycling and trash facilities shall be screened from view.
- 13. Trees.** The number of trees on site shall be planted per Section 12.21 G and any street trees shall be placed to meet spacing requirements per Urban Forestry Guidelines. Trees that cannot be provided to meet the total required number and the average spacing requirements shall be planted off-site within 1 mile of the development site by the Department of Public Works, an approved Community Partner, City Plants or another approved entity, as determined by the Director, and the developer shall provide funds equivalent to those necessary for the trees, concrete cut, planting and five years of watering and maintenance for each tree as determined by City Plants.
- 14. Parking and Vehicular Access.**
- (a) **Parking Location.** No surface parking shall be allowed between the building and any street. All parking shall be situated in a location screened from street view at the side or rear of buildings on the site, enclosed within a structure, or entirely below grade. Below-grade parking may occupy the entire footprint of a lot.
 - (b) **Number of Automobile Parking Spaces.** Automobile parking spaces shall be provided at the following ratios:
 - (1) **Live/Work Unit.** At least 1 automobile parking space per Live/Work Unit.
 - (2) **Guest Rooms.** At least 1 automobile parking space for each 2 individual guest rooms or suites of rooms for the first 20, 1 additional space for each 4 guest rooms or suites of rooms in excess of 20, but not exceeding 40, and 1 additional space for each 6 guest rooms or suites of rooms in excess of 40. In addition, triple tandem spaces shall be permitted.
 - (3) **All Other Uses.** At least 2 automobile parking spaces for each 1000 square feet of floor area.
 - (4) **Existing Buildings Reuse.** No parking is required for the floor area contained within existing buildings maintained on-site and incorporated into a new development, regardless of the use of such buildings. Existing buildings shall be defined as those existing on a lot as of July 1, 1974, as evidenced by a valid Certificate of Occupancy.
 - (c) **Unbundling.** Parking shall be sold or leased separately from residential units and commercial spaces in perpetuity. Required parking may be rented for off-site uses.
 - (d) **Electric Vehicle Spaces.** A minimum of 10% of automobile parking spaces provided on a lot shall include Electric Vehicle (EV) Charging Stations.
 - (e) **Car-Sharing Spaces.** For each automobile parking space reserved for a Car-Share vehicle, the minimum amount of required automobile parking shall be reduced by 5 spaces.
 - (f) **Off-site Parking.** 50 percent of required automobile parking spaces may be provided off-site within 1500 feet of the development site.
 - (g) **Vehicular Access.** Driveways shall not exceed 24 feet in width. Multiple driveways of a single development site shall not be located closer than 200 feet along the same street frontage, except that one additional access point no more than 12 feet in width shall be allowed for access to loading areas.
- 15. Signage.**
- (a) **Allowable Area.**
 - (1) A maximum of 1 square foot of total signage area is permitted along each facade per each linear foot of building frontage as measured along the lot line.

- (2) No individual sign is permitted to be larger than 40 square feet in area.
- (b) **Number of Signs.**
 - (1) Each individual business is allowed a maximum of 2 signs.
- (c) **Prohibited Sign Types.**
 - (1) In addition to the signs that are prohibited in Section 14.4 of the LAMC, the following signs are prohibited:
 - (i) Can signs
 - (ii) Digital sign/digital displays/animated/flashing/appear to have movement
 - (iii) Illuminated architectural canopy signs
 - (iv) Monument signs
 - (v) Pole signs
 - (vi) Sail signs/wind banners
 - (vii) Temporary signs for which the LAMC requires a permit

D. Area.

- 1. **Front Yard.** Not required.
- 2. **Side and Rear Yards.** Not required.
- 3. **Lot Area.**
 - (a) There shall be no minimum lot area per live/work unit or guest room.
 - (b) The maximum lot area of a single development shall be 5 acres.

E. Definitions.

Arts and Productive Use – Floor area reserved for uses other than Live/Work units and guest rooms, except not including more than 50 percent of the floor area occupied by the following uses: bar, restaurant, tea room, café, including a restaurant with an outdoor eating area, retail store/business.

Car-Share – Any public or private entity that provides a membership or peer-to-peer-based service through which vehicles can be reserved on an hourly basis at variable rates. Vehicles must be available at locations at which access is not restricted to members of the public.

Green Screen – A building facade that is covered with vegetation and the necessary apparatus to support the growth of vegetation.

Resident Production Space – An onsite building workshop amenity for use by residents and employees of Live/Work Units for art production, materials and goods fabrication, and other similar production activities.

F. Other Regulations.

- 1. Where this ordinance is silent and a development standard or procedure in the LAMC related to a specific zone applies, the requirements of the “**CM**” **Commercial Manufacturing Zone** shall apply.

G. Administrative Procedures.

- 1. **Adjustments.** Pursuant to the same procedures found in LAMC Section 12.28 C, the Zoning Administrator shall also have the authority to grant Adjustments of up to 10 percent from the requirements contained in this ordinance pertaining to Build-to Line, Façade Transparency, and Roof Treatment. In addition, the Zoning Administrator shall have the authority to grant an Adjustment to modify the design requirements for a pedestrian paseo, found in subsection C.1(b)(3)(i) through C.1(b)(3)(iv).

FINDINGS

GENERAL PLAN/CHARTER FINDINGS

In accordance with **Charter Section 556**, the proposed ordinance is in substantial conformance with the purposes, intent and provisions of the General Plan in that it establishes tailored development regulations for new live/work spaces, in terms of allowable uses and urban design standards to support the productive nature of industrial areas Citywide.

The proposed code amendment ordinance is consistent with, and helps to further accomplish the following goals, objectives, and policies of the General Plan Framework as set forth below. In addition, there are two Community Plan Areas that contain the Hybrid Industrial land use designation (Central City North and Northeast Los Angeles Community Plan areas). However, there are no specific parcels in those Plan areas or elsewhere in the City that are being rezoned as part of this project. Any use of the HI Zone in these Plan Areas shall require a future rezoning and/or a general plan amendment, if applicable.

General Plan Framework

- | | |
|----------------|---|
| Goal 3J | <i>Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability.</i> |
| Objective 3.14 | <i>Provide land and supporting services for the retention of existing and attraction of new industries.</i> |
| Policy 3.14.2 | <i>Provide flexible zoning to facilitate the clustering of industries and supporting uses, thereby establishing viable "themed" sectors (e.g., movie/television/media production, set design, reproductions, etc.).</i> |
| Objective 7.2 | <i>Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth and assures maximum feasible environmental quality.</i> |

The proposed code amendment would support job opportunities by establishing land use regulations that allow the City to prioritize and retain land for light industrial, live/work and supporting uses in hybrid industrial areas of the City. The limited applicability of the proposed HI Zone to areas with a Hybrid Industrial land use designation would support the clustering of these industries, in areas that have been recognized as viable locations for light industrial and supporting uses. Finally, the form standards established by the proposed code amendment ensure that such areas would have the capacity to house employment uses needed to meet the City's long term goals.

In accordance with **Charter Section 558(b)(2)**, the adoption of the proposed Hybrid Industrial Live/Work Zone would be in conformity with public necessity, convenience, general welfare and good zoning practice because its measures are needed to regulate live/work uses in order to preserve the employment function of industrial land, encourage adaptive reuse of character structures and protect the balance of residential and job-producing land uses Citywide.

In accordance with **Charter Section 559**, and in order to ensure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or

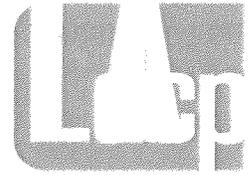
disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Department of Building and Safety and/or the City Attorney's Office. In exercising that authority, the Director must make the same findings as would have been required for the City Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

ENVIRONMENTAL FINDINGS

In accordance with California Environmental Quality Act (CEQA) Guidelines, this ordinance is exempt under the State CEQA Guidelines Section 15061(b)(3) ("common sense exemption") as well as the City of Los Angeles CEQA Guidelines, Article II, Section 2, class (m). Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA. In addition, the City's CEQA Guidelines, Article II, Section 2, class (m) also exempts the adoption of ordinances that do not result in an impact on the physical environment. The proposed ordinance adds a new zone to the Zoning Code and is not a project under the CEQA Guidelines because there is no development, change in land use, intensity or density proposed as part of this project. Future plan amendments



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



City Planning Commission

Date: August 13, 2015
Time: After 8:30 am
Place: Los Angeles City Hall
200 North Spring Street
Los Angeles, CA 90012
Public Hearing: Required
Appeal Status: N/A
Expiration Date: N/A
Multiple Approval: N/A

Case No.: CPC-2015-1938-CA
CEQA No.: ENV-2015-1939-CE
Incidental Cases: N/A
Related Cases: N/A
Council No.: All
Plan Area: All
Specific Plan: All
Certified NC: All
Zone: N/A
GPLU: Hybrid Industrial
Applicant: City of Los Angeles

PROJECT LOCATION: Citywide

PROPOSED PROJECT: The proposed Hybrid Industrial Live/Work ("HI") Zone amends Sections 12.03, 12.04.A and 12.04.C, and adds Section 12.04.06 to the Los Angeles Municipal Code (LAMC) for the purpose of establishing the HI Zone to enable the regulation of a new mix of land uses, including light industrial, live/work, hotel, and other commercial uses, in areas of the City with a General Plan land use designation of Hybrid Industrial. There is no development, change in land use, intensity or density proposed as part of this ordinance.

