

**ORDINANCE NO. 188793**

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An ordinance amending Sections 12.03, 12.22, 12.24, and 16.05 of the Los Angeles Municipal Code to apply the adaptive reuse regulations citywide, further incentivize the conversion of existing buildings to housing units, provide greater design flexibility, and streamline project approval, known as the Citywide Adaptive Reuse Ordinance.

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

Section 1. Section 12.03 of Chapter I of the Los Angeles Municipal Code is amended to add the following terms in alphabetical order:

**ADAPTIVE REUSE PROJECT.** Any change of use in all or any portion of an eligible building or parking building pursuant to the provisions in Section 12.22 A.26. or Section 12.24 X.1. of this Code.

**HISTORIC RESOURCES SURVEY.** A documented survey, officially recognized by a local, state, or federal agency, and accepted by the Director of Planning or Office of Historic Resources as adequate, resulting from a process of systematically identifying and documenting buildings, structures, objects, cultural landscapes, natural features, and historic districts, as potentially eligible for listing as either an individual resource or as a contributor to an historic district under a local, state or federal designation program, including but not limited to the National Register of Historic Places, California Register of Historical Resources, designation as a Historic-Cultural Monument, or identification as a Contributing Structure in an Historic Preservation Overlay Zone (HPOZ).

**UNIFIED ADAPTIVE REUSE PROJECT.** An Adaptive Reuse Project where at least one existing eligible building is combined with new construction of new floor area, either attached to the existing building, or detached from the existing building. Such projects may include development of portions of a lot shared with an Adaptive Reuse Project, or on lots that abut or are separated only by an alley, or are located directly across the street, from any portion of an Adaptive Reuse Project.

Sec. 2. Subdivision 26 of Subsection A of Section 12.22 of Chapter I of the Los Angeles Municipal Code is amended in its entirety to read as follows:

**26. Citywide Adaptive Reuse Projects.**

(a) **Purpose.** The purpose of this subdivision is to implement the General Plan by facilitating the retention and conversion of existing, underutilized, or historically significant buildings, to new Residential Uses. This will reduce vacant space, create opportunities for new housing, and preserve the City's architectural and cultural legacy. Encouraging the reuse of buildings is a sustainable practice to retain many of the resources that went into their initial

construction and thereby reduce greenhouse gas emissions. Such productive reuse will support mixed commercial and residential uses in order to improve air quality, and reduce vehicle trips and vehicle miles traveled, by locating residents, jobs, and services near each other.

(b) **Relationship to Other Zoning Provisions.** For Adaptive Reuse Projects, if a provision of this subdivision differs with a provision of any specific plan, supplemental use district, "Q" condition, "D" limitation, or any citywide provision of Chapter I of this Code, then this subdivision shall prevail. Notwithstanding anything to the contrary above, Adaptive Reuse Projects shall be subject to the following exceptions and additional provisions:

(1) If a provision of this subdivision differs with a provision of any Historic Preservation Overlay Zone (HPOZ), then the provision of the HPOZ shall prevail, pursuant to Division 13B.8. (Historic Preservation) of Chapter 1A of the Code. Adaptive Reuse Projects involving other Designated Historic Resources may be eligible for the incentives set forth in Paragraphs (h) and (i) of this subdivision and shall be reviewed pursuant to Section 91.106.4.5 of this Code and/or Section 22.171 et seq. of the Los Angeles Administrative Code, as these sections may be amended or reorganized from time to time.

(2) Adaptive Reuse Projects seeking tax abatement for a qualified historical property eligible under the Mills Act, pursuant to California Government Code Sections 50280-50290, shall be subject to the procedures in Section 19.140 et seq. of the Los Angeles Administrative Code.

(3) If a provision of this subdivision differs with a provision of any Sign District (SN) then the provision of the Sign District shall prevail, pursuant to Section 13.11. of this Code.

(4) Unless otherwise stated in this subdivision, new construction outside the existing building envelope that is part of an Adaptive Reuse Project or Unified Adaptive Reuse Project shall be subject to: the applicable citywide provisions of Chapter I of the Code; any applicable "Q" conditions or "D" limitations; and any applicable specific plan, supplemental use district, and/or Streetscape Plan. These provisions shall apply unless an incentive, concession, waiver or reduction of these development standards is granted pursuant to Sections 12.22 A.37.(d), 12.22 A.38.(d), or 12.22 A.39.(d) of this Code.

Exterior changes resulting from improvements in building safety or building system performance, such as to accommodate required structural or energy conservation upgrades, shall not be considered new

construction, additions, or additional floor area for the purpose of granting incentives under Section 12.22 A.26.(h) of this Code.

(5) If a provision of this subdivision differs with Sections 12.22 A.37., 12.22 A.38., or 12.22 A.39. of this Code, then those sections shall prevail, except that the procedures and standards of review of this subdivision shall apply for Surveyed Historic Resources and Designated Historic Resources.

(6) An Adaptive Reuse Project shall comply with the Affordable Housing Linkage Fee requirements in Section 19.18 of this Code.

(7) An Adaptive Reuse Project proposed within the boundaries of the Adaptive Reuse Subareas shall be eligible for the following:

(i) All incentives and procedures in this subdivision;

(ii) A change of use to Hotel, pursuant to Section 12.22 A.26.(d) of this Code; and

(iii) Upon application to the Zoning Administrator, an Adaptive Reuse Project may be located in the MR1, MR2, M1, M2 and M3 zones, subject to the procedures set forth in Section 12.22 A.26.(f)(4) of this Code.

(c) **Definitions.** Notwithstanding any other provisions of this Code to the contrary, the following definitions shall apply to this subdivision, and any reference to state or federal law in this subdivision shall be to the law as written and in effect on the date the reference is adopted. Words and phrases not defined in this paragraph shall be construed as defined in Section 12.03 of this Code.

**Adaptive Reuse Subareas.** The areas mapped as the Adaptive Reuse Subareas by Section 9 of the Citywide Adaptive Reuse Ordinance (Ord. No. \_\_\_\_\_).

**Legacy Small Business.** Any business that meets all the following criteria: has been in continuous operation within a 2-mile radius of the Adaptive Reuse Project site, in the geographical boundaries of the City of Los Angeles for at least 20 years, with no break in operations exceeding two years, and that meets at least two of the following standards:

(i) Has no more than 50 full-time equivalent employees;

(ii) Employs individuals capable of speaking non-English languages who can serve multi-lingual members of the community

and posts a placard stating that non-English languages are spoken in the establishment, written in the respective language offered. The placard shall be located within 5 feet of the entrance along the primary street lot line, and shall be a minimum of 8 ½" by 11" in size, with text in at least a 12-point font;

(iii) The business accepts government issued assistance such as Electronic Benefits Transfer (EBT) and posts a placard stating that it accepts government issued assistance such as EBT. The placard shall be located within 5 feet of the entrance along the primary street lot line, and shall be a minimum of 8 ½" by 11" in size, with text in at least a 12-point font;

(iv) The business pays employee wages equal to or greater than those for non-airport employees as specified in Section 10.37.2 of Article 11 of the Los Angeles Administrative Code.

**Live/Work Unit.** A dwelling unit that includes workspace designated for productive uses and entrepreneurial activities, so long as such uses and activities are allowed in the underlying zone, and that may include areas for display or sale of products produced therein.

**Non-Residential Use.** Any use other than those defined in Residential Use.

**Residential Use.** Any use that provides housing accommodations serving as a primary residence or having an occupancy of greater than thirty days, or that provides residential Supportive Services, or that is a Home Occupation. A Residential Use only includes Dwelling Units, Efficiency Dwelling Units, Supportive Housing, Dormitories, Guest Rooms, Live/Work Units, or Joint Living and Work Quarters.

(d) **Uses Allowed in Adaptive Reuse Projects.** Notwithstanding any other provisions of this Code to the contrary, an Adaptive Reuse Project that is eligible for the incentives provided in this subdivision shall be allowed as follows:

(1) In all or any portion of an eligible building or parking building, a change of use is allowed from an existing Non-Residential Use or Hotel, excluding a Residential Hotel or Residential Unit as defined in Section 47.73 of this Code, to a new Residential Use.

(2) A change of use from Non-Residential Use to a Hotel shall only be allowed in an Adaptive Reuse Project located in the Adaptive Reuse Subareas if approved under Section 12.24 U.4. and Section 13B.2.3. of this Code.



