

RESOLUTION

WHEREAS, the 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) on December 4, 2024 (CF 22-0617); and, the City Council unanimously approved the final ordinances for the Citywide Housing Incentive Program (CF 21-1230-S5), the Resident Protections Ordinance (CF 21-1230-S8), and the Housing Element Sites and Minimum Density Ordinance (CF 21-1230-S6) on February 7, 2025;

WHEREAS, the City Council's approval authorized the Department of City Planning to prepare and present to City Council non-substantive technical corrections to the New Zoning Code Ordinance (No. 188,418), the Citywide Housing Incentive Program Ordinance (No. 188,477 and Ordinance No. 188,478), the Resident Protections Ordinance (No. 188,481 and Ordinance No. 188,482), and the Housing Element Sites and Minimum Density Ordinance (No. 188,479 and Ordinance No. 188,480) within a year of the operative or effective dates of the respective ordinances;

WHEREAS, such technical corrections may include corrections to typographical errors and citations, stylistic and formatting consistency edits, corrections to ensure consistency between provisions, corrections to clarify the implementation of a provision, and updates to illustrations or graphics to align with the text of Chapter 1A of the Los Angeles Municipal Code;

WHEREAS, the City Council authorized the Department of City Planning to bring those corrections to the City Council for final approval;

WHEREAS, the Department of City Planning has prepared technical corrections to the New Zoning Code that would bring the ordinance into conformance with the adopted policies of the City Council through Council Files 22-0617, 21-1230-S5, 21-1230-S8, and 21-1230-S6;

WHEREAS, the technical corrections would fix code citations, style and formatting, typographical errors, and other clean up changes to clarify implementation that do not result in substantive changes to the policies adopted by the City Council through Council Files 22-0617, 21-1230-S5, 21-1230-S8, and 21-1230-S6 in their approval of the final ordinances;

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the corrections to Chapter I. and Chapter 1A of the LAMC in Attachment "1", Exhibit "A", Exhibit "B", Exhibit "C", Exhibit "D", and Exhibit "E", which are attached hereto and incorporated herein by reference.

ATTACHMENT “1”

Additions are shown in underline and deletions are shown in ~~striketrough~~. Terms defined in the Glossary in Chapter 1A Article 14 are shown in *italics*.

Clarifications and Amendments to Citywide Housing Incentive Program (CHIP) Ordinance No. 188,477 and Ordinance No. 188,478

Item 1.

- 1.1. Chapter I. (General Provisions and Zoning), Sec. 12.24.U.26. (Density Bonus for a Housing Development in Which the Density Increase Is Greater than the Maximum Permitted in Section 12.22 A.37.)

The following clarifies the correct implementation of overlapping amendments to Chapter I made by the RPO (Ord. No. 188,481, Sec. 5) and CHIP ordinance (Ord. No. 188,477, Sec. 11). Both ordinances contain substantively similar amendments to paragraph (a) of Subdivision 26 of Subsection U. of Sec. 12.24 of the Code. However, Sec. 5 of Ord. No. 188,481 did not include the full set of amendments to Paragraph (a) as made by Sec. 11 of Ord. No. 188,477. Consistent with the City Council's intent to adopt the full set of amendments to Paragraph (a) contained in Sec. 11 of Ord. No. 188,477, this Resolution clarifies that the amendments in Sec. 11 of Ord. No. 188,477 shall prevail over those contained in Sec. 5 of Ord. No. 188,481.

- 1.2. Adopt the amendments to Chapter 1A of the LAMC as shown in **Exhibit “A”**.

Amendments to Resident Protections (RPO) Ordinance No. 188,481 and Ordinance No. 188,482

Item 2.

- 2.1. Chapter I. (General Provisions and Zoning), Sec. 19.18.B.2. (Exemptions)

The following clarifies the correct implementation of overlapping amendments to Chapter I made by the RPO (Ord. No. 188,481, Sec. 11) and CHIP ordinance (Ord. No. 188,477, Sec. 27). The amendments to Paragraph (b) of Subdivision 2 of Subsection B of Section 19.18 made by Sec. 11 of Ord. No. 188,481 shall prevail over the amendments to the same paragraph (b) made by Sec. 27 of Ord. No. 188,477, but shall be reconciled to include the full set of amendments to Paragraph (b) made by the two ordinances consistent with the City Council's intent to adopt the full set of amendments. The amendments made by Sec. 11 of Ord. No. 188,481 to Paragraph (b) of Subdivision (2) of Subsection B. of Section 19.18 of the Los Angeles Municipal Code are corrected to read as follows:

(b) Any for-sale or rental housing development containing restricted affordable units where at least 40% of the total units or guest rooms are dedicated for moderate income households, or at least 20% of the total units or guest rooms are dedicated for low income households, or at least 11% of the total units or guest rooms are dedicated for very low income households, or at least 8% of the total units or guest rooms are dedicated for extremely low income households, for at least 55 or 99 years, as specified in Section 16.61 A of this Code, where a covenant has been made with the Los Angeles Housing Department and required covenant and monitoring fees have been paid, or any project approved pursuant to Section 12.22 A.38 of this Code. Such a covenant shall also subject projects using this exemption to the replacement policies in Section 16.60, and to LAHD fees related to housing replacement determinations pursuant to state law, as set forth in this Code. For the purposes of this section, total units includes any units added by a density bonus or other land use incentive, consistent with the affordability levels defined in Government Code Section 65915.

No changes to paragraph (h) of Subdivision (2) are made herein to Sec. 11 of Ord. No. 188,481.

2.2. Adopt the amendments to Chapter 1A of the LAMC as shown in **Exhibit "B"**.

Amendments to Housing Element Sites and Minimum Density Ordinance No. 188,479 and Ordinance No. 188,480

Item 3.

3.1. Chapter I. (General Provisions and Zoning), Amend Paragraph 1 and Paragraph 2 of Sec. 16.70.F. (Approval Requirements for Housing Element Sites.) to read:

1. Ministerial Approval for Prior Housing Element Sites.

If a Housing Development Project is proposed on a Prior Housing Element Site that is identified in the most recent Housing Element to accommodate a portion of the housing need for low and very low income households and at least twenty percent of the project's units will be made affordable and available to Lower Income Households, the project shall be subject to Ministerial Approval by the City Department of City Planning. Any eligible Housing Development Project that would have otherwise required a discretionary entitlement from the Department of City Planning to permit owner-occupied or rental multiple family residential dwelling use on the site shall be processed through an Expanded Administrative Review, as set forth in Section 13B.3.2. of Chapter 1A of this Code. Any nonresidential use in a mixed-use Housing Development Project shall comply with any discretionary review required for that use under the Code, or any plan or overlay adopted under the Code. In no case shall Project Review pursuant to Section 13B.2.4 of Chapter 1A be required for any Housing Development Project.

2. Ministerial Approval for Lower Income Rezoning Housing Element Sites.

If a Housing Development Project is proposed on a Lower Income Rezoning Housing Element Site that has a minimum density of at least 20 units per acre, and at least

twenty percent of the project's units will be made affordable and available to Lower Income Households, the project shall be subject to Ministerial Approval by the City Department of City Planning. Any eligible Housing Development Project that would have otherwise required a discretionary entitlement from the Department of City Planning to permit owner-occupied or rental multiple family residential dwelling use on the site shall be processed through an Expanded Administrative Review, as set forth in Section 13B.3.2. of Chapter 1A of this Code. Any non-residential use in a mixed-use Housing Development Project shall comply with any discretionary review required for that use under the Code, or any plan or overlay adopted under the Code. In no case shall Project Review pursuant to Section 13B.2.4 of Chapter 1A be required for any Housing Development Project.

3.2. Adopt the amendments to Chapter 1A of the LAMC as shown in **Exhibit "C"**.

Amendments to Chapter 1A of the LAMC as Adopted through Council File 22-0617

Article 3. (Frontage)

Item 4. Article 3. (Development Standards); Sec. 3B.2.1. (Multi-Unit 1 (MU1)), Sec. 3B.2.2. (Multi-Unit 2 (MU2)), Sec. 3B.3.1. (General 1 (G1)), Sec. 3B.4.1. (Shopfront 1 (SH1)), Sec. 3B.4.2. (Shopfront 2 (SH2)), Sec. 3B.5.1. (Market 1 (MK1)), Sec. 3B.7.1. (Warehouse 1 (WH1)), Sec. 3B.8.1. (Alley Market (AL1)), Sec. 3B.8.2. (Alley Shopfront (AL2)):

4.1. Subsection A. (Lot):

- 1. BUILD-TO
- 2. PARKING
- 3. LANDSCAPING

4.2. Subsection B. (Facade):

- 1. TRANSPARENCY
- 2. ENTRANCES
- 3. GROUND STORY

Item 5. Article 3. (Development Standards); Sec. 3B.9.1. (Historic Core (CHC1)), Sec. 3B.9.2. (Daylight Factory (CDF1)), Sec. 3B.9.3. (Daylight Factory / River (CDR1)):