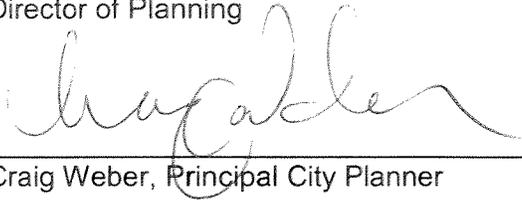
REQUESTED ACTIONS:

1. Pursuant to Section 12.32.E of the Los Angeles Municipal Code (LAMC), amendments to the following sections of the LAMC:
 - Section 12.03 Definitions: add a definition for a "Live/Work Unit"
 - Section 12.04.A Zones-Districts-Symbols: Amend list of Zones to include the "Hybrid Industrial Live/Work Zone"
 - Section 12.04.C Zones-Districts-Symbols: Add language to clarify that a height district designation shall not be required for a "Hybrid Industrial Live/Work Zone"
 - Section 12.04.06 "HI" Hybrid Industrial Live/Work Zone: Add a new Section, 12.04.06, to establish the Hybrid Industrial Live/Work Zone
2. Pursuant to Section 21080(b) of the California Public Resources Code, the adoption of the State California Environmental Quality Act (CEQA) Exemption No. ENV-2015-1939-CE for the proposed ordinance.

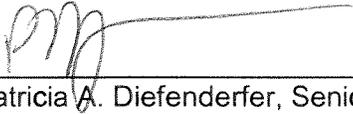
RECOMMENDED ACTIONS:

1. **Approve and Recommend** that the City Council adopt the proposed ordinance (Exhibit A);
2. Adopt the staff report as its report on the subject;
3. **Approve and Recommend** that the City Council based on the whole of the administrative record, determine that the Project is exempt pursuant to the City's CEQA Guidelines, Article II, Section 2, class (m) and CEQA Guidelines Section 15061(b)(3); and direct staff to file the Notice of Exemption with the County Clerk's office (See No. ENV-2015-1939-CE (Exhibit B)); and
4. **Adopt** the attached Findings.

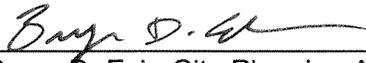
MICHAEL J. LOGRANDE
Director of Planning



Craig Weber, Principal City Planner



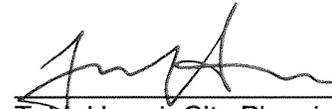
Patricia A. Diefenderfer, Senior City Planner



Bryan D. Eck, City Planning Associate
Tel: (213) 978-1304



Nicholas P. Maricich, City Planner



Tali Harari, City Planning Assistant
Tel: (213) 978-1204

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- B – Environmental Clearance: CEQA Exemption ENV-2015-1939-CE

PROJECT ANALYSIS

SUMMARY

The proposed ordinance amends the Los Angeles Municipal Code (LAMC) by creating a new zone, the Hybrid Industrial Live/Work (HI) Zone, to enable the regulation of a new mix of land uses, including light industrial, live/work, hotel, and other commercial uses, in areas of the City with a General Plan land use designation of Hybrid Industrial.

This enabling ordinance would provide the City with a zoning tool to effectively regulate land use and building form with a focus on maintaining space for employment in areas planned for industrial uses. There is no development proposed at this time, nor, are any specific properties proposed for rezoning as a part of this action. Consequently, there are no proposed changes in land use, intensity or density as part of this project.

The proposed HI Zone would regulate permitted uses and include a tiered set of form standards, as well as context-sensitive provisions that contribute to the quality of life within industrial mixed use areas.

The introduction of the Hybrid Industrial Land Use designation to the City's list of General Plan land use categories provided the policy foundation for future new zoning tools that can implement the City's evolving land use needs. However, the Zoning Code does not currently offer a tool that regulates land uses necessary to sustain industrial areas with a working residential community. While the Commercial Manufacturing (CM) Zone is an existing zone that allows for a similar range of uses, it also allows traditional residential uses and lacks a mechanism to ensure an appropriate balance of space for employment. While the existing joint living and work quarters ordinance has assisted with the creation of a unique housing type by allowing limited conversion of industrial buildings, there is a need for a different tool specifically to address the demand for live/work units in new construction. In 2011, Section 419 of the Los Angeles Building Code (Building Code) was revised to permit construction of live/work units which expand the functionality beyond home occupations and can allow for up to five non-residential employees per unit, when built to the appropriate standards.

In order to respond to this need and to provide a tool for regulating such uses, Staff recommends the adoption of the proposed ordinance to establish the Hybrid Industrial Live/Work (HI) Zone. The proposed ordinance includes provisions to ensure a balance of space for productive uses both within each live/work unit and throughout a development site. The ordinance requires that development sites both reserve non-leasable space for resident production, as an amenity for residents, and include a minimum amount of arts and productive uses (non-residential uses that are job-generating) such as light industrial and creative office. The new zone includes incentives for Type I, II and IV construction, which are more conducive for industrial enterprises, while establishing base standards for building form and site planning. Furthermore, the zone supports livability and sustainable practices with roof and facade treatments and tailored parking provisions. Together, these regulations support productive activity in industrial mixed use areas, improve livability for residents and employees, and further sustainability objectives.

There are currently two Community Plan Areas, Central City North and Northeast Los Angeles, which contain the Hybrid Industrial land use designation, but there are no specific properties identified for rezoning as part of this project. Future Community Plan updates may identify additional areas for the Hybrid Industrial Land Use designation, and the proposed HI Zone would provide an option for implementing such policies.

The City is not proposing that any individual parcel or area be rezoned to make use of the new zone. In order to have this new zone apply to parcels of land, the City would need to initiate a General Plan amendment to designate such properties with the Hybrid Industrial land use designation. Along with any proposed General Plan amendments, the City would need to make findings regarding the suitability of an area for such designation, as this designation and corresponding zone are not suitable for all industrial areas. A General Plan amendment and zone change require approval by the City Planning Commission and the City Council after receiving community input, as well as compliance with requirements of the California Environmental Quality Act (CEQA).

In sum, future zone changes would result in the application of the use and development regulations contained in the enabling ordinance. In such cases, live/work and hotel uses would be required to comply with development standards and be accompanied by public benefits, in order to ensure compatibility of those uses in an industrial mixed use context.

BACKGROUND

The development of the proposed Hybrid Industrial Live/Work (HI) Zone grew out of the City's identified need for new land use and zoning tools to regulate industrial mixed use areas, while retaining industrial land for jobs. The proposed ordinance fulfills a regulatory need by defining live/work units with a greater emphasis on building capacity for jobs and production in new structures.

The City's guiding policy document, the General Plan Framework Element, identifies the City's intent to protect industrial land and ensure that it accommodates existing, new and relocating firms. Job-producing land is of significant importance to Los Angeles' economic vitality, as it offers employment opportunities, supports multiple business sectors and generates taxes that sustain City services. As industrial land uses have evolved over time due to technological advances and new industry sectors have developed, the City must be able to accommodate these changes and retain critical job-producing land in new and innovative ways.

There have been policies developed which address the importance of industrial land and zoning in Los Angeles. However, these initiatives were not tools designed to regulate the unique combination of employment, productive and residential live/work uses present in industrial mixed use areas.

Zoning Administrator Determination for Joint Living and Work Quarters

The Joint Living and Work Quarters ordinance was an innovation intended to address a mix of productive and residential uses that were developing through the conversion of existing buildings, in areas like the Artists-in-Residence District (also known as the Arts District) in the Central City North Community Plan area. Adopted in 1981, the Joint Living and Work Quarters ordinance (Ordinance No. 155,843) established provisions for allowing joint living and work quarters for artists and artisans in commercial and industrial buildings through approval by a Zoning Administrator.

This ordinance is reflected in LAMC Section 12.24.X.13, which authorizes the Zoning Administrator to permit such uses as long as they do not displace viable industrial uses. This section of the Code has a further requirement that a business license be issued to each tenant by the City Office of Finance, as evidence that businesses are being conducted in these units.

In 2010, Ordinance No. 181,133 amended the definition of Joint Living and Work Quarters in the Zoning Code to define these units as a residential occupancy, allowing for greater options for financing.

The joint living and work quarter is defined as a “dwelling unit with adequate working space reserved for and regularly used by, one or more persons residing therein.” The application process requires a public hearing and that appropriate findings of approval be made.

The Joint Living and Work Quarters ordinance played a significant role in introducing the notion of a live/work use into the Municipal Code. However, it only permits the conversion of existing buildings to joint living and work quarters and does not address the regulation of live/work uses in new construction.

Industrial Land Use Policy (ILUP) Study

In 2007, the former Community Redevelopment Agency of Los Angeles and the Los Angeles Department of City Planning initiated the Industrial Land Use Policy Study (ILUP) in response to competition for industrial land and pressure to convert it to other non-industrial uses. The study underscored the need to retain industrial land for job-producing uses and provided policy recommendations to be implemented by the General Plan, Community Plans and other comprehensive planning efforts. The findings and background report, *Los Angeles Industrial Land: Sustaining a Dynamic City Economy* also identified the need for new land use categories and zoning tools that effectively respond to evolving industrial and employment issues and industrial mixed use areas.

The ILUP studied seven industrial areas and categorized geographically specific recommendations into four industrial land typologies. These typologies include employment protection districts; industrial mixed use districts; transitions districts; and correction areas.

The ILUP classified industrial mixed use districts as places which should remain predominantly industrial and focus on employment, but which may support a limited amount of residential uses. Similar to the objectives expressed in the General Plan Framework Element, another recommendation for this type of district is to “*revise zoning to identify and encourage industrial and employment uses that complement one another and support the development of an Industrial Mixed Use district.*”

PROPOSED ORDINANCE

Permitted Uses

The proposed zone would allow a mix of light industrial, commercial, live/work and hotel uses. It establishes standards for live/work units, requires a minimum amount of space for “Arts and Productive Uses” non-residential square footage (at a ratio of 200 square feet per unit); requires an onsite Resident Production or Art Gallery Space at a minimum of 500 square feet; and allows hotels with a maximum of 100 guest rooms. The ordinance also establishes size limitations for retail and restaurant uses to promote neighborhood-serving establishments; however, only 50% of retail and restaurant uses count toward the minimum square footage requirements for Arts and Productive Uses as a means to promote job generation beyond service jobs.