(3) A change of use from a Hotel, excluding a Residential Hotel or Residential Unit as defined in Section 47.73 of this Code, to a Residential Use may be allowed in an Adaptive Reuse Project, provided that the Hotel has fewer than 300 rooms, with the room count based on the date of the hotel's initial Certificate of Occupancy or January 1, 2025, whichever room count is greater.

(4) Only an Adaptive Reuse Project that results in five or more residential units that meet the definition of Residential Use defined in this subdivision, shall be eligible for the incentives and procedures in this subdivision.

(5) Active Ground Floor Uses. An existing ground floor commercial use may be converted to a Residential Use provided that the converted ground floor maintains active uses as follows: at least the first 15 feet of depth of the converted ground floor, measured perpendicularly from the primary pedestrian entrance, shall have indoor occupiable space designed and intended for general commercial use, public and institutional use, and/or common indoor amenity space, including Live/Work Unit(s), fitness room(s), lounge(s), lobbie(s) or co-working space(s).

(6) Transparency. The ground floor of the building may be modified provided that the new ground floor use either maintains or increases transparency of the existing facade and does not reduce the existing condition of exterior glazing. This requirement shall apply when any portion of a ground floor is accessed directly from a public street, or along the entirety of any facade that serves as the primary pedestrian entrance for the building. Notwithstanding the above, reductions in ground floor transparency shall be allowed as required for seismic reinforcement, fire/life safety concerns, or other upgrades to improve building system performance of the existing building.

**Table 12.22 A.26. (d)(7): For illustrative purposes only, the below table summarizes the changes of use allowed in Adaptive Reuse Projects as described in Section 12.22 A.26. (d)(1) – (3) above.**

<u>Applicable Area</u>	<u>Change of use of Buildings</u>		<u>Permitted (P) or Not Permitted (NP)</u>
	<u>From Existing Use</u>	<u>To Proposed Use</u>	
Citywide*	Non-Residential Use	Residential Use	P

		Hotel	NP
	Hotel, except for change of use of any existing Residential Hotel or Residential Unit as defined in LAMC Section 47.73	Residential Use	Permitted (P) if Hotel has fewer than 300 guest rooms
	Residential Use or Hotel	Non-Residential Use	NP
Subareas	Non-Residential Use	Residential Use	P
		Hotel	Permitted (P) with Class 3 Conditional Use Permit
	Hotel, except for change of use of any existing Residential Hotel or Residential Unit as defined in LAMC Section 47.73	Residential Use	Permitted (P) if Hotel has fewer than 300 guest rooms
	Residential Use or Hotel	Non-Residential Use	NP

\* Except for that portion of Los Angeles within the boundaries of the Downtown Community Plan and Community Plan areas subject to Article 9. of Chapter 1A of the new Zoning Code as they are adopted.

(e) **Eligible Buildings.** The provisions of this subdivision shall apply to Adaptive Reuse Projects in all or any portion of the following buildings and parking buildings located in the R2, RD1.5, RD2, RD3, RD4, RD5, RD6, RW2, R3, RAS3, R4, RAS4, R5, CR, C1, C1.5, C4, C2, C5, CM, P, PB, and PF Zones, and any zones within a specific plan or supplemental use district listed in Paragraph (l) in which multifamily residential uses are allowed, provided that the qualifying age of the building or parking building, as listed below, is verified by a Certificate of Occupancy, finalized building permit, or other similar suitable government issued documentation.

(1) Buildings constructed according to the building and zoning codes in effect at the time they were constructed, for which at least 15 years have elapsed since the date of permitted and completed construction.

(2) Buildings constructed according to the building and zoning codes in effect at the time they were constructed, for which at least five years, but less than 15 years, have elapsed since the date of permitted and completed construction, if the Adaptive Reuse Project is approved pursuant to Section 12.24 X.1.(c) and Section 13B.2.1. (Class 1 Conditional Use Permit) of this Code.

(3) Any parking building, or parking area within an existing building, constructed according to the building and zoning codes in effect at the time they were constructed, for which at least five years have elapsed since the date of permitted and completed construction.

(f) **Procedures.** An Adaptive Reuse Project that meets the applicable requirements of Section 12.22 A.26.(e) of this Code, shall be reviewed according to the following procedures based on the age of the building or parking building and the requested incentives.

(1) **Building Permit Review.** For purposes of this section, the following Adaptive Reuse Projects that seek incentives described in Section 12.22 A.26.(h) shall be issued building permits if they comply with this subdivision and all other applicable requirements under the Code:

(i) Adaptive Reuse Projects involving building(s) for which at least 15 years have elapsed since the date of permitted and completed construction;

(ii) Adaptive Reuse Projects involving existing parking building(s) or parking areas within an existing building for which at least five years have elapsed since the date of permitted and completed construction.

(2) **Administrative Review.** The following projects shall be reviewed and approved by the Director of Planning under an Administrative Review process pursuant to Section 13B.3.1. of Chapter 1A of this Code, and according to the following additional procedures:

(i) Unified Adaptive Reuse Projects providing on-site affordable housing utilizing incentives pursuant to Section 12.22 A.26.(i), in combination with any incentives listed in Paragraph 12.22 A.26.(h) of Chapter I of the Code; and/or

(ii) Adaptive Reuse Projects involving a Surveyed Historic Resource, subject to all the following additional procedures:

a. Prior to the issuance of a building permit, any proposed alteration of a Surveyed Historic Resource shall be reviewed by the Office of Historic Resources to ensure compliance with the Secretary of the Interior's Standards for Rehabilitation. An Adaptive Reuse Project involving a Surveyed Historic Resource that complies with the Secretary of Interior Standards for Rehabilitation shall be eligible to use the California Historical Building Code.

b. Any proposed alteration to a Surveyed Historic Resource that does not meet the Secretary of the Interior's Standards for Rehabilitation to the satisfaction of the Office of Historic Resources shall not be eligible for Administrative Review. In such cases, the Adaptive Reuse Project shall be subject to a Class 1 Conditional Use under Section 13B.2.1. (Class 1 Conditional Use Permit) of Chapter 1A of this Code.

c. If the Director of Planning, or designee within the Office of Historic Resources, determines based on substantial evidence that the Surveyed Historic Resource is not a historical resource, as defined by California Public Resources Code Section 21084.1, then such property shall not be considered a historical resource.

(3) **Review of Projects Involving Designated Historic Resources and/or Historic Preservation Overlay Zones.** Adaptive Reuse Projects involving Designated Historic Resources, or that are located within an Historic Preservation Overlay Zone (HPOZ), shall follow the procedures below:

(i) Adaptive Reuse Projects located within an HPOZ shall be reviewed and approved pursuant to Division 13B.8. (Historic Preservation) of Chapter 1A of the Code.

(ii) Adaptive Reuse Projects involving Designated Historic Resources may be eligible for the incentives in Section 12.22 A.26.(h) of this Code; and shall be reviewed pursuant to Section 91.106.4.5 of this Code and Section 22.171 et seq. of the Los Angeles Administrative Code, as applicable.

(iii) Rooftop additions to Designated Historic Resources may be allowed in Unified Adaptive Reuse Projects providing affordable housing, as set forth in Section 12.22 A.26.(i)(2) of this

Code below; and shall be reviewed pursuant to Section 91.106.4.5 of this Code and Section 22.171 et seq. of the Los Angeles Administrative Code.

**(4) Zoning Administrator Review – Class 1 Conditional Use.**

The Zoning Administrator shall review and approve the following Adaptive Reuse Projects pursuant to Section 12.24 X.1. and Section 13B.2.1. (Class 1 Conditional Use Permit) of Chapter 1A of this Code:

(i) Adaptive Reuse Projects involving building(s) for which at least five years and less than 15 years have elapsed since the date of permitted and completed construction;

(ii) Adaptive Reuse Projects involving building(s) or parking building(s) for which at least 15 years have elapsed since the date of permitted and completed construction, and which are requesting incentives not listed in Sections 12.22 A.26.(h) or 12.22 A.26.(i);

(iii) Unified Adaptive Reuse Projects that request floor area averaging, transfer of residential density, or both, and, which do not meet the requirements of Section 12.22 A.26.(i) of this Code, shall be reviewed pursuant to Section 12.24 X.1.(c)(3) of this Code; and

(iv) Adaptive Reuse Projects located in the MR1, MR2, M1, M2, and M3 Zones within the boundaries of the Adaptive Reuse Subareas.