5.1. Subsection B. (Lot):

- 1. BUILD-TO
- 2. PARKING
- 3. LANDSCAPING

5.2. Subsection C. (Stories):

- 1. GROUND FLOOR ELEVATION
- 2. STORY HEIGHT

- 5.3. Subsection D. (Facade):
1. ARTICULATION
2. FEATURES
- 5.4. Subsection E. (Doors):
1. ENTRANCES
- 5.5. Subsection F. (Windows):
1. TRANSPARENCY
- 5.6. Subsection G. (Cladding):
1. EXTERIOR MATERIALS

Item 6. Article 3. (Development Standards); Sec. 3B.9.1. (Historic Core (CHC1)), Sec. 3B.9.2. (Daylight Factory (CDF1)), Sec. 3B.9.3. (Daylight Factory / River (CDR1)):

6.1. H. Roof

<u>1. ROOF DESIGN</u>	<u>Div. 3D.11.</u>
	<u>Not applicable</u>

Item 7. Article 3. (Development Standards); Sec. 3B.9.1. (Historic Core (CHC1)):

7.1. Sec. 3B.9.1.D. (Facade)

<u>1. ARTICULATION</u>		<u>Div. 3D.6.</u>	
<u>A</u>	<u>Base, middle & top articulation</u>	<u>Required</u>	<u>Required</u>
<u>B</u>	<u>Horizontal bands articulation</u>	<u>Required</u>	<u>Required</u>
<u>C</u>	<u>Vertical bands articulation</u>	<u>Required</u>	<u>Required</u>

7.2. Sec. 3B.9.1.D. (Facade)

<u>2. FEATURES</u>		<u>Div. 3D.7.</u>	
	<u>Restricted features</u>	<u>Projecting balcony</u>	
	<u>Projecting balcony</u>	<u>Prohibited</u>	<u>Prohibited</u>

7.3. Sec. 3B.9.1.F. (Windows)

<u>1. TRANSPARENCY</u>		<u>Div. 3D.9.</u>	
<u>B</u>	<u>Upper stories (min/max)*</u>	<u>30%/80%</u>	<u>30%/80%</u>

7.4. Sec. 3B.9.1.G. (Cladding)

1. EXTERIOR MATERIALS		Div. 3D.10.	
A	Principal materials <u>coverage</u> (min)	70%	
B	Accessory materials <u>coverage</u> (max)	30%	

Item 8. Article 3. (Development Standards); Sec. 3B.9.2. (Daylight Factory (CDF1)):

8.1. Sec. 3B.9.2.D. (Facade)

1. ARTICULATION		Div. 3D.6.	
A	Vertical bands <u>articulation</u>	Required	Required

8.2. Sec. 3B.9.2.G. (Cladding)

1. EXTERIOR MATERIALS		Div. 3D.10.	
A	Principal materials <u>coverage</u> (min)	70%	
B	Accessory materials <u>coverage</u> (max)	30%	

Item 9. Article 3. (Development Standards); Sec. 3B.9.3. (Daylight Factory/River (CDR1)):

9.1. Sec. 3B.9.3.D. (Facade)

1. ARTICULATION		Div. 3D.6.		
A	Vertical bands <u>articulation</u>	Required	Required	Required

9.2. Sec. 3B.9.3.G. (Cladding)

1. EXTERIOR MATERIALS		Div. 3D.10.	
A	Principal materials <u>coverage</u> (min)	70%	
B	Accessory materials <u>coverage</u> (max)	30%	

9.3. Sec. 3B.9.3.F. (Windows)

1. TRANSPARENCY		Div. 3D.9.		
B	Upper stories (min/max)*	40%/70%	30%/70%	30%/70%

Item 10. Article 3. (Development Standards); Sec. 3B.5.1. (Market 1 (MK1)), Sec. 3B.8.1. (Alley Market (AL1)), Sec. 3B.8.2. (Alley Shopfront (AL2)):

10.1. Sec. 3B.5.1.A. (Lot)

2. PARKING		Div. 3C.2.	
D	Street/alley setback <u>Parking Setback</u> (min)	20'	5'

10.2. Sec. 3B.8.1.A. (Lot)

2. PARKING		Div. 3C.2.		
C	Setback <u>Parking Setback</u> (min)	15'	20'	5'

10.3. Sec. 3B.8.2.A. (Lot)

2. PARKING		Div. 3C.2.		
D	Setback <u>Parking Setback</u> (min)	15'	20'	5'

Item 11. Article 3. (Frontage); Sec. 3A.1.2.B.2. (Determine Applicable Frontage District Standards):

- 11.1. Adopt updated graphics within this Section to reflect paragraph additions in districts made pursuant to this resolution as reflected on pages 2 and 3 of **Exhibit "E"**.