Prohibited Uses

Conventional housing uses would be prohibited; all housing and residential units would have to conform to the ordinance’s live/work standards. The ordinance also proposes to prohibit drive-through establishments and nightclubs. These are not conceived as uses that would contribute to the character and productive activity of hybrid industrial areas.

Form Standards

Another key component of the draft ordinance is the inclusion of building form regulations to ensure appropriate development patterns in industrial mixed use areas. Massing, build-to lines, as well as ground floor and facade treatment regulations ensure that new developments activate the street to support walkability and business functions. For example, the proposed maximum length for a building street frontage is 275 feet, so that that large blocks originally designed to accommodate industrial activity are made more suitable for pedestrian use. The ordinance proposes maximum building height limits and minimum floor-to-ceiling heights to ensure the functionality of interior spaces for productive functions, while promoting compatibility with existing development. Industrial mixed use areas are typically characterized by low- and mid-scale buildings. A minimum floor-to-ceiling height of 16 feet would be required on the ground floor, with upper floors required to be a minimum of 10 feet in height to ensure flexibility for a diversity of uses. Buildings would be permitted a maximum height of 110 feet, which would typically allow a nine story building, based on the ordinance's floor-to-ceiling requirements.

The proposed ordinance contains a tiered system of development standards where additional requirements become applicable above certain Floor Area Ratio (FAR) thresholds. A range of public benefits would be required in exchange for the ability to exceed 1.5:1 FAR. Development may exceed a 3:1 FAR up to a maximum of 4.5:1 if a site additionally houses all parking underground and/or screens it at grade level. This provision will minimize the impacts that parking requirements could have on building design, bulk and massing. Finally, it would be possible to exceed 4.5:1 FAR, up to a maximum of 6:1, in Type I, II or IV construction when all public benefits and underground parking are provided.

Character/Livability/Sustainability

The proposed ordinance has a number of provisions that are intended to enhance the livability of industrial mixed use areas and to ensure that new development is context-sensitive. These provisions include affordable housing requirements; incentives for building reuse; open space and pedestrian paseo provisions; requirements for active ground floors and facade treatments; and provisions for transportation and resource-sharing.

KEY ISSUES

1. Applicability of this Zone

The proposed Hybrid Industrial Live/Work (“HI”) Zone is intended to foster a mix of live/work uses and employment in select industrially designated and zoned areas. Areas that are suitable for this zone are those that already have a diverse mix of uses and where a residential population has developed over time due to the existence of a building stock that has lent itself to adaptive reuse—or to areas that through a comprehensive planning process exhibit these characteristics. This zone is not appropriate for industrial areas where little to no encroachment of residential and/or commercial uses has occurred and where heavy industry exists or continues to be viable due to locational factors such as proximity to rail and freeways and where large parcels suited to industrial use remain.

Community Plans that have the Hybrid Industrial General Plan Land Use designation do not open the door for re-zoning off any industrial land to the HI Zone as a matter of course; such potential actions require careful evaluation by Planning staff to study the conditions of individual industrial areas and assess their suitability for this zone. Future community plan updates that introduce the Hybrid Industrial General Plan Land Use designation on plan maps should provide policy guidance to direct where use of the zone may be appropriate and to further identify the criteria on which those recommendations are based.

2. Use Regulations to Prioritize Space for Jobs

One of the primary goals of the ordinance is to position industrial areas for 21st Century employment where jobs and housing can coexist, while retaining a jobs focus. This ordinance prioritizes jobs in the following ways: (1) it requires that all live/work units be built to Building Code standards allowing for five non-residential employees; (2) it requires a minimum amount of Arts and Productive (or non-residential) square footage; and, (3) it requires that all projects contain an onsite Resident Production/Art Gallery space to foster creativity and collaboration.

Current zoning tools result in the production of conventional housing which does not advance City policies to retain a job orientation for industrial mixed use areas. Conventional apartments cannot accommodate the types of employment activity envisioned for hybrid industrial areas. The proposed ordinance would prohibit conventional residential housing and instead require live/work units be built to accommodate a variety of productive uses and ensure flexibility and adaptability of use over time.

Live/Work Units

To ensure adequate space for living and working in future structures, Staff recommends inclusion of a minimum average live/work unit size of 750 square feet. In addition, a minimum of 150 square feet in each unit would need to be allocated for workspace. Live/work units would also be required to be built in conformance with Section 419 of the Building Code, which allows for expanded work functions to occur when a live/work unit is compliant with occupancy standards for egress capacity, structural load, accessibility, fire protection, ventilation and plumbing that can accommodate a Business (B), Mercantile (M), or Factory (F) Occupancy and five non-residential employees.

Arts and Productive Uses

The proposed ordinance seeks to maintain space for a mix of production and employment functions in industrial areas. As such, the draft ordinance includes a requirement that space be reserved for productive uses at a ratio of 200 square feet of floor area per live/work unit and 25

square feet of floor area per hotel guest room in order to ensure an appropriate minimum ratio of light industrial and other non-residential space to live/work and hotel space on a given site. For instance, in a development containing 100 live/work units, the site would also be required to contain 20,000 square feet of floor area on-site to house uses such as a ceramics workshop, creative office, or other qualifying Arts and Productive Uses.

Onsite Resident Production Space

The proposed HI Zone contains a provision requiring an on-site Resident Production/Art Gallery Space wherever sites include live/work units and the FAR exceeds 1.5:1. Such spaces would need to be built to Group F or M Occupancy standards per the Building Code. Providing an onsite workshop accessible to project tenants (residents and employees) provides increased capacity for materials and goods fabrication and other production activities. This would also provide an alternative for creative workers and entrepreneurs to incubate their work in-house, instead of paying for work space offsite.

Hotel Uses

The proposed code amendment also includes hotels as a permitted use, recognizing their potential to support the employment emphasis in industrial mixed use areas. However, to ensure that hotel activity does not overwhelm the balance of uses or primary function of such areas, the ordinance includes limitations on the size of an individual hotel, limiting each to a maximum of 100 total guest rooms on a lot. This amount of guest rooms is proposed as a maximum appropriate size to serve business activity and other related functions, while not disrupting the balance of uses or character of such areas.

3. Form Standards

Building Height

As previously noted, the proposed ordinance includes both minimum average floor-to-ceiling height requirements and a maximum overall building height limitation. The floor-to-ceiling height requirements are proposed in order to ensure the functionality of buildings to house viable space for employment, while the overall maximum height would help to maintain neighborhood compatibility in industrial mixed use districts.

The Building Code identifies five general construction types based on their degree of fire-resistance and construction material. To align provisions of the ordinance with Building Code requirements related to these construction types, the floor-to-ceiling height proposed in the public draft ordinance published on June 10, 2015 has been revised from 11 feet to ten (10) feet. The previously proposed floor-to-ceiling height, in combination with Building Code requirements, could result in reduced development potential due to the market feasibility of constructing costlier, more fire-resistant construction types; the proposed change was made to address this concern.

The Building Code places a 75-foot height limit on wood buildings, with the ability to build up to 85 feet for buildings that use a combination of concrete (typically at the ground floor) and wood construction. With an 11-foot upper floor requirement, buildings would likely only be built to five stories, which would be a height of 65 feet [at 77 and 89 feet, respectively, the sixth story would exceed the 75-foot maximum by two (2) feet and the 85 foot maximum by four (4) feet]. Alternatively, with a 10-foot-upper floor requirement a building can more feasibly reach seven (7) stories, since the seventh story would be at a height of 83 feet (under the 85 foot maximum for wood and concrete buildings known as Modified Type III buildings). Thus, reducing the floor-to-ceiling height would allow for increased feasibility for seven (7) story buildings and not have

the unintended effect of encouraging five (5) story buildings. As noted previously, taking full advantage of the proposed height limits in the draft ordinance can achieve a nine (9) story building, if constructed in one of the more fire resistant construction types.

Construction Type

As noted previously, the ordinance proposes a tiered FAR system that allows greater development rights in exchange for various public benefits. The maximum FARs are reserved for projects using Type I and II construction, steel and concrete buildings, and Type IV construction, buildings made of heavy timber treated with fire-resistant chemicals. While these buildings are more conducive for industrial enterprises and adaptation over time, these construction types are also more expensive to build. Steel and concrete and heavy timber structures are encouraged through the floor area bonus, but they are not mandated, as high construction costs may be transferred to the building users, making living and working in these areas unaffordable. Mandating high construction costs may not serve the growth and viability of industrial communities. Staff recommends the allowance of additional FAR in these adaptable construction types as a way to facilitate their development despite higher building costs.

4. Character/Livability/Sustainability Provisions

Requirements for Affordability

In order to address issues of housing supply and affordability in a jobs-rich environment, the draft ordinance requires a minimum of 15 percent of all units be set aside as affordable for moderate income households or 5 percent of all units for low income households. These standards would be required in order to increase the Floor Area Ratio (FAR) of a development site above 1.5:1.

Incentives for Reuse of Existing Buildings

A defining feature of many industrial areas is their existing character buildings. Not only do these character buildings have the capacity for productive uses, but the building materials, construction type and the way in which these structures interact with the street contribute to local character. The ordinance encourages reuse of these durable character buildings by excluding the floor area within qualifying structures from the FAR calculation. Additionally, this floor area would be exempt from parking requirements, as an additional way of encouraging preservation and reuse.