**(5) Class 3 Conditional Use.** Adaptive Reuse Projects involving a change of use from a Non-Residential Use to a Hotel located within the boundaries of the Adaptive Reuse Subareas shall be reviewed and approved pursuant to Section 12.24 U.4. of Chapter I and Section 13B.2.3. (Class 3 Conditional Use Permit) of Chapter 1A of this Code.

**(6) Review of Adaptive Reuse Projects in the Coastal Zone.** Adaptive Reuse Projects located in the Coastal Zone shall be subject to any applicable Coastal Development Permit procedures pursuant to Section 13B.9.1. of Chapter 1A of this Code.

**(g) Project Area.** The provisions of the Citywide Adaptive Reuse Ordinance shall apply within the City, except for the Downtown Community Plan Area, and other areas of the City that become subject to the standards in Chapter 1A of this Code through a Community Plan update. Adaptive Reuse Projects within the Downtown Community Plan Area shall be subject to Section 9.4.5 (Downtown Adaptive Reuse Program) of Chapter 1A of this Code; and

other areas of the City that become subject to the standards in Chapter 1A of this Code through a Community Plan update, shall be subject to Section 9.4.6 (Citywide Adaptive Reuse Program) of Chapter 1A of this Code.

(h) **Incentives.** Notwithstanding any other provisions of this Code to the contrary, an Adaptive Reuse Project shall be entitled to the incentives in Subparagraphs (1) through (15) below.

(1) **Rooftop Amenity Structures.** An Adaptive Reuse Project may construct new rooftop amenity structures on the existing roof, whether on the uppermost or on multiple roof levels. Such rooftop amenity structures shall not constitute new floor area or height. The construction of new rooftop amenity structures shall meet all other Los Angeles Municipal Code requirements and shall:

(i) Be constructed and maintained for the sole purpose of providing additional amenities or open space for the use of all residents or guests, such as fitness rooms, lounges, or shade structures; and

(ii) Shall not exceed one story in height.

(2) **Intermediate Levels.** An Adaptive Reuse Project may include an intermediate level or levels between the floor and ceiling of any existing permitted story, including mezzanines. Such intermediate levels shall not constitute new floor area if they are added entirely within the existing building envelope.

An intermediate level may consist of either a partial or full floor, and the clear height above and below the intermediate level shall be compliant with the requirements of California Building Code Section 1208.2, as adopted and amended by the City in Chapter IX of this Code.

(3) **Density.** New Residential Uses shall not be subject to the minimum lot area per Dwelling Unit requirements, or minimum lot area per Guest Room requirements, of the zone in which they are located.

(4) **Minimum Unit Size.** Adaptive Reuse Projects shall be exempt from any minimum unit size zoning requirements. Dwelling Unit or Guest Room sizes shall be subject to all other Los Angeles Building Code and Los Angeles Fire Code requirements that regulate room size to protect health, life safety, and/or habitability.

(5) **Off-Street Automobile Parking and Bicycle Parking.** As part of an Adaptive Reuse Project, any off-street automobile parking space or spaces that exist in excess of current parking requirements may

be converted to a Residential Use, residential amenities, or other uses as allowed by this subdivision in addition to any uses allowed by the underlying zone. The required number of parking spaces shall be the same as the number of spaces that are observed to physically exist on the site at the time of application submittal for the Adaptive Reuse Project. Observed existing parking spaces that are maintained in their current configuration shall otherwise be exempt from the provisions of Sections 12.21 A.4. and 12.21 A.5. of this Code. Reconfiguration of such existing parking spaces to bring the parking layout up to current standards, such as for the purposes of improving safety or access, or to accommodate required structural, seismic or mechanical system upgrades, shall also be exempt from the requirements of Sections 12.21 A.4. and 12.21 A.5. of this Code.

All new parking spaces provided in excess of the minimum parking required by the Code shall comply with Section 12.21 A.5. of this Code. However, any combination of standard, compact or tandem spaces may be provided for parking spaces above the number of spaces observed to physically exist at the time of application. New tandem parking spaces created pursuant to this paragraph may be provided in any configuration as long as a parking attendant or an automated parking system is provided at all times the parking area is open for use.

The total number of parking spaces required shall be calculated based on the Adaptive Reuse Project's proposed number of Dwelling Units, Efficiency Dwelling Units, Supportive Housing, Dormitories, Live/Work Units, Joint Living and Work Quarters, or Guest Rooms, and any other remaining Non-Residential Uses. Should the total number of parking spaces be less than the number of observed spaces that physically exist at the time of application submittal, then the project may reduce the parking spaces to the number of spaces required under the parking calculation.

Adaptive Reuse Projects subject to the parking exemptions under Government Code Section 65863.2 shall still provide electrical vehicle parking spaces, (EV) supply equipment and parking spaces accessible to persons with disabilities, according to the EV and accessible parking standards in this Chapter and the Los Angeles Green Building Code. The total number of new EV and accessible parking spaces shall be based on the total number of parking spaces provided in the Adaptive Reuse Project.

Adaptive Reuse Projects shall not be subject to the Bicycle Parking Ordinance for Residential Uses, codified at Section 12.21 A.16 of Chapter I or Division 4C.3 of Chapter 1A of this Code. However, the required number of bicycle parking spaces shall be the same as the number of

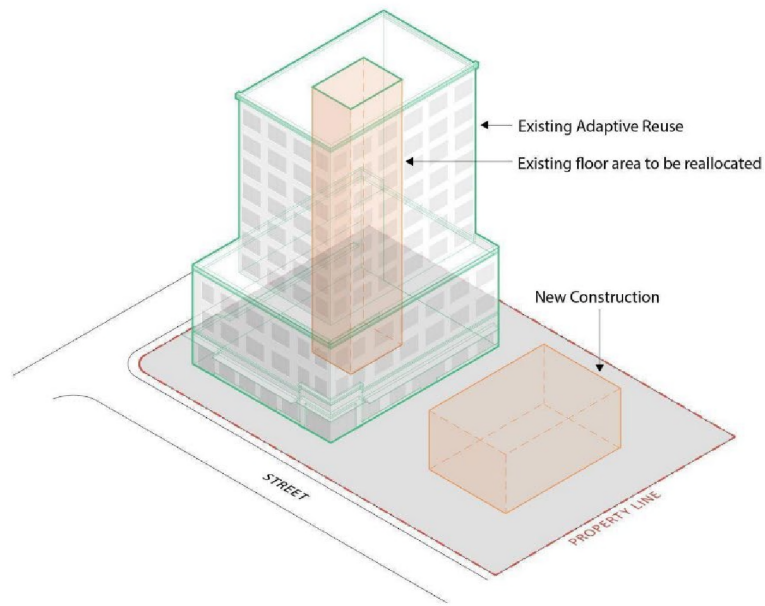
spaces that physically existed on the lot at the time that the application for the Adaptive Reuse Project was submitted. If the total bicycle parking is separately calculated based on the Adaptive Reuse Project's proposed number of Dwelling Units, Efficiency Dwelling Units, Supportive Housing, Dormitories, Live/Work Units, Joint Living and Work Quarters, or Guest Rooms, and the calculated bicycle parking requirement is less than the number of bicycle parking spaces that exist on the lot, then the number of existing bicycle parking spaces may be reduced to the number of bicycle parking spaces required under the parking calculation.

(6) **Floor Area.** Existing, permitted floor area that exceeds the floor area permitted by the zone, height district, specific plan, supplemental use district, or any other citywide provision of Chapter I of this Code shall be allowed to remain. The following shall not constitute new floor area that enlarges an existing building or parking building:

- (i) A change of use of any area within the envelope of an existing building to Residential Use;
- (ii) The change of use of any area within the envelope of an existing building to common amenities or open space areas for residents or guests, or to other incidental Accessory Use; or
- (iii) All other areas exempted from floor area calculation, pursuant to Section 12.21.1 A.5 of this Code.

(7) **Floor Area Reallocation.** An Adaptive Reuse Project may remove existing permitted floor area from an existing building to create new interior light wells or courtyards, recessed balconies or other open space inset from exterior walls, or other such features that provide natural light and ventilation and improve habitability. Any amount of existing permitted floor area removed from an existing building may be reallocated to building additions that extend or increase the gross floor area outside the envelope of an existing building but do not increase the number of stories or height of the structure. Any addition resulting from this reallocation shall be eligible for incentives under Section 12.22 A.26.(h) provided that the addition meets all requirements of Chapter I of this Code for new residential construction, including, but not limited to, required open space, yards, and height.