Article 4. (Development Standards)

Item 12. Article 4. (Development Standards); Part 4B. (Development Standards Districts):

- 12.1. Amend Part 4B. (Development Standards Districts) in its entirety to read as shown in **Exhibit "D"**.

- 12.2. Article 14. (General Rules), Amend Sec. 14.2.7.A.3. (Development Standards District 5) to read:

In a *lot* with an applied Development Standards District 5 (~~Div. 4B.5.~~) (Sec. 4B.2.2.), the following rules apply:

- 12.3. Article 4. (Development Standards), Sec. 4A.1.2. (How to Use Article 4. (Development Standards)):

Replace existing graphic in Sec. 4A.1.2 (How to Use Article 4. (Development Standards)) with the graphic shown in paragraph 2. of **Exhibit "E"**.

Item 13. Article 4. (Development Standards); Renumber the following Sections, Sec. 4C.11.6.C.1. (Awning Sign), Sec. 4C.11.6.C.2. (High-Rise Sign 1), Sec. 4C.11.6.C.3. (High-Rise Sign 2), Sec. 4C.11.6.C.4. (Illuminated Canopy Sign), Sec. 4C.11.6.C.5. (Marquee Sign), Sec. 4C.11.6.C.6. (Monument Sign), Sec. 4C.11.6.C.7. (Pedestrian Sign), Sec. 4C.11.6.C.8. (Pole Sign), Sec. 4C.11.6.C.9. (Projecting Sign), Sec. 4C.11.6.C.10. (Roof Sign), Sec. 4C.11.6.C.12.(Wall Sign), Sec. 4C.11.6.C.13. (Window Sign), Sec.

4C.11.6.C.14. (Yard Sign) to read:

- A. a. DEFINITION
- B. b. GENERAL STANDARDS
- C. c. SIGN TYPE PERMISSIONS
- D. d. DIMENSIONAL STANDARDS

Item 14. Article 4. (Development Standards), Renumber Sec. 4C.11.6.C.11. (Roof Sign: Open Panel) to read:

- A. a. DEFINITION
- B. b. GENERAL STANDARDS
- C. c. APPROVAL
- D. d. SIGN TYPE PERMISSIONS
- E. e. DIMENSIONAL STANDARDS

Article 5. (Use)

Item 15. Article 5. (Use); For the following sections, Sec. 5B.1.1. Open Space 1 (OS1), Sec. 5B.2.1. Agricultural 1 (A1), Sec. 5B.3.1. Residential 1 (RG1), Sec. 5B.4.1. Residential-Mixed 1 (RX1), 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), Sec. 5B.8.1. Public 1 (P1), Sec. 5B.8.2. Public 2 (P2), add paragraph numbering to the subsections to read:

Subsection B. (Allowed Uses & Use Limitations):

- 1. RESIDENTIAL
- 2. PUBLIC & INSTITUTIONAL
- 3. OPEN SPACE & RECREATION
- 4. TRANSPORTATION
- 5. GENERAL COMMERCIAL
- 6. HEAVY COMMERCIAL
- 7. LIGHT INDUSTRIAL
- 8. HEAVY INDUSTRIAL
- 9. AGRICULTURAL

Item 16. Article 5. (Use), Part 5B. (Use Districts):

- 16.1. Amend Subsection B. (Allowed Uses & Use Limitations) of Sec. 5B.3.1. (Residential 1 (RG1)), Sec. 5B.4.1. (Residential-Mixed 1 (RX1)), Sec. 5B.6.2. (Industrial-Mixed 2 (IX2)), Sec. 5B.6.3. (Industrial-Mixed 3 (IX3)), and Sec. 5B.6.4. (Industrial-Mixed 4 (IX4)) to read:

Freight Transfer Facility	--	Accessory to:	Other allowed use
Heliport	CU2*	<u>Accessory to:</u>	<u>Other allowed use</u>

16.2. Amend Subsection B. (Allowed Uses & Use Limitations) of Sec. 5B.7.2. (Industrial 2 (I2)) to read:

Freight Transfer Facility	CU3	Acessory to:	Other allowed use
Heliport	CU2*	<u>Accessory to:</u>	<u>Other allowed use</u>

Item 17. Article 5. (Use), Part 5B. (Use Districts):