Open Space and Pedestrian Paseos

Open space is a valuable amenity affecting the quality of life in industrial mixed use areas, just as it is valued in traditional residential areas. The HI Zone includes open space provisions specifically tailored to live/work uses, given that the general provisions in the Zoning Code are based on the number of habitable rooms and oriented towards standard residential units. The proposed ordinance specifies a minimum of 100 square feet per live/work unit to be set aside in a combination of private and common onsite open space. Floor area reserved for Resident Production Space or a public plaza would also count towards this requirement, providing spaces for live/work residents and employees to produce, recreate and socialize, and in the case of public plazas, encompassing features that help foster community and a sense of place and which contribute to the public realm.

Industrial areas are often characterized by large blocks and floor plates which were not originally intended to accommodate high volumes of pedestrians or the types of activities present in industrial mixed use areas. The proposed ordinance would require that a minimum

2,500 square foot public plaza be provided on lots of 50,000 square feet or greater. Design standards are also included to ensure that such plazas are inviting open spaces accessible both to building tenants and the general public. The ordinance additionally contains a provision to improve pedestrian circulation through the introduction of pedestrian paseos. On blocks exceeding 400 feet in length, and where building frontages exceed 300 feet, development sites would be required to provide a pedestrian paseo or pathway to facilitate improved circulation. Such pathways will not only improve walkability but also infuse life and activity on the sidewalk, creating additional opportunities for passive and active use of public space.

Streets are often referred to as the lifeline of a neighborhood. The proposed ordinance includes additional provisions to encourage livable and sustainable streets that can be shared by a variety of users. Following are some of the ways in which the ordinance seeks to accomplish these objectives.

Active Ground Floors

The ground level of future developments will be dedicated to active uses that contribute to the sidewalk experience. This includes uses such as workshops, production spaces, art galleries and creative office, while living space can be placed at mezzanine levels and upper floors.

Façade Treatments

Ordinance provisions require public art, murals and/or green screens as a means to minimize the impact of large blank walls that often characterize industrial buildings. Large blank walls are sometimes unavoidable in buildings that house industrial and productive uses. Such façade treatments that introduce public art and landscaping can be used to break up building massing and scale as a means to enhance the public realm in hybrid industrial neighborhoods.

Transportation and Resource-Sharing

The ordinance encourages the use of alternate modes of transportation and resource-sharing while supporting an adequate parking supply for residents and employees. Unique parking provisions include unbundled parking where spaces can be sold or leased separately from use; reserved spaces for electric vehicles and car-share; and provisions that permit off-site parking. This range of alternative strategies allows for innovative and flexible management of parking supply and the ability to reduce car use while supporting livability and furthering sustainability objectives.

5. *Relation to Prior Initiative*

The proposed ordinance evolved out of a prior initiative to develop tailored guidance for live/work housing in new construction within the Arts District in Downtown Los Angeles. The Arts District is located in the Central City North Community Plan Area and has a legacy of a creative and entrepreneurial resident community. Due to the nature of activities present in this historically industrial area, the ILUP Study identified the Arts District as an “Industrial Mixed Use District,” among a range of locations around the City, including areas in Central City, West Los Angeles and Hollywood - Wilshire. As such, the Hybrid Industrial Live/Work Zone took cues from the insight and analysis collected as part of this prior policy initiative.

In the 1970’s, artists seeking spaces with large floor plates began moving into underutilized warehouse buildings in the Arts District, an area that was zoned for industrial uses. These spaces were effectively the first live/work studios in the area. In 1981, the Joint Living and Work Ordinance No. 155,843 legalized the use of such industrial structures for artist residences and work space by permitting the limited conversion of industrial buildings and in the 1990s, the area

was officially named the “Arts District.” Since housing is not allowed in industrial zones, an increased interest in developing new housing resulted in conventional, mixed use development that was not characteristic of the surrounding context, and did not meet the City’s objective to retain a jobs emphasis in the area. This led to the introduction of commercial zoning at the edges of the District.

As time progressed, much of the land zoned for the heaviest types of industrial activity was replaced with other uses. The district’s industrial character began to change with the growing residential community, but the area lacked many of the amenities required to support a residential population. This includes a street and circulation network that balances the needs of pedestrian, car and truck traffic; access to services and community amenities; and an urban form and architectural design that can accommodate a range of uses while still continuing to respect the unique character of the area.

Because of this phenomenon and as a result of the findings of the ILUP Study, it became clear that other areas within the City could also benefit from such a Zone that protects the employment and productive functions traditionally associated with industrial land. Thus, the effort to develop the HI Zone Ordinance calibrated parameters and lessons learned from this prior initiative, to create a tool with the ability to serve a broader range of geographic areas.

CONCLUSION

The Zoning Code does not currently have a proper tool to adequately regulate an appropriate mix of light industrial, employment and residential live/work uses in hybrid industrial mixed use areas. The lack of an appropriate regulatory tool fosters new development that compromises the character and functionality of industrial areas and relinquishes the jobs focus of industrial land in favor of other uses. Such a dynamic could continue to tip the balance between residential and employment land uses, impacting the City’s economic vitality and foregoing the tax base necessary to provide quality services.

The proposed code amendment addresses this issue by providing the City with a new mechanism to regulate development in a manner that is context-sensitive, requires public benefits in exchange for additional development rights, and helps to ensure a balance of uses appropriate for evolving, jobs-focused, industrial mixed use areas.

FINDINGS

GENERAL PLAN/CHARTER FINDINGS

In accordance with **Charter Section 556**, the proposed ordinance is in substantial conformance with the purposes, intent and provisions of the General Plan in that it establishes tailored development regulations for new live/work spaces, in terms of allowable uses and urban design standards to support the productive nature of industrial areas Citywide.

The proposed code amendment ordinance is consistent with, and helps to further accomplish the following goals, objectives, and policies of the General Plan Framework as set forth below. In addition, there are two Community Plan Areas that contain the Hybrid Industrial land use designation (Central City North and Northeast Los Angeles Community Plan areas). However, there are no specific parcels in those Plan areas or elsewhere in the City that are being rezoned as part of this project. Any use of the HI Zone in these Plan Areas shall require a future rezoning and/or a general plan amendment, if applicable.

General Plan Framework

- | | |
|----------------|---|
| Goal 3J | <i>Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability.</i> |
| Objective 3.14 | <i>Provide land and supporting services for the retention of existing and attraction of new industries.</i> |
| Policy 3.14.2 | <i>Provide flexible zoning to facilitate the clustering of industries and supporting uses, thereby establishing viable "themed" sectors (e.g., movie/television/media production, set design, reproductions, etc.).</i> |
| Objective 7.2 | <i>Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth and assures maximum feasible environmental quality.</i> |

The proposed code amendment would support job opportunities by establishing land use regulations that allow the City to prioritize and retain land for light industrial, live/work and supporting uses in hybrid industrial areas of the City. The limited applicability of the proposed HI Zone to areas with a Hybrid Industrial land use designation would support the clustering of these industries, in areas that have been recognized as viable locations for light industrial and supporting uses. Finally, the form standards established by the proposed code amendment ensure that such areas would have the capacity to house employment uses needed to meet the City's long term goals.

In accordance with **Charter Section 558(b)(2)**, the adoption of the proposed Hybrid Industrial Live/Work Zone would be in conformity with public necessity, convenience, general welfare and good zoning practice because its measures are needed to regulate live/work uses in order to preserve the employment function of industrial land, encourage adaptive reuse of character structures and protect the balance of residential and job-producing land uses Citywide.

In accordance with **Charter Section 559**, and in order to ensure the timely processing of this ordinance, the City Planning Commission authorizes the Director of Planning to approve or disapprove for the Commission any modification to the subject ordinance as deemed necessary by the Department of Building and Safety and/or the City Attorney's Office. In exercising that authority, the Director must make the same findings as would have been required for the City

Planning Commission to act on the same matter. The Director's action under this authority shall be subject to the same time limits and shall have the same effect as if the City Planning Commission had acted directly.

ENVIRONMENTAL FINDINGS

In accordance with California Environmental Quality Act (CEQA) Guidelines, this ordinance is exempt under the State CEQA Guidelines Section 15061(b)(3) ("common sense exemption") as well as the City of Los Angeles CEQA Guidelines, Article II, Section 2, class (m). Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA. In addition, the City's CEQA Guidelines, Article II, Section 2, class (m) also exempts the adoption of ordinances that do not result in an impact on the physical environment. The proposed ordinance adds a new zone to the Zoning Code and is not a project under the CEQA Guidelines because there is no development, change in land use, intensity or density proposed as part of this project. Future plan amendments and/or rezoning actions to use this new zone will require future environmental review.

PUBLIC OUTREACH & COMMUNICATIONS

On June 10, 2015, Staff released the draft Hybrid Industrial Live/Work Zone ordinance and announced an informational open house meeting to Neighborhood Councils citywide and stakeholder groups.

The public meeting was held at Caltrans District #7 Headquarters at 100 S. Main Street in downtown Los Angeles on the ground floor in Conference Room 1.037 between 6 PM and 8 PM. This was an open house-format meeting, with 11 presentation boards displaying the context, background and provisions of the proposed ordinance. There were approximately 60 attendees. The attendees ranged from industrial property owners, developers, residents and business owners, many of whom were affiliated with the Central City North, Central City, Palms/Mar Vista, Westchester-Playa del Rey and Venice Community Plan Areas.