**Figure 12.22 A.26. (h)(7)(i): Example of Reallocation of Existing Floor Area**

(8) **Height.** Notwithstanding any current height limit of the underlying zone, height district, specific plan, supplemental use district, or any other applicable citywide provision of Chapter I of the Code, an existing permitted building that is part of an Adaptive Reuse Project shall be allowed to maintain its existing permitted height.

Any additional story created entirely within an existing permitted building, which is part of an Adaptive Reuse Project, shall be exempt from any limit on the number of stories imposed by Chapter I of this Code. New rooftop amenity structures located on the existing roof, pursuant to Section 12.22 A.26.(h)(1) of this Code, or additional stories added pursuant to Section 12.22 A.26.(i)(2) of this Code, shall be exempt from the maximum allowable height or number of stories established in the underlying zone or overlay.

(9) **Yards.** An existing yard that is non-conforming to current yard requirements of the zone, specific plan, supplemental use district, or any other citywide provision of this chapter, and was created by a permitted structure, shall be allowed to remain.

(10) **Step-backs and Transitional Height.** An existing permitted building that is part of an Adaptive Reuse Project shall be exempt from any applicable upper story or building mass provisions established by the zone, height district, specific plan, supplemental use district, or any other citywide provision of this chapter.

(11) **Open Space and Landscaping.** An existing permitted building that is part of an Adaptive Reuse Project shall be exempt from any common or private open space requirements that a change of use would otherwise require. However, if an existing building site includes open, outdoor gathering areas such as plazas, courtyards, terraces, or roof gardens, then at least 50 percent of this existing open space shall be retained.

New landscaping shall not be required in an Adaptive Reuse Project, except that public realm improvements shall be provided in the form of new street trees in accordance with the standards of Point 1.2 a., of the Landscape and Site Design Ordinance Point System, referenced in Section 12.40 of this Code.

(12) **Mini-Shopping Center and Commercial Corner Development Regulations.** An Adaptive Reuse Project shall be exempt from the mini-shopping center and commercial corner development regulations set forth in Section 12.22 A.23. of this Code.

(13) **Project Review.** An Adaptive Reuse Project shall be exempt from Project Review under Section 13B.2.4. of Chapter 1A of the Code.

(14) **Loading Space.** Where an existing loading space is provided, such space may be retained and shall be allowed to maintain its current, existing dimensions, notwithstanding the provisions of Section 12.21 C.6. of this Code. If no loading space exists, then no loading space shall be required for the development of an Adaptive Reuse Project.

**(15) Commercial Tenant Preservation or Retention.**

(i) An Adaptive Reuse Project that preserves or retains an active ground floor use shall be eligible for exemption from the calculation of floor area as provided in this paragraph. Up to 1,500 square feet of active uses located on the ground floor shall be exempt from the calculation of floor area, provided that the exempted ground floor space meets all the following requirements:

a. Active space shall be designed and intended for Neighborhood Retail and Service Uses. Areas for circulation, storage, mechanical equipment, automobile parking, lobbies, mailrooms, laundry rooms, utilities, and waste collection shall not account for more than 15 percent of an area designated as an active use.

b. The project shall provide ground floor transparency of at least 60 percent along the primary Frontage, except that existing commercial tenants retained in place shall comply with the provisions of Section 12.22 A.26.(d)(6) of this Code.

c. The project shall provide a ground floor entrance, at minimum, for every 50-foot interval along the front property line that provides both ingress and egress pedestrian access to the ground floor of the building, except that existing commercial tenants retained in place shall be exempt from this requirement.

(ii) Any Adaptive Reuse Project that preserves or retains a Legacy Small Business shall receive a floor area ratio bonus equivalent to two times the existing square floor area of the Legacy Small Business.

When new construction retains a Legacy Small Business or multiple Legacy Small Businesses on the ground floor of a development, either by preservation of the tenant spaces or by the leasing of new tenant spaces to Legacy Small Businesses, the floor area of those Legacy Small Businesses may be exempted from the total floor area calculation of the new construction. Proof of retention to the satisfaction of the City shall be required, and may be satisfied with: a legible, signed, and dated copy of a lease agreement; a recorded covenant in a form approved by the City; and a written, signed confirmation of the Legacy Small Business owner.

(i) **Incentives for Unified Adaptive Reuse Projects Providing Affordable Housing.** In addition to the incentives offered under Section 12.22 A.38. or Section 12.22 A.39. of this Code, and the incentives in Paragraph (h) above, a qualifying Unified Adaptive Reuse Project that provides the required affordable housing may use one or both of the following incentives.

(1) **Type I Unified Adaptive Reuse Projects: Unlimited Density Bonus for New Construction.** A Unified Adaptive Reuse Project may use unlimited density for the new construction consistent with the eligibility standards and other provisions of Sections 12.22 A.38.(e)(2), 12.22 A.38.(f)(2), and 12.22 A.39.(c)(9) of this Code.

Type I Unified Adaptive Reuse Projects shall be subject to all of the following:

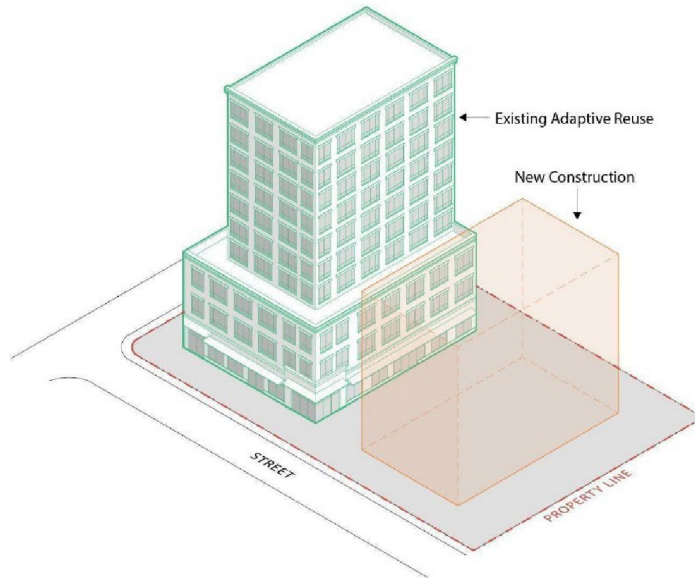
(i) **Accessible Amenities.** All site amenities, whether located in the existing building(s) or as an expansion of new floor area, shall be accessible to all occupants. Access to amenities for Restricted Affordable Units shall comply with Section 16.61 of this Code, including the Fair Housing Requirements for Affordable Housing.

(ii) **Designated Historic Resources or Surveyed Historic Resources.** For buildings listed as Designated Historic Resources or Surveyed Historic Resources that are part of a Unified Adaptive Reuse Project, the existing floor area, up to a maximum of 50,000 square feet, shall be exempt from the maximum floor area limit for the lot or lots. However, this incentive shall not be used if the Unified Adaptive Reuse Project involves any demolition or facade alteration, of any portion of a Designated Historic Resource or Surveyed Historic Resource, that does not comply with the Secretary of the Interior's Standards.

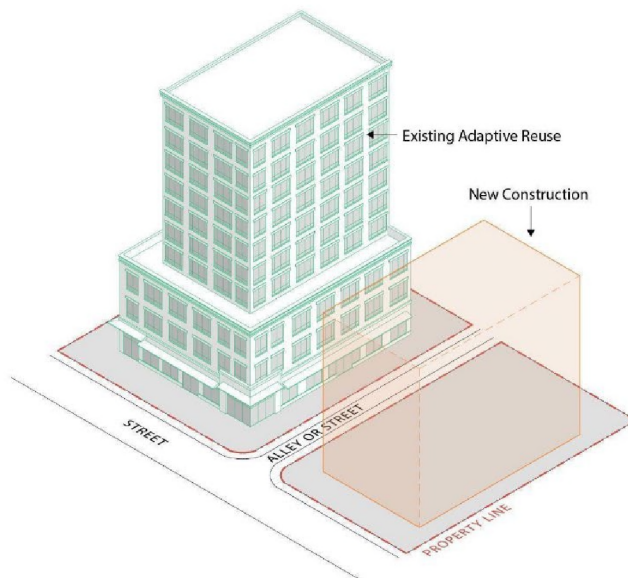
(iii) **Restricted Affordable Units.** The required number of Restricted Affordable Units in the Unified Adaptive Reuse Project shall be provided according to the applicable provisions of Sections 12.22 A.38.(c) or 12.22 A.39.(c) of this Code.

