

DEPARTMENT OF  
CITY PLANNING

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(213) 978-1300

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200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

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December 30, 2024

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

**MEMO REGARDING CORRECTION RESOLUTION TO FIX TYPOGRAPHICAL ERRORS IN  
ARTICLE 5 (USE) OF THE NEW ZONING CODE (CF 22-0617)**

At its meeting on December 4, 2024, the Los Angeles City Council (City Council) unanimously approved the final ordinances for the adopted Downtown Los Angeles Community Plan (Downtown Plan) and Chapter 1A of the Los Angeles Municipal Code (New Zoning Code). As part of their action, the City Council authorized the Department of City Planning (City Planning) to prepare and present to City Council non-substantive technical corrections to the New Zoning Code ordinance within a year of its operative date, as follows:

- a. *As deemed necessary by the Director, City Planning may prepare technical corrections to this ordinance that would fix citations and typographical errors that do not result in substantive changes to the policies adopted by the City Council through CF No. 22-0617 in their approval of this final ordinance, in consultation with the City Attorney. Such technical corrections may include:*
  - i. *Corrections to typographical errors and citations.*
  - ii. *Stylistic and formatting consistency edits*
  - iii. *Corrections to ensure consistency between provisions.*
  - iv. *Corrections to clarify the implementation of a provision.*
  - v. *Updates to illustrations or graphics to align with the text of Chapter 1A of the LAMC.*
- b. *City Planning will bring those corrections to the City Council for final approval.*

In preparation for implementation, City Planning has determined that Article 5 of the New Zoning Code has some isolated typographical errors that if not corrected prior to the New Zoning Code going into effect on January 27, 2025, may lead to the unintended application or interpretation of several use regulations. City Planning has prepared technical corrections to Article 5 that would bring the ordinance into conformance with the adopted policies of the City Council.

The most critical typographical error recommended for correction concerns the permission level cited for Dwelling uses in the Industrial-Mixed 2 (IX2) Use District (see Subsection C below). The version of the New Zoning Code approved by the City Council on December 4, 2024, incorrectly indicates that Dwelling uses are permitted in the IX2 Use District; however, the Downtown Plan intends for Dwelling uses to be prohibited in this district. This intended prohibition on Dwelling uses in the IX2 Use District is reflected in the [New Zoning Code \(Chapter 1A\) Draft Ordinance](#) recommended by the City Planning Commission on September 23, 2021, and approved by the City Council on May 3, 2023. Further, the intent statement provided in Sec. 5B.6.2.A. (Industrial-Mixed 2 (IX2)) of Chapter 1A, as approved on December 4, 2024, clarifies that Dwelling uses are not intended to be permitted in the IX2 Use District by affirming that Joint Living & Work Quarters are a permitted use, while no other residential uses are cited.

Additional recommended corrections would resolve inconsistent citing and formatting of several permission levels across multiple Use Districts, as well as the unintended duplication of a reference included within a Use District standard.

These recommended edits are technical corrections that ensure the version of the New Zoning Code that will take effect accurately reflects the original policy intent of the Downtown Plan adopted by City Council.

#### **A. Article 5 (Use), Sec. 5B.5.2. (Commercial-Mixed 2 (CX2))**

This edit corrects a typographical error regarding an incorrect permission level inputted for Live/Work uses. Div. 5A.3. (Use Permissions) clearly outlines that when a use is permitted in conformance with a Special Use Program, that the permission for that use is indicated by the letter "S." The Live/Work use in the CX2 Use District is accompanied by the Inclusionary Housing Program under the "Special use program" field in the Use District but was incorrectly marked as having the permission of "P\*." Div. 5A.3. (Use Permissions) further describes that when a use permission includes an asterisk (\*) next to the permission, that the use is only permitted when it conforms to a specific set of standards indicated in the Use District table. The CX2 Use District has several applicable standards for Live/Work uses, such as a dwelling unit size minimum and a designated work space requirement. Therefore the inclusion of the asterisk in the permission is correct. Given this explanation, the permission level should be "S\*" to reflect the Inclusionary Housing Special Use Program and the district standards that apply to Live/Work uses. To fix the error, the following correction will be made to the published code (deletions in strikethrough and additions in underline):

<b>Household Business:</b>			
Live/Work	<del>P*</del> <u>S*</u>	<b>Size, dwelling unit average (min)</b>	750 SF
		<b>Designated Work Space</b>	Required
		<b>Special use program:</b>	
		Inclusionary Housing Program	Sec. 5C.3.1.



**B. Article 5 (Use), Sec. 5B.5.4. (Commercial-Mixed 4 (CX4))**

This edit corrects a typographical error regarding an omitted asterisk (\*) from the permission level inputted for Live/Work uses. Div. 5A.3. (Use Permissions) of Chapter 1A describes that when a use permission includes an asterisk (\*) next to the permission, that the use is only permitted when it conforms to a specific set of standards indicated in the Use District table. The CX4 Use District has several applicable standards for Live/Work uses, such as a dwelling unit size minimum and a designated work space requirement, and therefore its permission level should include an asterisk. The permission level should be “S\*” to reflect the district standards that apply to Live/Work uses. To fix the error, the following correction will be made to the published code (deletions in strikethrough and additions in underline):

<b>Household Business:</b>			
Live/Work	S*	<b>Size, dwelling unit average (min)</b>	750 SF
		<b>Designated Work Space</b>	Required
		<b>Special use program:</b>	
		Inclusionary Housing Program	Sec. 5C.3.1.