Many of the questions to staff were regarding the process for requesting the proposed zone upon adoption of the subject code amendment. Some attendees expressed concern that the maximum building height was too low to incentivize Type I, II or IV construction and that the required non-residential Arts and Productive Use requirement was onerous. Generally, there was a positive response to the other proposed provisions. Developers and industrial property owners from areas that cannot currently utilize this tool expressed that they would like this zone to have greater applicability in various locations around the City.

Comments Received

Staff has received substantial comments regarding the proposed draft ordinance, the main topics of which are summarized in the following section.

- **Unit Size.** Some stakeholders have expressed the concern that the proposed minimum average unit size of 750 square feet would not provide adequate space for future tenants to both work and live within the same unit, and requested 1,000 square feet as the average minimum unit size. Staff considered a range of options and is recommending the proposed 750 square feet as a minimum average to ensure there is a range of unit sizes and affordability levels. Live/work tenants are anticipated to be engaged in a variety of occupations, requiring a both large and small units; the diversity of unit sizes will ensure that the units can accommodate a range of incomes, consistent with General Plan policies.
- **Story Height.** Suggestions were made relative to how story heights are measured, from the proposed floor-to-ceiling method, to a floor-to-floor measurement. Ultimately, Staff has maintained the proposed floor-to-ceiling measurement because it ensures adequate height to facilitate production and employment uses, both in non-residential spaces and live/work units. The floor-to-ceiling measurement limits the possibility that interior spaces will have a false ceiling, or other elements that will limit the viability of the spaces for a range of uses. Furthermore, the 10-foot floor-to-ceiling height creates spaces comparable to character buildings in industrial areas and less similar to conventional apartments and better aligns with the construction type thresholds of the Building Code (see discussion above).
- **Building Height.** Included among the public comment were requests that staff consider increases to the proposed height limits as a means to make more economically viable the construction of Type I and Type II buildings. Ultimately, Staff recommends the 110-foot height limit due to the fact that hybrid industrial mixed use areas tend to be low scale in nature, and, in some instances, are not well served by transit. The proposed height limitation, combined with the other design and urban form standards of the

ordinance, including building articulation and setbacks, would allow a greater degree of compatibility between new and existing development. This is true even for the Arts District. While the Arts District is part of Greater Downtown area—where FARs are permitted to exceed 6:1 FAR with transfers of development rights and heights are largely unlimited—it has a very different prevailing scale, character and development pattern and does not have the same level of access to transit as other Downtown neighborhoods, such as South Park and the Historic Core. As a result, Staff's analysis concluded that permitting taller building heights would not be consistent with the prevailing character and scale. Projects do have the ability to exceed the proposed height limit by 20% through an adjustment process, if appropriate findings can be made. Based on the 110 foot height limit, that would potentially permit buildings of up to 132 feet in height, or 11 stories.

- Construction Type. Some stakeholders expressed a desire to prohibit all construction types aside from Type I and II in order to maintain the legacy and adaptability of industrial buildings. While development incentives would permit greater FARs than are currently allowed in industrial areas to encourage public benefits, such as affordable housing, space for employment, and open space and paseos, mandating steel and concrete frame structures can ultimately raise the cost of construction and make the units unaffordable to many tenants who may want to occupy these future developments. The ability for a building to accommodate space for jobs, light industrial and productive activity, in addition to live/work uses, remains the objective of this proposed zone. Such functional capacity can be achieved in the other construction types as long as they are built in compliance with Building Code Section 419 and applicable occupancy standards, as required by the Ordinance. As noted previously, many of the ordinance's provisions are designed to ensure that new development will result in live/work units and non-residential spaces that will be flexible and adaptable to a wide range of uses in the future.
- Floor Space for Arts & Productive Uses. A number of comments were focused on the ratio of non-residential space. Some commenters stated that 200 square feet per live/work unit and 25 square feet per hotel guest room of non-residential Arts and Production space was too onerous, while others suggested that the proposed non-residential requirement is not enough. Some comments supported requiring a minimum of 1.5:1 FAR of non-residential uses before a project may be permitted to introduce live/work units. The recommended mix of live/work and non-residential uses achieves the City goal of retaining an employment focus in industrial areas while acknowledging the changing nature of work and how people conduct their work in the 21st Century economy. Building live/work units to the standard that will accommodate five (5) non-residential employees ensures space to generate employment and incubate new businesses.
- Hotel Uses. As proposed, hotels are limited to 100 guest rooms. There were requests to alter this limit, from as low as 70 guest rooms to as high as 200 guest rooms. It is envisioned that smaller hotels can help support the employment and productive uses that occur in industrial mixed use areas and contribute to their economic vitality. Information obtained from the Hotel Association of Los Angeles revealed that there is no industry standard for small, niche hotels, but a typical range is 80 to 130 rooms; the proposed size limitation is consistent with that range.
- Limitations on Nightclubs. There was a suggestion to include nightclubs as permitted uses. While the proposed ordinance is not intended to hinder the development of community-serving uses in hybrid industrial mixed use areas—including service

establishments such as nightclubs - the primary focus of the proposed HI Zone is to facilitate uses that contribute to productive, light industrial or live/work activity. The goal of the HI Zone is to ensure that new developments balance a mix of uses and are not dominated by regionally drawing entertainment uses that sometimes can operate at the expense of the employment and productive uses the ordinance is intended to foster.

- Preservation. Many stakeholders were interested in prohibiting the demolition of existing older industrial buildings as a means of protecting neighborhood character. Some voiced concerns that the reuse incentives of the proposed ordinance will not do enough to protect valued buildings from demolition. A stated goal of this regulatory tool is the protection of character through reuse and incentives. However, the proposed zone is not the appropriate vehicle to manage historic resources, as it is not designed for this purpose. The Department of City Planning Office of Historic Resources is in the process of conducting a Citywide survey of historic resources through the SurveyLA program. The survey will not only identify individual historic resources but also collections of historic resources that together may be eligible for designation as a historic district. The SurveyLA findings will be used to inform decisions about individual resources on a project basis as well as to guide Community Plan recommendations as plans for specific communities are updated in the future.

Prior Communications. A series of prior outreach efforts were conducted as part of the Arts District Policy Initiative, the feedback of which was utilized in developing provisions for the proposed HI Zone. There was consistent communication and engagement with the Arts Districts community, and the focus groups, public workshops and informational sessions were well attended by groups ranging from 5 to approximately 75 people.

ORDINANCE NO. _____

A proposed ordinance to amend Sections 12.03, 12.04.A, and 12.04.C, and to add Section 12.04.06, establishing the "HI" Hybrid Industrial Live/Work Zone to enable and regulate live/work uses in areas of the City with a General Plan land use designation of Hybrid Industrial.

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

Section 1. Section 12.03 of the Los Angeles Municipal Code is amended to add the following definition:

Live/Work Unit. A residential occupancy of one or more rooms or floors used as a dwelling unit with adequate work space reserved for and regularly used by one or more persons residing there and/or up to 5 nonresidential employees. In accordance with the Los Angeles Building Code, a Live/Work Unit must be built to accommodate a B, M, or F function and 5 nonresidential employees, and shall comply with the provisions of Section 419 of the Los Angeles Building Code.

Section 2. Subsection A of Section 12.04 of the Los Angeles Municipal Code is amended to read:

A. In order to regulate the use of property, as provided for in this article, the City is divided into the following Zones:

1. OS Open Space Zone;
2. A1 Agricultural Zone;
3. A2 Agricultural Zone;
4. RA Suburban Zone;
5. RE Residential Zone;
6. RS Suburban Zone;
7. R1 One-Family Zone;
8. RU Residential Urban Zone;
9. RZ Residential Zero Side Yard Zone;
10. RW1 One-Family Residential Waterways Zone;
11. R2 Two-Family Zone;
12. RD Restricted Density Multiple Dwelling Zone;
13. RMP Mobile Home Park Zone;
14. RW2 Two-Family Residential Waterways Zone;
15. R3 Multiple Dwelling Zone;
16. RAS3 Residential/Accessory Services Zone;
17. R4 Multiple Dwelling Zone;
18. RAS4 Residential/Accessory Services Zone;
19. R5 Multiple Dwelling Zone;
20. P Automobile Parking Zone;
21. PB Parking Building Zone;
22. CR Limited Commercial Zone;
23. C1 Limited Commercial Zone;

24. C1.5 Limited Commercial Zone;
25. C2 Commercial Zone;
26. C4 Commercial Zone;
27. C5 Commercial Zone;
28. CM Commercial Manufacturing Zone;
29. MR1 Restricted Industrial Zone;
30. M1 Limited Industrial Zone;
31. MR2 Restricted Light Industrial Zone;
32. M2 Light Industrial Zone;
33. M3 Heavy Industrial Zone;
34. PF Public Facilities Zone; and
35. SL Ocean-Submerged Land Zone.
36. HI Hybrid Industrial Live/Work Zone as established by Ordinance No. XXXXXX.

The order of restrictiveness of these zones, the first being the most restrictive and last being the least restrictive, is as follows:

OS, A1, A2, RA, RE, RS, R1, RU, RZ, RW1, R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5, CR, C1, C1.5, C4, C2, C5, CM, MR1, M1, MR2, M2, M3 and PF.

There shall be the following Specific Plan Zones:

1. CCS Century City South Studio Zone;
2. CM (GM) Commercial Manufacturing (Glencoe/Maxella) Zone;
3. CW Central City West Specific Plan Zone;
4. WC Warner Center Specific Plan Zone;
5. ADP Alameda District Specific Plan Zone;
6. LASED Los Angeles Sports and Entertainment District Specific Plan Zone;
7. LAX Los Angeles International Airport Specific Plan Zone;
8. USC-1A University of Southern California University Park Campus Specific Plan Subarea 1A Zone;
9. USC-1B University of Southern California University Park Campus Specific Plan Subarea 1B Zone;
10. USC-2 University of Southern California University Park Campus Specific Plan Subarea 2 Zone; and
11. USC-3 University of Southern California University Park Campus Specific Plan Subarea 3 Zone.