(iv) **Floor Area Averaging and Transfer of Residential Density.** A Unified Adaptive Reuse Project shall be permitted to use floor area averaging, transfer of residential density, or both. All owners of the property requesting floor area averaging, transfer of residential density, or both, and all owners of each lot contained in the Unified Adaptive Reuse Project shall execute and record a covenant and agreement against each subject lot. A copy of each executed and recorded covenant and agreement shall be filed with

the Los Angeles City Planning Development Services Center. Each covenant shall run with the land, be approved by the Director or their designee prior to the issuance of any building permits, and guarantee the following: the use of any floor area converted to a Residential Use shall be maintained and not changed; all occupants of the Unified Adaptive Reuse Project shall have equal access to all site amenities; and the pedestrian circulation between buildings and site amenities shall be maintained and not reduced.



**Figure 12.22 A.26(i)(1)(iv)a.: Example of a Type I Unified Adaptive Reuse Project with New Construction on the Same Lot**

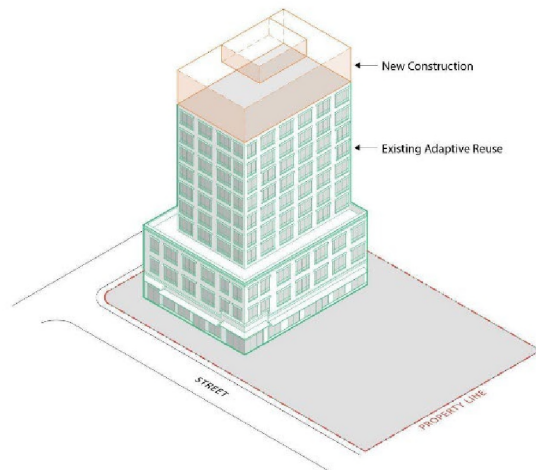


**Figure 12.22 A.26(i)(1)(iv)b.: Example of Type I Unified Adaptive Reuse with New Construction Directly Across the Street or Alley from a Lot**

(v) **Termination of Approval.** An applicant utilizing any of the incentives of this Paragraph must have a building permit plan check application deemed complete for the entirety of the Unified Adaptive Reuse Project within seven years of obtaining any Administrative Review approval for the Unified Adaptive Reuse Project. Failure to do so shall result in the Administrative Review approval becoming null and void with no further force or effect, and all subsequent project phases shall be subject to a Class 1 Conditional Use approval process described in Section 13B.2.1 of Chapter 1A of this Code.

(2) **Type II Unified Adaptive Reuse Projects: Density Bonus for Two Additional Stories.** A Unified Adaptive Reuse Project shall be eligible for up to a two-story addition to the uppermost floor of the existing permitted building. Such addition shall be exempt from floor area or height limitations, and shall be subject to all the following:

(i) **Limitation.** The two additional stories shall be limited to either two stories above existing conditions or two stories above the maximum height allowed by the project site's underlying zone, whichever is greater.



**Figure 12.22 A.26(i)(2)(i)a.: Type II Unified Adaptive Reuse with Two Additional Stories**

(ii) **Additional Floor Area and Height.** A project utilizing this incentive shall be eligible for additional FAR and height incentives as described in Table 12.22 A.38.(e)(2)(i) or Table 12.22 A.38.(f)(2)(i) of Section 12.22 A.38. and Table 12.22 A.39.(e)(1) of Section 12.22 A.39. of this Code, only if used in conjunction with a Type I Unified Adaptive Reuse Project.

(iii) **Restricted Affordable Units.** Restricted Affordable Units included in the two additional stories shall be provided according to the affordability percentages listed under Section 19.18 B.2.(b) of this Code, shall meet the affordable housing requirements under Section 16.61 of this Code, and shall meet the Fair Housing Requirements for Affordable Housing. The required percentage of Restricted Affordable Units shall be based upon the complete number of residential units proposed in the new floor area within the additional stories.

(j) **Adaptive Reuse Projects Filed Pursuant to State Law.** For projects filed pursuant to California Government Code Section 65913.12, an extremely affordable adaptive reuse project, as defined by that statute, in any zone may be allowed to use the incentives in Sections 12.22 A.26.(h) and 12.22 A.26.(i) of this Code. To qualify as an extremely affordable adaptive reuse project, the project shall meet all of the affordability criteria under Section 65913.12(a)(3)(D) of the California Government Code, as defined on the date of adopting this paragraph.

Exception: Any extremely affordable adaptive reuse project on a site, adjoining a site, or across a street or alley from a site where more than one-third of the square footage on the site is dedicated to industrial uses shall not be eligible for the provisions of this paragraph. For purposes of Paragraph (j), the term “dedicated to industrial uses” shall have the same meaning as that term is defined in Section 65913.12(a)(1) of the California Government Code, as defined on the date of adopting this paragraph.

(k) **Uses.** Notwithstanding the nonconforming provisions of Section 12.23 of this Code, or the provisions concerning the location of Accessory Buildings under Section 12.21 C.5. of this Code, all new Residential Uses shall be allowed in Adaptive Reuse Projects, so long as the use is allowed by the underlying zone or approved under Section 12.24 X.1. and Section 13B.2.1 (Class 1 Conditional Use Permit) of this Code.

(l) **Relationship to Specific Plans and Supplemental Use District Ordinances.** Unless otherwise stated in this subdivision, Adaptive Reuse Projects, aside from any expansion of new floor area as part of a Unified Adaptive Reuse Project, shall not be subject to zoning regulations found in specific plans and supplemental use districts, including, but not limited to, the Ordinances listed below:

- (1) Alameda District Specific Plan (171,139)
- (2) Avenue 57 Transit Oriented District (174,663)
- (3) Bunker Hill Specific Plan (182,576)

- (4) Central City West Specific Plan (166,704)
- (5) Century City North Specific Plan (156,122)
- (6) Century City West Specific Plan (186,370)
- (7) Century City South Specific Plan (168,862)
- (8) Coastal Bluffs Specific Plan (170,046)
- (9) Coliseum District Specific Plan (185,042)
- (10) Colorado Boulevard Specific Plan (178,098)
- (11) Cornfield Arroyo Seco Specific Plan (182,617)
- (12) Crenshaw Corridor Specific Plan (184,795)
- (13) Devonshire/Topanga Corridor Specific Plan (168,937)
- (14) District No-Ho Specific Plan (188,144)
- (15) Exposition Corridor Transit Neighborhood Plan (186,402)
- (16) Foothill Boulevard Corridor Specific Plan (170,694)
- (17) Girard Tract Specific Plan (170,774)
- (18) Glencoe/Maxella Specific Plan (171,946)
- (19) Granada Hills Specific Plan (184,296)
- (20) Hollywoodland Specific Plan (168,121)
- (21) Jordan Downs Urban Village Specific Plan (184,346)
- (22) Los Angeles International Airport (LAX) Specific Plan (185,164)
- (23) Los Angeles Sports and Entertainment District Specific Plan (181,334)
- (24) Loyola Marymount University Specific Plan (181,605)
- (25) Mt. Washington/Glassell Park Specific Plan (168,707)



- (26) Mulholland Scenic Parkway Specific Plan (167,943)
- (27) North University Park Specific Plan (158,194)
- (28) North Westwood Village Specific Plan (163,202)
- (29) One San Pedro (188,594)
- (30) Oxford Triangle Specific Plan (170,155)
- (31) Pacific Palisades Commercial Village and Neighborhood Specific Plan (184,371)
- (32) Paramount Pictures Specific Plan (184,539)
- (33) Park Mile Specific Plan (162,530)
- (34) Playa Vista Area D Specific Plan (176,235)
- (35) Porter Ranch Land Use/Transportation Specific Plan (185,903)
- (36) San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (175,736)
- (37) San Pedro Specific Plan (166,352)
- (38) San Vicente Scenic Corridor Specific Plan (173,381)
- (39) Television City 2050 (188,467)
- (40) University of Southern California University Park Campus Specific Plan (182,343)
- (41) Valley Circle Boulevard/Plummer Street Scenic Corridor Specific Plan (151,615)
- (42) Valley Village Specific Plan (168,613)
- (43) Venice Coastal Zone Specific Plan (175,693)
- (44) Ventura-Cahuenga Boulevard Corridor Specific Plan (174,052)