**C. Article 5 (Use), Sec. 5B.6.2. (Industrial-Mixed 2 (IX2))**

This edit corrects a typographical error regarding an incorrect permission level inputted for Dwelling uses. The permission level for Dwelling uses should be indicated as Not Permitted (--). The version of the New Zoning Code approved by the City Council on December 4, 2024, incorrectly indicates that Dwelling uses are permitted in the IX2 Use District; however the Downtown Plan intends for Dwelling uses to be prohibited in this district. This intended prohibition on Dwelling uses in the IX2 Use District is reflected in the [New Zoning Code \(Chapter 1A\) Draft Ordinance](#) recommended by the City Planning Commission on September 23, 2021, and approved by the City Council on May 3, 2023.

Further, the intent statement provided in Sec. 5B.6.2.A. (Industrial-Mixed 2 (IX2)) of Chapter 1A, as approved by the City Council on December 4, 2024, also clarifies that Dwelling uses are not intended to be permitted in the IX2 Use District by affirming that Joint Living & Work Quarters are a permitted use, while no other residential uses, including Dwelling uses are cited. Section 5B.6.2A. (Industrial-Mixed 2 (IX2)) of Chapter 1A states the following:

“The IX2 District is intended to accommodate light industrial uses, office space, and research & development activity. This District also allows a wide range of commercial uses as well as Joint Living & Work Quarters.”

The City Planning Staff Recommendation Report for the City Planning Commission provides further confirmation of the intent of the Industrial-Mixed 2 Use District in the following statement:

“Industrial-Mixed 2 (IX2) use district supports the ability for productive sectors to cluster - such as product fabrication, wholesale, retail, distributions use, and professional office.

The only type of housing allowed is through adaptive reuse of existing buildings to live/work units.”

The stated policy intent in both the New Zoning Code and the Department’s Recommendation Report are clear and consistent that Joint Living & Work Quarters are the only residential use that shall be permitted in the Industrial-Mixed 2 (IX2) Use District. This correction to the typographical error to clarify that Dwelling uses are not a permitted use would bring the version of the IX2 Use District approved by City Council on December 4, 2024, into conformance with this stated policy intent. To fix the error, the following correction will be made to the published code (deletions in strikethrough and additions in underline):

<b>Dwelling</b>	<b><del>P*</del> --</b>	<b><del>Residential Use Category</del> <del>Standards apply, as listed above</del></b>	
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**D. Article 5 (Use), Sec. 5B.1.1. (Open Space 1 (OS1)), Sec. 5B.5.1. (Commercial-Mixed 1 (CX1)), Sec. 5B.5.2. (Commercial-Mixed 2 (CX2)), Sec. 5B.5.3. (Commercial-Mixed 3 (CX3)), Sec. 5B.5.4. (Commercial-Mixed 4 (CX4)) Sec. 5B.6.1. (Industrial-Mixed 1 (IX1)), Sec. 5B.6.2. (Industrial-Mixed 2 (IX2)), Sec. 5B.6.3. (Industrial-Mixed 3 (IX3)), Sec. 5B.6.4. (Industrial-Mixed 4 (IX4)), Sec. 5B.7.1. (Industrial 1 (I1)), Sec. 5B.7.2. (Industrial 2 (I2))**

This edit corrects a typographical error regarding an incorrect permission level inputted for Retail: Seasonal Market uses. Div. 5A.3. (Use Permissions) clearly outlines that when a use is permitted in conformance with a Special Use Program, that the permission for that use is indicated by the letter “S.” The Seasonal Market use in the Use Districts above is accompanied by the Seasonal Market Program under the “Special use program” field in the Use District, but was incorrectly marked as having the permission of “P\*.” Div. 5A.3. (Use Permissions) further describes that when a use permission includes an asterisk (\*) next to the permission, that the use is only permitted when it conforms to a specific set of standards indicated in the Use District table. The Use Districts above do not contain additional applicable standards for Seasonal Market Uses; therefore, the inclusion of the asterisk in the permission level is incorrect. Given this explanation, the permission level should be “S” to reflect the Seasonal Market Special Use Program that applies to Seasonal Market uses. To fix the error, the following correction will be made to the published code (deletions in strikethrough and additions in underline):

<b>Retail:</b>			
Seasonal Market	<b><del>P*</del> <u>S</u></b>	<b>Special use program:</b>	
		Seasonal Market Program	Sec. 5C.3.5.

#### **E. Article 5 (Use), Sec. 5C.1.12. Project Category Exceptions**

This edit corrects a typographical error regarding an incorrect project activity category cited in the Project Category Exceptions standards. The intent of the standards language is to indicate what language the user should reference in the Use District table to understand that change of use projects are either exempt or prohibited from a given set of district standards; however, the sentence incorrectly references “new construction” as the Project Category Exception. The

sentence should instead reference "change of use" as the Project Category Exception. To fix the error, the following correction will be made to the published code (deletions in strikethrough and additions in underline):

**C. Standards**

**5. Change of Use**

Where the use standard cites "~~new construction~~" "change of use" as the project category exception, any project involving a change of use in order to accommodate the proposed use shall be either "exempt" in accordance with *Paragraph 2*, or "prohibited" in accordance with *Paragraph 3*, based on the exception cited in Use District table's specification column.

City Planning recommends City Council approve the resolution posted to Council File 22-0617 simultaneously with this letter to incorporate the corrections above into Chapter 1A of the Los Angeles Municipal Code (New Zoning Code).

Sincerely,



SHANA M.M. BONSTIN  
Deputy Director