Section 3. Subsection C of Section 12.04 of the Los Angeles Municipal Code is amended to read:

- C. In order to regulate more adequately and restrict the height and floor area of buildings and structures, each lot shall include a height district designation, except for lots in the HI Hybrid Industrial Live/Work Zone where the height and floor area of buildings and structures shall be regulated by Ordinance No. XXXXXX

Section 4. Section 12.04.06 of the Los Angeles Municipal Code is added to read:

“HI” Hybrid Industrial Live/Work Zone

Purpose: The purpose of this Zone is to regulate live/work units and other compatible uses in areas of the City with a General Plan land use designation of Hybrid Industrial and a policy direction as to the appropriate location for live/work uses within the Community Plan Area.

A. Limitations on Zone Changes to the HI Zone. An application for a proposed land use ordinance involving a change to the HI Zone shall follow the procedures as set forth in Section 12.32 of this code, except that the following limitations shall also apply: Applications for a change of zone to the HI Zone are limited to properties that meet the following locational criteria: 1) located in an industrial zone at the time of filing an application; and 2) where the Community Plan General Plan Land Use Map includes the Hybrid Industrial land use designation and the HI Zone as a corresponding zone.

B. Use.

General Intent. The use regulations of this section are intended to delineate permitted, limited, and prohibited uses that are compatible with and serve to reinforce the industrial character and productive function of hybrid industrial areas of the City.

No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and, when a "Supplemental Use District" is created by the provisions of Article 3 of this chapter for such uses as may be permitted therein:

1. Any use permitted in the M2 Zone, except the following:
 - (a) Drive-through establishment.
 - (b) Nightclub.
2. The following uses when conducted in accordance with the limitations hereafter specified.
 - (a) Any building containing Live/Work Units, provided that such units comply with the requirements of Section 12.04.06 C.4.
 - (b) Any building containing Guest Rooms, provided that no single development site contains more than 100 guest rooms.
 - (c) Bar, restaurant, tea room or café, including a restaurant with an outdoor eating area, provided that the total area of space used on the premises in connection with any one such individual business shall not exceed 6,000 square feet.
 - (d) Retail store or business, provided that the total area of space used on the premises in connection with any one such individual business shall not exceed 6,000 square feet.
Exception: A grocery store or pharmacy shall not be subject to the above size limitation.
3. Beverage manufacturing, including alcohol.
4. Barrel or drum, steel manufacturing.
5. Fabrication of iron or steel.
6. Other uses similar to the above, as provided in Section 12.21 A.2 but not including use which are or may become obnoxious or offensive by reason of emission of odor, dust, smoke, noise, gas, fumes, cinders, vibration, refuse matter or water-carried waste, as determined by the Administrator.
7. Uses customarily incident to any of the above uses and accessory buildings, when located on the same lot.
8. Automobile parking space and loading space required in connection with permitted uses, as provided for in Section 12.04.06 C.13.

C. Development Standards.

General Intent. The development standards of this section are intended to facilitate the creation of new live/work units and productive space in hybrid industrial areas in a manner that preserves the surrounding industrial and artistic character, supports enhanced street level activity, maintains a consistent urban streetwall, minimizes conflicts between cars and pedestrians, and orients buildings and pedestrians toward public streets. These standards are meant to create a mix of productive and industrial spaces and encourage the reuse of existing structures.

Table C.1

Summary of Development Standards			
	Ordinance Section	Unit of Measurement	Standard
Height	C.2	Building Height (max)	110'
	C.3(a)	Ground Level Floor to Ceiling	16' minimum
	C.3(b)	Upper Floors Floor to Ceiling	10' minimum
Live/Work Units	C.4(b)(1)	Minimum Average Unit Size	750 sf
	C.4(b)(2)	Minimum Workspace Area per unit	150 sf
Resident Production/ Art Gallery Space Arts & Productive Uses	C.1(b)(6)	Minimum Area	500 sf
	C.1(b)(2)	Minimum Required Floor Area	200 sf x # Live/Work Units 25 sf x # hotel rooms
Yards	D.1 and D.2		None Required
Massing	C.6	Max Street Frontage Per Building	275'
	C.6	Required Separation	30' (to a depth of 30')
Build-To	C.7	Min/Max Distance From Lot Line	0'/10'
Buffer from Heavy Industry	C.8	New Live/Work (min distance) from Heavy Industrial	15'
Street Façade Transparency	C.9(a)	Ground Level (min)	50%/Commercial Uses 30%/ Live/Work & Industrial
	C.9(b)	Upper Floors (min)	30%/All Uses
Façade Treatment	C.1(b)(5)	Green Wall or Art Mural	15% of one façade (300 sf min)
Street Trees	C.12	Requirement	Per Urban Forestry Guidelines
Open Space	C.5	Required Area	100 sf per Live/Work Unit
Roof Treatment	C.10	Special Material	75% of non-habitable roof area
	C.13(b)(1)	New Live/Work Units (min)	1 Space per Unit
Parking	C.13(b)(2)	Hotel (min)	1 Space per 2 guest rooms (Rooms 1 – 20) 1 Space per 4 guest rooms (Rooms 21 – 40) 1 Space per 6 guest rooms (Rooms 41+)
	C.13(b)(3)	New Non-Live/Work Use (min)	2 Spaces per 1,000 square feet
	C.13(b)(4)	Conversion of Existing Buildings	None required
	C.13(d)	EV Stations (min)	10% of all spaces
	C.13(e)	Car Share Reduction	5 regular required spaces per space reserved for carshare
	-	Bicycle Parking	Per Section 12.21 A.16
Signs	C.14(a)(1)	Maximum Total Sign Area	1 square foot per 1 linear foot of frontage
	C.14(a)(2)	Maximum Individual Sign Size	40 sf

*Note: This table is included for summary purposes only. Refer to original code sections for full text of regulations.

1. **Maximum Permitted Floor Area Ratio (FAR).** The maximum permitted Floor Area contained in all buildings on a Lot shall not exceed one-and-one-half (1.5) times the Lot Area, except as follows:
- (a) **Reuse of Existing Structures.** Any portions of a structure existing on a lot as of July 1, 1974, as evidenced by a valid Certificate of Occupancy, that are maintained on-site and incorporated into a new development shall be excluded from the calculation of total floor area.
 - (1) Development Standards Sections C.2 through C.13 of the zone shall not apply to those portions of existing structures maintained on-site and incorporated into a new development.
 - (b) **Floor Area Incentive for Public Benefits.** The maximum permitted Floor Area contained in all buildings on a Lot may exceed one-and-on-half (1.5) times the Lot Area up to a maximum of three (3) times the Lot Area, provided all of the Public Benefits listed below are met.
 - (1) **Restricted Affordable Units.** 15 percent of all live/work units shall be reserved to be affordable to Moderate Income households, or 5 percent shall be reserved to be affordable to Low Income households, as defined by the California Department of Housing and Community Development (HCD) or any successor agency. Affordable means that rents or housing costs cannot exceed 30 percent of the maximum gross income of each respective household income group.
 - (2) **Floor Area for Arts & Productive Uses.** Floor area reserved for uses other than Live/Work units and guest rooms shall be provided at a ratio of at least 200 square feet per Live/Work Unit and at a ratio of at least 25 square feet per guest room. No more than 50 percent of the above required floor area shall be occupied by the following uses: bar, restaurant, tea room, café, including restaurant outdoor eating areas, retail store/business.
 - (3) **Pedestrian Paseo.** Wherever blocks (measured from curb face to curb face) are longer than 400 feet and a development site contains more than 300 feet of frontage or is located at the middle of the block, mid-block pedestrian pathways or paseos which are open to the public, shall be provided to the satisfaction of the Director of Planning. Paseo shall meet the following requirements:
 - (i) Be built perpendicular from the longest block face from which access is provided, where only one paseo is required
 - (ii) Be at least 10' wide at a minimum and 15' wide average
 - (iii) Have a clear line of sight to the back of the paseo, gathering place, or focal element
 - (iv) Be at least 50% open to the sky, covered with a transparent material, or run through a qualified existing building as defined in Section C.1(a) above.
 - (v) Remain open to the public from 7AM to 10PM, at minimum
 - (vi) Have signs visible from the adjacent public right-of-way stating that the paseo is publicly accessible and specifying the hours during which it is accessible.

Exception: The requirements of this subparagraph shall not apply where existing structures are being maintained on-site and where the existing structures being maintained occupy 80 percent or more of the total site area.

 - (4) **Pedestrian Plaza.** Where total lot area equals 50,000 square feet or greater, a pedestrian plaza shall be provided that meets the following design criteria:
 - (i) A minimum of 2,500 square feet in size
 - i. The area of a Pedestrian Paseo may count towards the Pedestrian Plaza requirement.
 - (ii) At least 50 percent open to the sky
 - (iii) Located on the ground level with direct pedestrian access to the adjacent street
 - (iv) Unenclosed by any wall, fence, gate, or other obstruction across the subject property

- (v) Include at least one gathering space with a focal element
- (vi) Remain open to the public from 7AM to 10PM, at minimum
- (vii) Have signs visible from the adjacent public right-of-way stating that the plaza is publicly accessible and specifying the hours during which it is accessible.