- (45) Vermont/Western Transit Oriented District Specific Plan (Station Neighborhood Area Plan) (173,749)
- (46) Warner Center 2035 Plan (182,766)
- (47) Westwood Community Multi-Family Specific Plan (163,203)
- (48) Westwood Village Specific Plan, Westwood Community Design Review Board Specific Plan (187,644)
- (49) Wilshire - Westwood Scenic Corridor Specific Plan (155,044, 176,416)
- (50) Hollywood CPIO (Ordinance No. TBD)
- (51) San Pedro CPIO District (185,539)
- (52) South Los Angeles CPIO District (185,927)
- (53) Southeast Los Angeles CPIO District (185,925)
- (54) Sylmar CPIO District (184,268)
- (55) West Adams-Baldwin Hills-Leimert CPIO District (184,794)
- (56) Westchester - Playa del Rey CPIO District (187,155)
- (57) Broadway Theater and Entertainment District Design Guide (180,871)
- (58) Canoga Park-Commercial Corridor CDO District (174,519)
- (59) Cypress Park & Glassell Park CDO (108,561)
- (60) Downtown Canoga Park CDO District (173,508)
- (61) Downtown Westchester CDO District (179,907)
- (62) Echo Park CDO District (180,880)
- (63) Fletcher Square CDO District (178,157)
- (64) Lincoln Boulevard CDO District (179,906)
- (65) Lincoln Heights CDO District (176,658)

- (66) Little Tokyo CDO District (183,011)
- (67) Loyola Village CDO District (180,797)
- (68) Miracle Mile CDO District (176,331)
- (69) Pacoima CDO District (175,545)
- (70) Panorama City CDO (175,549)
- (71) Reseda Central Business District CDO District (176,557)
- (72) Sun Valley CDO District (174,398)
- (73) Toluca Lake Village CDO (184,366)
- (74) Van Nuys Central Business District CDO District (174,420)
- (75) West Wilshire Boulevard CDO District (174,161)
- (76) Atwater Village POD (173,676)
- (77) Westwood/Pico NOD (171,859)
- (78) Westwood Boulevard POD (174,260)
- (79) Redevelopment Plan Areas (186,325)

Sec. 3. Subdivision 1 of Subsection X, and the first full paragraph of Subsection X, of Section 12.24 of Chapter I of the Los Angeles Municipal Code, are amended to read as follows:

**X. Further Authority of the Zoning Administrator for Other Similar Quasi-Judicial Approvals.** The following uses and activities may be allowed in any zone, unless otherwise restricted to certain zones or locations, if approved by the Zoning Administrator as the initial decision maker or the Area Planning Commission as the appellate body. The Zoning Administrator shall make the findings required by Section 13B.2.1. (Class 1 Conditional Use Permit) of Chapter 1A of this Code. Further, these uses and activities are subject to the additional procedures and limitations set forth below.

1. **Adaptive Reuse Projects.** Applications proposed pursuant to Section 12.22 A.26.(f)(4) shall be subject to the findings in Section 13B.2.1. and the following additional provisions, as applicable.

(a) **Definitions.** For purposes of this subdivision, the terms “Adaptive Reuse Subareas,” “Legacy Small Business,” “Non-Residential

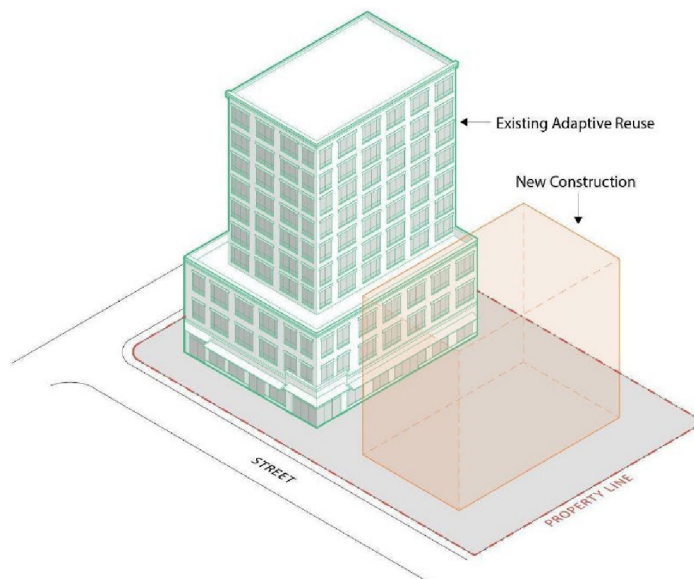
Use,” and “Residential Use” shall have the same meanings as those terms are defined in Section 12.22 A.26.(c) of this Code. All other words and phrases not defined in this Paragraph shall have the same meanings as defined in Section 12.03 of this Code, if defined there.

(b) **Approval.** The Zoning Administrator may grant, modify or deny any incentives set forth in Sections 12.22 A.26.(h) and 12.22 A.26.(i) of this Code, as applicable. The Zoning Administrator shall have the authority to grant any other incentives or exceptions from the Code required to allow Adaptive Reuse Projects proposed pursuant to this subdivision, including but not limited to the authority to allow new Residential Uses in Adaptive Reuse Projects, notwithstanding the nonconforming provisions of Section 12.23 of this Code.

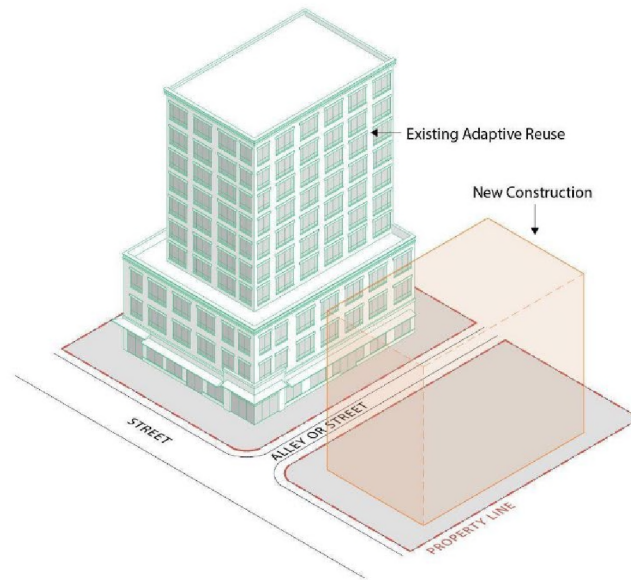
(c) **Unified Adaptive Reuse Projects.** Unified Adaptive Reuse Projects proposed pursuant to Section 12.22 A.26.(f)(4)(iii) shall also be subject to the following:

(1) **Zoning Administrator Authority.** The Zoning Administrator may grant, modify, or deny any incentives listed in Section 12.22 A.26.(h).

(2) **Accessible Amenities.** The Zoning Administrator shall require that all site amenities provided meet the requirements of Section 12.22 A.26. (i)(1)(i), whether located in the existing building(s) or associated expansion of new floor area.



**Figure 12.24 X.1.(c)(2)(i): Example of Unified Adaptive Reuse with New Construction on the Same Lot**



**Figure 12.24 X.1.(c)(2)(ii): Example of Type I Unified Adaptive Reuse with New Construction Across the Street or Alley, from a Lot**

(3) **Existing Floor Area Exemption.** For buildings listed as Designated Historic Resources or Surveyed Historic Resources that are part of a Unified Adaptive Reuse Project, the existing floor area, up to a maximum of 50,000 square feet, shall be exempt from the maximum floor area limit for the project's lot or lots. The maximum floor area limit is the combined total of each individual lot's maximum floor area calculated separately based on each lot's individual zoning and planning regulations. However, this incentive shall not be used if the Unified Adaptive Reuse Project involves any demolition or facade alteration, of any portion of a Designated Historic Resource or Surveyed Historic Resource, that does not comply with the Secretary of the Interior's Standards.

(4) **Floor Area Averaging and Transfer of Residential Density.** The averaging of floor area ratios, transfer of residential density, or both, may be allowed even if buildings on each individual lot would exceed the allowable maximum density or floor area ratio requirements of an individual lot's zoning. However, the maximum floor area or density for the Unified Adaptive Reuse Project, when calculated as a whole, may not exceed the combined total of each individual lot's maximum allowable floor area or density, calculated separately based on each lot's individual zoning and planning regulations.

(5) **Termination of Approval.** Applicants pursuing a Unified Adaptive Reuse Project under this paragraph must have a

building permit plan check application deemed complete for the entirety of the Unified Adaptive Reuse Project within seven years of obtaining a Class 1 Conditional Use approval for the Unified Adaptive Reuse Project. Failure to do so shall result in the Class 1 Conditional Use approval becoming null and void with no further force or effect. A reapplication for all subsequent project phases shall be subject to a Class 1 Conditional Use approval process described in Section 13B.2.1 of Chapter 1A of this Code.

(6) **Waiver of Public Hearing.** The Zoning Administrator may waive the public hearing required in Section 13B.2.1 of Chapter 1A of this Code if the owners of all properties abutting, directly across the street or alley from, or having a common corner with the project boundary, have expressed in writing no objections to the Unified Adaptive Reuse Project.

(7) **Covenant and Agreement.** All owners of the property requesting floor area averaging, transfer of residential density, or both, and all owners of each lot contained in the Unified Adaptive Reuse Project shall execute and record a covenant and agreement against each subject lot. A copy of each executed and recorded covenant and agreement shall be filed with the Los Angeles City Planning Development Services Center. Each covenant shall run with the land, be approved by the Zoning Administrator prior to the issuance of any building permits, and shall guarantee all of the following:

(i) The use of any floor area converted to Residential Uses shall be maintained and not changed.

(ii) There shall be equal access for all occupants of the Unified Adaptive Reuse Project to all site amenities.

(iii) The pedestrian circulation between buildings and site amenities shall be maintained and not reduced.

(d) **Adaptive Reuse Projects in Manufacturing Zones.** Pursuant to Section 12.22 A.26.(f)(4)(iv) of this Code, for those properties located within the Adaptive Reuse Subareas, Adaptive Reuse Projects proposed in the MR1, MR2, M1, M2, and M3 zones shall be subject to all the following additional findings:

(1) One or more signs or symbols of a size and design approved by the Fire Department are placed by the applicant at designated locations on the exterior of each Adaptive Reuse Project to indicate the presence of Residential Uses;

(2) The Adaptive Reuse Project complies with all other applicable codes, provisions, and guidelines of the Department of Building and Safety and the Fire Department;

(3) The proximity of the Adaptive Reuse Project to surrounding uses will not be detrimental to the safety and welfare of its prospective residents.

(4) The Adaptive Reuse Project will not displace viable industrial uses.

Sec. 4. The title of Section 16.05 of Chapter I of the Los Angeles Municipal Code is amended to read as follows:

**SEC. 16.05. PROJECT REVIEW.**

Sec. 5. Subdivision 6 of Subsection D of Section 16.05 of the Los Angeles Municipal Code is amended to read as follows:

6. Adaptive Reuse Projects pursuant to Section 12.22 A.26. shall be exempt from Section 13B.2.4. (Project Review) of this Code.

Sec. 6. Footnote 1 in the Table 12.22 A.38.(c)(1)(i) in Section 12.22 A.38. of Chapter I of the Los Angeles Municipal Code is amended to read as follows:

1. See Section 12.22 A.26.(i)(1) of this Code for additional requirements associated with a Type I Unified Adaptive Reuse Project.

Sec. 7. The citation to “Section 12.22 A.26.(h)(1)” in Subparagraph (9) of Paragraph (c) of Subdivision 39 of Subsection A of Section 12.22 of Chapter I of the Los Angeles Municipal Code, is amended to read “Section 12.22 A.26.(i)(1).”

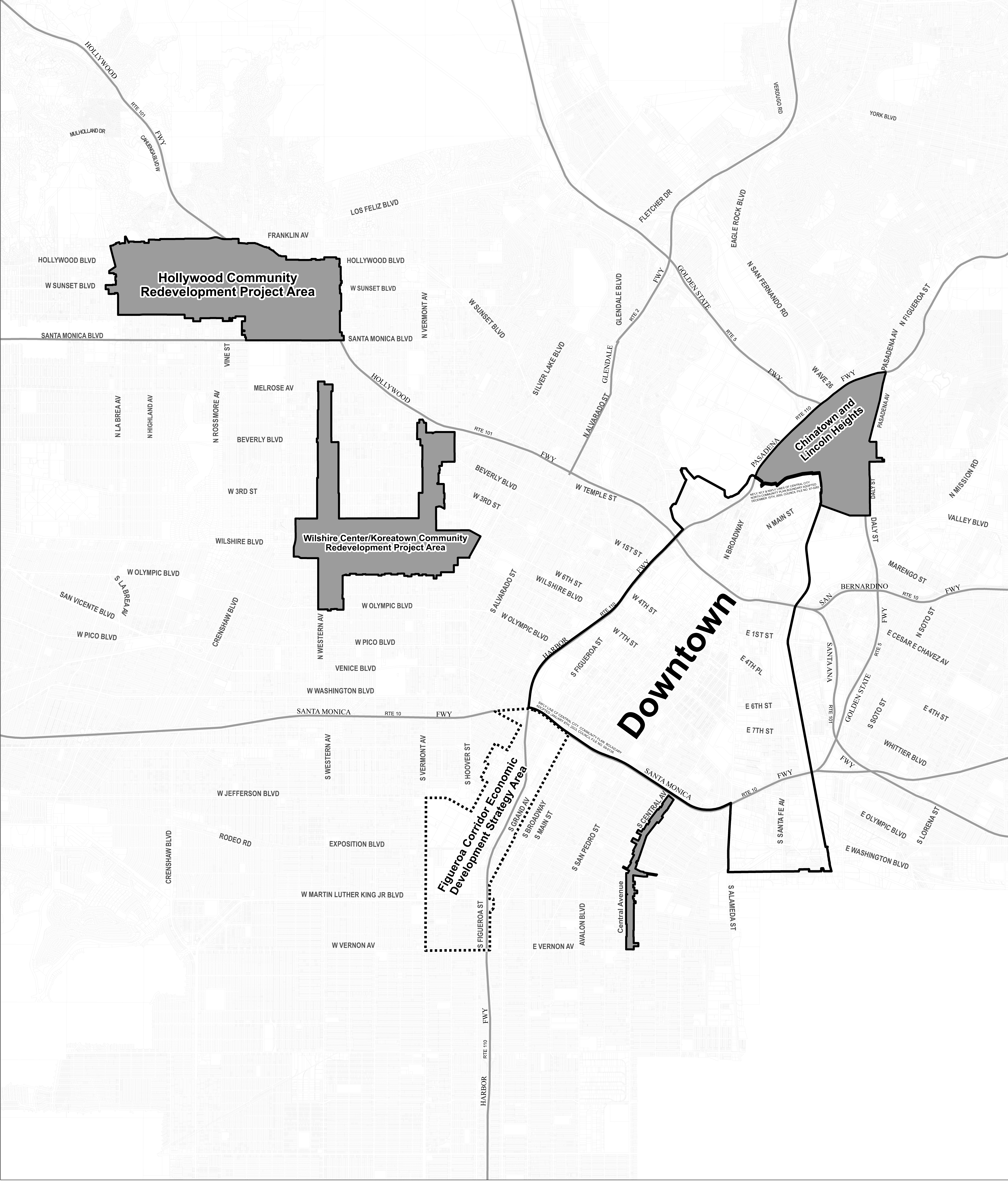
Sec. 8. Paragraph (e) of Subdivision 39 of Subsection A of Section 12.22 of Chapter I of the Los Angeles Municipal Code is amended to read as follows:

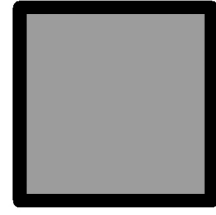
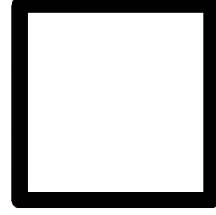
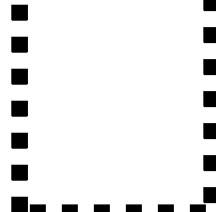
(e) **Base Incentives.** A project that meets the eligibility criteria established in Paragraph (c) may use Base Incentives described in this paragraph, in exchange for the required minimum percentage of Restricted Affordable Units established in Paragraph (c) of this subdivision. A project that qualifies for Base Incentives established in Table 12.22 A.39.(e)(1) below shall also be eligible for Public Benefit Options listed in Paragraph (g). For Type I Unified Adaptive Reuse Projects that meet the eligibility criteria established in Section 12.22 A.39.(c) of this Code, notwithstanding the Density Bonuses described in Table 12.22 A.39.(e)(1), the Base Incentives for parking, FAR, and height shall only apply to the project's new construction and the density shall be limited by floor area.