Exception: The requirements of this subparagraph shall not apply where existing structures are being maintained on-site and where the existing structures being maintained occupy 80 percent or more of the total site area.

- (5) **Public Art/Façade Treatment.** An Original Art Mural as defined and regulated by Section 22.119 of the Los Angeles Administrative Code and/or Green Screen shall be provided on a minimum of 15 percent of one building façade visible from a public street; however, in no case shall this minimum area be less than 300 square feet.
- (6) **Resident Production/Art Gallery Space.** One or more Resident Production or Art Gallery Spaces shall be provided on a development site containing Live/Work Units and shall be designed to meet the following specifications:
 - (i) Be a minimum of 500 square feet in area.
 - (ii) Be open and available to all residents free of charge from the hours of 8AM to 10PM each day.
 - (iii) Be any combination of indoor or shaded outdoor space provided that such space can accommodate the functions found in the Group F or M Occupancy, as defined by the Los Angeles Building Code.

The total floor area of such spaces shall count towards the minimum requirement for Arts and Productive Uses in Subsection C.1(b)(2).

- (c) **Floor Area Incentive for Underground Parking.** The Floor Area contained in all buildings on a Lot may exceed three (3) times the Lot Area up to a maximum of four-and one-half (4.5) times the Lot Area, if all Public Benefits listed in Section C.1(b) above are provided, and all parking is located entirely underground and/or at grade and screened from street view.
 - (d) **Floor Area Incentive for Type I, II, or IV Construction.** The Floor Area contained in all buildings on a Lot may exceed four-and-one-half (4.5) times the Lot Area up to a maximum of six times the Lot Area, if all applicable Public Benefits listed in Section C.1(b) and C.1(c) are provided, and if all new structures are built entirely with Type I, II, or IV construction, as defined in the Los Angeles Building Code and verified by the Los Angeles Department of Building and Safety.
 - (e) **Alternative Floor Area Bonus for Restricted Affordable Units.** As an alternative to the floor area incentives provided for in Section C.1(b) through C.1(d) above, a project with Live/Work units may instead exceed a base FAR of 1.5, with a maximum 35 percent increase, pursuant to the provisions found in Section 12.22.A.29.
2. **Height of Building or Structures.** No building or structure shall exceed 110 feet in height.
3. **Floor to Ceiling Height.**
- (a) **Ground Level.** The average height of the ground level story, measured from top of floor to bottom of structural ceiling, shall be no less than 16 feet for the portion of any structure within 40 feet of any property line abutting a public street. In addition, no portion of the ground level shall have a floor to ceiling height that is less than 13 feet in height.
 - (b) **Upper Floors.** The average height of any story above the ground level shall be no less than 10 feet, measured from top of floor to bottom of structural ceiling. In addition, no portion of an upper story shall be less than 9 feet 6 inches in height.
4. **Live/Work Units.**
- (a) **General Intent.** This section includes standards for new Live/Work Units to ensure that adequate space is maintained for employment. Live/Work Units are intended to be designed with adequate workspace, higher ceilings, larger doors, sufficient natural light, open floor plans, and equipped with non-residential finishes and features that support arts and production activities.
 - (b) **Dimensions.**
 - (1) **Minimum Average Unit Size.** The average size of all Live/Work Units contained in a single development shall be no less than 750 square feet.

- (2) **Workspace Area.** Each Live/Work Unit shall have at least one continuous workspace area that is no smaller than 150 square feet and measures not less than 15 feet in at least one dimension and no less than 10 feet in any dimension. The required workspace area for each unit shall be clearly demarcated on approved building plans.
 - (3) **Open Floor Area.** Excluding area used for bathrooms and storage, at least 70 percent of the floor area of all Live/Work Units shall be open with no fixed interior separation walls.
 - (c) **Occupancy.** All Live/Work Units shall be built in conformance with Section 419 of the Los Angeles Building Code and the provisions of this ordinance, subject to verification by the Los Angeles Department of Building and Safety. Live/Work Units must comply with Sections 419.3 & 419.3.1 (Means of egress & Egress capacity), 419.6 (Structural), 419.7 (Accessibility), 419.8 (Ventilation), and 419.9 (Plumbing facilities) in order to accommodate a B, M, or F Occupancy and 5 nonresidential employees.
 - (d) **Ground Level.** Live/Work Units may occupy the ground level of a building only if the living space is located in a mezzanine area.
5. **Open Space.** In lieu of the requirements of Section 12.21 G.2, the following regulations shall apply. New construction (resulting in additional floor area and additional Live/Work Units) of a building or group of buildings shall provide on-site open space, in any combination of common and private open space, at a minimum of 100 square feet per Live/Work Unit. Any area set aside for Resident Production Space, built in compliance with Section C.1(a)(6), or a Pedestrian Plaza, built in compliance Section C.1(b)(4), shall qualify towards this minimum requirement. The entire area of balconies and patios shall count towards this requirement. In addition, the provisions contained in Section 12.21 G.3 shall also apply to this section.
6. **Massing.** No individual building mass above 30 feet from adjacent sidewalk grade shall be more than 275 feet in length along a continuous street frontage. Portions of buildings above 30 feet in height shall have a break in massing of at least 30 feet to a depth no less than 30 feet from the face of the building.
7. **Build-To Line and Streetwall.** Building facades below 30 feet from adjacent sidewalk grade shall be located no farther than 10 feet from any lot line that abuts a public street, except where walkways, driveways, pedestrian plazas, or other pedestrian amenities are provided.
8. **Buffer from Heavy Industry.** Any Live/Work Unit on a site abutting a heavy industrial use (those first permitted in the M3 Zone with valid use permit as of January 1, 2014) shall be set back a minimum of 15 feet from the lot line shared by the Live/Work use and the heavy industrial use.
9. **Façade Transparency.**
 - (a) **Ground Level.** A minimum of 50 percent of that portion of a street-facing exterior wall, which is between 2 feet to 12 feet above the sidewalk grade, must be comprised of transparent (untinted, unfrosted, non-reflective) windows or openings, exclusive of areas for walkways, driveways, paseos, and plazas; except that for those areas of a building reserved for uses first permitted in the CM or any less restrictive zone, the required minimum shall be 30 percent.
 - (b) **Upper Floors.** A minimum of 30 percent of the exterior wall of all upper floors shall consist of transparent windows and openings.
 - (c) **Glass Transparency.** Glass is considered transparent where it has a transparency higher than 80 percent and external reflectance of less than 15 percent.
 - (d) **Original Art Murals/Green Screens.** Areas reserved for Original Art Murals and Green Screens shall be exempted and not included in the calculation of transparency.
10. **Roof Treatment.** A minimum of 75 percent of the roof area, exclusive of the area covered by habitable space or mechanical equipment, shall be covered by one or more of the following roof types: solar, roof garden, green roof, cool roof (high albedo).
11. **Trash Enclosures.** Recycling and trash facilities shall be screened from view.
12. **Trees.** The number of trees on site shall be planted per Section 12.21 G and any street trees shall be placed to meet spacing requirements per Urban Forestry Guidelines. Trees that cannot be provided to meet the total required number and the average spacing requirements shall be planted off-site within 1 mile of the development site by the Department of Public Works, an approved Community Partner, City Plants or another approved entity, as determined by the Director, and the developer shall provide funds equivalent to those necessary for the trees,

concrete cut, planting and five years of watering and maintenance for each tree as determined by City Plants.

13. Parking and Vehicular Access.

- (a) **Parking Location.** No surface parking shall be allowed between the building and any street. All parking shall be situated in a location screened from street view at the side or rear of buildings on the site, enclosed within a structure, or entirely below grade. Below-grade parking may occupy the entire footprint of a lot.
- (b) **Number of Automobile Parking Spaces.** Automobile parking spaces shall be provided at the following ratios:
 - (1) **Live/Work Unit.** At least 1 automobile parking space per Live/Work Unit.
 - (2) **Guest Rooms.** At least 1 automobile parking space for each 2 individual guest rooms or suites of rooms for the first 20, 1 additional space for each 4 guest rooms or suites of rooms in excess of 20, but not exceeding 40, and 1 additional space for each 6 guest rooms or suites of rooms in excess of 40. In addition, triple tandem spaces shall be permitted.
 - (3) **All Other Uses.** At least 2 automobile parking spaces for each 1000 square feet of floor area.
 - (4) **Existing Buildings Reuse.** No parking is required for the floor area contained within existing buildings maintained on-site and incorporated into a new development, regardless of the use of such buildings. Existing buildings shall be defined as those existing on a lot as of July 1, 1974, as evidenced by a valid Certificate of Occupancy.
- (c) **Unbundling.** Parking shall be sold or leased separately from residential units and commercial spaces in perpetuity. Required parking may be rented for off-site uses.
- (d) **Electric Vehicle Spaces.** A minimum of 10% of automobile parking spaces provided on a lot shall include Electric Vehicle (EV) Charging Stations.
- (e) **Car-Sharing Spaces.** For each automobile parking space reserved for a Car-Share vehicle, the minimum amount of required automobile parking shall be reduced by 5 spaces.
- (f) **Off-site Parking.** 50 percent of required automobile parking spaces may be provided off-site within 1500 feet of the development site.
- (g) **Vehicular Access.** Driveways shall not exceed 24 feet in width. Multiple driveways of a single development site shall not be located closer than 200 feet along the same street frontage, except that one additional access point no more than 12 feet in width shall be allowed for access to loading areas.