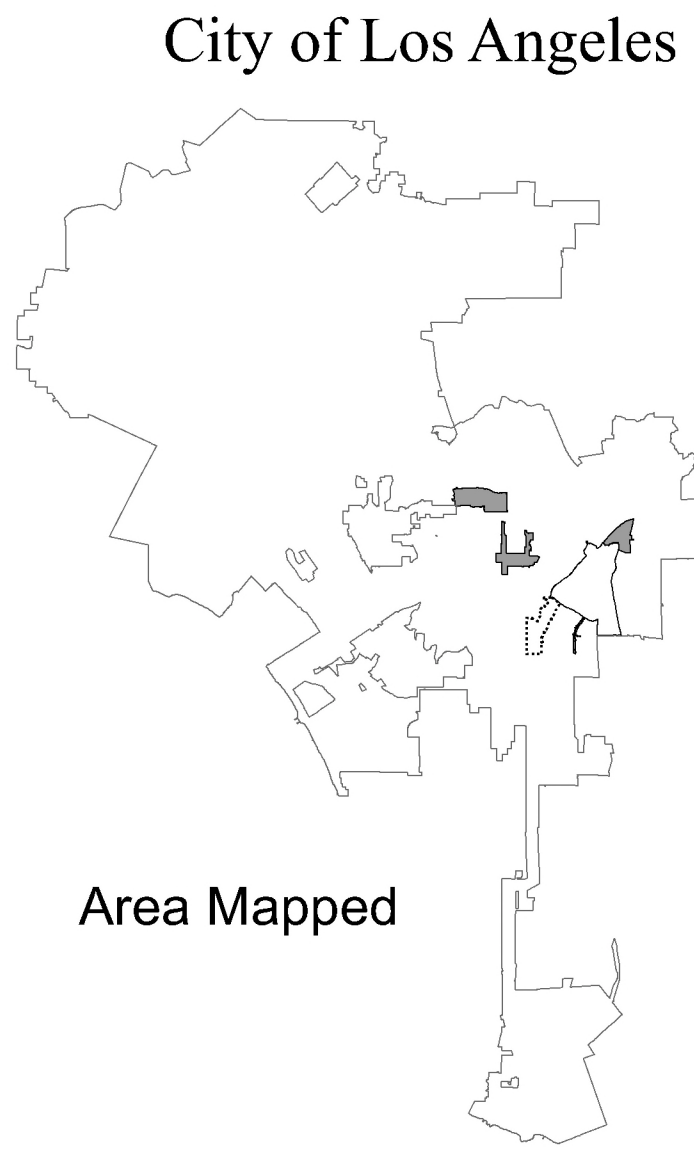
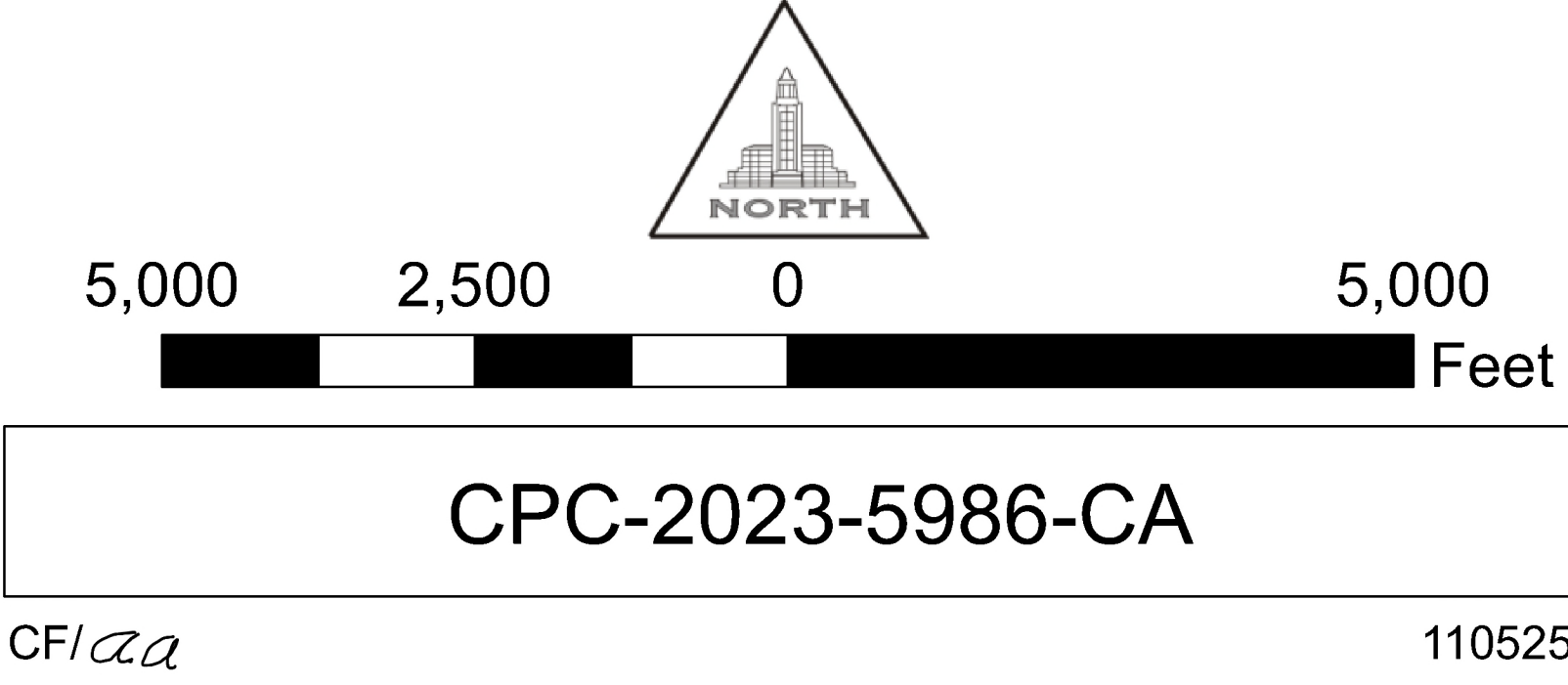
Sec. 9. The following map is adopted to establish the Adaptive Reuse Subareas. The boundaries of the Adaptive Reuse Subareas are those areas in the bold lines on the following map as indicated in the map legend. All properties in the Adaptive Reuse Subareas shall be subject to the regulations in Sections 12.22 A.26. and 12.24 X.1. of this Code.





-  Adaptive Reuse Subareas.
-  Downtown Community Plan (Ordinance 187,822) not subject to the Citywide Adaptive Reuse Ordinance.
-  Existing Figueroa Corridor Economic Development Strategy Area, part of the original Adaptive Reuse Ordinance (Ordinance 174,315, 12-20-01) to be superseded by proposed Citywide Adaptive Reuse Ordinance.

# Adaptive Reuse Subareas






Sec. 10. **REFERENCES.** Any references to state or federal statutes or regulations in this ordinance shall be to those statutes or regulations as written and in effect on the date the ordinance adding those references is adopted.

Sec. 11. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 12. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By   
OSCAR MEDELLIN  
Deputy City Attorney

Date December 4, 2025

File No. 21-1230-S9

Pursuant to Charter Section 559, I  
**disapprove** this ordinance on behalf  
of the City Planning Commission and  
recommend that it **not** be adopted.

  
VINCENT P. BERTONI, AICP  
Director of Planning

Date December 4, 2025


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The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, **by a vote of not less than two-thirds** of all its members.

CITY CLERK



MAYOR



Ordinance Passed December 10, 2025

Approved 12/22/2025

Ordinance Posted: 12/23/2025  
Ordinance Effective Date: 2/1/2026