14. Signage.

- (a) **Allowable Area.**
 - (1) A maximum of 1 square foot of total signage area is permitted along each facade per each linear foot of building frontage as measured along the lot line.
 - (2) No individual sign is permitted to be larger than 40 square feet in area.
- (b) **Number of Signs.**
 - (1) Each individual business is allowed a maximum of 2 signs.
- (c) **Prohibited Sign Types.**
 - (1) In addition to the signs that are prohibited in Section 14.4 of the LAMC, the following signs are prohibited:
 - (i) Can signs
 - (ii) Digital sign/digital displays/animated/flashing/appear to have movement
 - (iii) Illuminated architectural canopy signs
 - (iv) Monument signs
 - (v) Pole signs
 - (vi) Sail signs/wind banners
 - (vii) Temporary signs for which the LAMC requires a permit

D. Area.

1. **Front Yard.** Not required.
2. **Side and Rear Yards.** Not required.
3. **Lot Area.**
 - (a) There shall be no minimum lot area per live/work unit or guest room.
 - (b) The maximum lot area of a single development shall be 5 acres.

E. Definitions.

Arts and Productive Use – Floor area reserved for uses other than Live/Work units and guest rooms, except not including more than 50 percent of the floor area occupied by the following uses: bar, restaurant, tea room, café, including a restaurant with an outdoor eating area, retail store/business.

Car-Share – Any public or private entity that provides a membership or peer-to-peer-based service through which vehicles can be reserved on an hourly basis at variable rates. Vehicles must be available at locations at which access is not restricted to members of the public.

Green Screen – A building facade that is covered with vegetation and the necessary apparatus to support the growth of vegetation.

Resident Production Space – An onsite building workshop amenity for use by residents and employees of Live/Work Units for art production, materials and goods fabrication, and other similar production activities.

F. Other Regulations.

1. Where this ordinance is silent and a development standard or procedure in the LAMC related to a specific zone applies, the requirements of the “**CM**” **Commercial Manufacturing Zone** shall apply.

G. Administrative Procedures.

1. **Adjustments.** Pursuant to the same procedures found in LAMC Section 12.28 C, the Zoning Administrator shall also have the authority to grant Adjustments of up to 10 percent from the requirements contained in this ordinance pertaining to Build-to Line, Façade Transparency, and Roof Treatment. In addition, the Zoning Administrator shall have the authority to grant an Adjustment to modify the design requirements for a pedestrian paseo, found in subsection C.1(b)(3)(i) through C.1(b)(3)(iv).

H. Exceptions.

1. Projects with a filed application as of November 22, 2013 shall not be subject to the provisions found in subsections C.1(b)(2) and C.3 of this Section.

COUNTY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT ALL
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PROJECT TITLE * Hybrid Industrial Live/Work (HI) Zone	LOG REFERENCE ENV-2015-1939-CE and CPC-2015-1938-CA
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PROJECT LOCATION
* Citywide

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
 * The proposed ordinance amends Sections 12.03, 12.04.A and 12.04.C, and adds Section 12.04.06 to the Los Angeles Municipal Code (LAMC) establishing the Hybrid Industrial Live/Work Zone ("HI Zone") in the Zoning Code to enable the regulation of a new mix of land uses, including light industrial, live/work, hotel, and other commercial uses, in areas of the City with a General Plan land use designation of Hybrid Industrial. There is no development, or change in land use, intensity or density proposed as part of this ordinance. This ordinance contains a definition for a Live/Work Unit, and heightened development standards intended to preserve industrial uses, while allowing a mix of live/work and other compatible uses. The proposed development standards would regulate building form and construction features to ensure space for jobs can continue to be accommodated. This new zone also prohibits conventional residential uses and requires that Live/Work Units allow for nonresidential employment activities in a hybrid industrial mixed-use area.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
 *

CONTACT PERSON NICHOLAS MARICICH	AREA CODE * 213	TELEPHONE NUMBER 978-1240	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	▪ Sec. 15268	▪ Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	▪ Sec. 15269	▪ Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	▪ Sec. 15269 (b) & (c)	▪ Art. II, Sec. 2a (2) & (3)
<input type="checkbox"/> CATEGORICAL EXEMPTION Class _____ Category _____ (City CEQA Guidelines)	▪ Sec. 15308 <i>et seq.</i>	▪ Art. II, Sec. 2
<input checked="" type="checkbox"/> OTHER: State CEQA Guidelines Section 15061(b)(3) and City of Los Angeles CEQA Guidelines Article II, Section 2(m)		

JUSTIFICATION FOR PROJECT EXEMPTION: See attached narrative.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE <i>Nicholas Maricich</i>	TITLE City Planner	DATE 7/24/15
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record Rev. 11-1-03 Rev. 1-31-06
 IF FILED BY THE APPLICANT:

* _____
 NAME (PRINTED)

* _____
 SIGNATURE

* _____
 DATE

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) NARRATIVE:**ENV-2015-1939-CE****I. PROJECT DESCRIPTION**

The proposed ordinance adds a new Hybrid Industrial Live/Work (HI) Zone to the Los Angeles Municipal Code by amending Section 12.03; amending Section 12.04.A; amending Section 12.04.C; and adding Section 12.04.06. The purpose of this new HI Zone is to regulate the development of light industrial, live/work, hotel, and other commercial uses in areas of the City of Los Angeles with a General Plan land use designation of Hybrid Industrial.

This ordinance does not propose any new development, involves no changes for any specific parcel, and includes no changes in land use, intensity or density. This ordinance contains a definition for a Live/Work Unit, and contains heightened development standards intended to preserve industrial uses, while allowing a mix of live/work and other compatible uses. The proposed development standards would regulate building form and construction features to ensure that space for jobs can continue to be accommodated. The HI Zone would allow the City to protect industrial land while acknowledging the changing nature of employment that is reflected in live/work environments. These standards are meant to encourage the reuse of existing structures and to create a mix of productive and industrial spaces.

This new zone also prohibits conventional residential uses and requires that Live/Work Units allow for nonresidential employment activities in a hybrid industrial mixed-use area.

II. BACKGROUND

In 2007, the former Community Redevelopment Agency of Los Angeles and the Los Angeles Department of City Planning initiated the Industrial Land Use Policy Study (ILUP) in response to intense pressure to convert industrial land to other uses. The project examined industrial districts and provided geographically specific directions on how to craft new and more tailored zones and long range plans that would adapt to the future City needs. These findings and the Background Report, *Los Angeles Industrial Land: Sustaining a Dynamic City Economy*, provided guidance on industrial and employment areas as part of City's New Community Plan updates. In particular, the ILUP identified the need for new zoning tools to address industrial mixed-use areas, where the City aims to retain a jobs focus but allow limited residential uses that are compatible with and can support light industrial activities.

The current Zoning Code does not contain regulations that can effectively address this unique mix of land uses. As a result, the proposed HI Zone would enable the City to regulate such uses for hybrid industrial districts when consistent with the City's General Plan.

III. EXISTING ENVIRONMENT

The City of Los Angeles is the second largest city in the United States by population with an estimated 4 million residents. The City's boundaries cover a total area of 498.3 square miles of land and 29.2 square miles of water, reflecting a diverse terrain of urbanized areas, beaches, mountains, and valleys. The City is divided into 15 City Council districts and 35 Community Plan Areas. At this time, there are currently two Community Plan Areas that contain the Hybrid Industrial land use designation (Central City North and Northeast Los Angeles Community Plan

areas). However, there are no specific parcels in those Plan areas or elsewhere in the City that are being rezoned as part of this project. Any use of this new zone would require subsequent environmental review, in most cases a general plan land use amendment and in all cases a rezone. When applied to a particular parcel, the proposed HI zone corresponds with and implements the General Plan land use designation of Hybrid Industrial.

IV. CEQA DETERMINATION

State California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. In addition, the City's CEQA Guidelines, Article II, Section 2, class (m) also exempts the adoption of ordinances that do not result in an impact on the physical environment.

The City determines that the simple adoption of a new zone to the Zoning Code is not a project and results in no direct physical change in the environment or a reasonably foreseeable indirect physical change. In the alternative, even if the new zone is found to be a project, then with certainty, there is no possibility that the proposed new zone would have a significant effect on the environment because the proposed project does not require any construction activities, does not rezone any parcel, does not change the use or intensity of any existing site to create a physical environmental impact and does not lead to any direct or reasonably foreseeable indirect physical environmental impacts. The proposed project has no potential to cause a significant environmental impact. Therefore, the project is exempt under the State CEQA Guidelines Section 15061 (b)(3) as well as the City's CEQA Guidelines, Article II, Section 2, class (m).

Consistent with CEQA Guidelines Article 19, Section 15064(b)(3) which cautions against speculative analysis of impacts, the City determines that no foreseeable impacts can be identified at this time. The City considers it speculative to know where this new zone could be used in the City. As the City continues to update its 35 community plans as part of the New Community Plan Program, other industrial land use needs may be identified, and similarly require the introduction of this Hybrid Industrial land use designation as part of the community plan update process.

Any other applicant in order to obtain a zone change from an existing industrial zone to the HI Zone would almost in all cases need to request the City initiate a General Plan land use amendment to designate properties as Hybrid Industrial. The City would also need to make findings regarding the suitability of any area for such designation. Future zone changes would result in the application of the use and development regulations contained in this proposed ordinance. In such cases, live/work and hotel uses would be required to comply with development standards, and be accompanied by public benefits, in order to ensure compatibility of those uses. However, as stated above, it is unclear if and where this new zone will be used.

Any application of this new zone to individual parcels, as a discretionary project, would require CEQA review; which includes, but is not limited to, the assessment of the impact of a proposed project upon the aesthetics, scenic resources, and visual character of a surrounding neighborhood and community.

PREPARED BY:
CITY OF LOS ANGELES, DEPARTMENT OF CITY PLANNING

7/24/15

DATE

Richard S. Murray

BY