17.1. Sec. 5B.4.1. (Residential-Mixed 1 (RX1)), 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)):

17.1.1. Amend *Animal Services: General* in Sec. 5B.4.1. (Residential-Mixed 1 (RX1)) to read:

Use	Permission	Use Standard	Specification
Animal Services:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.4.A.1.</u>

17.1.2. Amend *Animal Services: General* in Sec. 5B.5.1. (Commercial-Mixed 1 (CX1)), Sec. 5B.5.2. (Commercial-Mixed 2 (CX2)) to read:

Use	Permission	Use Standard	Specification
Animal Services:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure	Indoors
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.4.A.1.</u>

17.1.3. Amend *Animal Services: General* in the following Sections, Sec. 5B.5.3. (Commercial-Mixed 3 (CX3)), Sec. 5B.5.4. (Commercial-Mixed 4 (CX4)), to read:

Use	Permission	Use Standard	Specification
Animal			

Services:			
General	P*	Enclosure	Indoors
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.4.A.1.</u>

- 17.2. Amend *Lodging* in the following Sections, 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)), and Sec. 5B.6.4. (Industrial-Mixed 4 (IX4)), to read:

Use	Permission	Use Standard	Specification
Lodging	CU3*	Supplemental findings:	Sec. 5C.2.4.C.B.1.
		Project <u>category</u> exceptions:	<u>CU3</u>
		Intensification of use	Exempt
		Intensification threshold	<u>Lodging units: 25% max</u>
		<u>Lodging units</u>	<u>25% max</u>

- 17.3. Amend *Retail: Pet Shop* in Sections, 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)), and Sec. 5B.6.4. (Industrial-Mixed 4 (IX4)), Sec. 5B.7.1. (Industrial 1 (I1)) and Sec. 5B.7.2. (Industrial 2 (I2)), to read:

- 17.3.1. Sec. 5B.5.1. (Commercial-Mixed 1 (CX1)) and Sec. 5B.5.2. (Commercial-Mixed 2 (CX2)):

Use	Permission	Use Standard	Specification
Pet Shop	P*	General Commercial Use Category Standards apply, as listed above	
		<u>Supplemental standards</u>	<u>Sec. 5C.2.4.F.1.</u>

- 17.3.2. 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)), and Sec. 5B.6.4. (Industrial-Mixed 4 (IX4)):

Use	Permission	Use Standard	Specification
Pet Shop	P ₋	<u>Supplemental standards</u>	<u>Sec. 5C.2.4.F.1.</u>

17.3.3. Sec. 5B.7.1. (Industrial 1 (I1)) and Sec. 5B.7.2. (Industrial 2 (I2)):

Use	Permission	Use Standard	Specification
Pet Shop	P*	Accessory to:	Wholesale Trade & Warehousing
		Relief	CU1
		<u>Supplemental standards</u>	<u>Sec. 5C.2.4.F.1.</u>

17.4. Amend *Motor Vehicle Sales & Rental: Household Moving Truck Rental* in Sections, Sec. 5B.7.1. (Industrial 1 (I1)) and Sec. 5B.7.2. (Industrial 2 (I2)) to read:

Use	Permission	Use Standard	Specification
Household Moving Truck Rental	P*	Screening	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.5.D.1.</u>

17.5. Amend the title in Sec. 5C.2.7.H. (Mineral & Ore Extraction) to read:

1. Supplemental Findings Standards

17.6. Amend Agricultural: *Plant Cultivation: Farming* in Sec. 5B.1.1. (Open Space 1 (OS1)) to read:

Use	Permission	Use Standard	Specification
Farming	--	Supplemental standards:	Sec. 5C.2.8.G.1.

17.7. Amend Agricultural: *Plant Cultivation: Farming* in Sec. 5B.4.1. (Residential-Mixed 1 (RX1)) to read:

Use	Permission	Use Standard	Specification
Farming	P*	Supplemental standards:	Sec. 5C.2.8. <u>G</u> .H.1.

Item 18. Article 5. (Use), Part 5B. (Use Districts)

- 18.1. Amend Heavy Industrial: *Recycling Facility Collection* in Subsection B. (Allowed Uses & Use Limitations) of the following Sections: Sec. 5B.2.1. (Agricultural 1)(A1)), Sec. 5B.3.1. (Residential 1) (RG1)), Sec. 5B.4.1. (Residential-Mixed 1 (RX1)), to read:

Recycling Facility:			
Collection	CU2*	In conjunction with:	Public & institutional use
		Minimum area:	200 SF
		<u>Size, entire use (max):</u>	<u>200 SF</u>
		Enclosure	Covered and enclosed
		Screening	
		Outdoor storage screening	S-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.

- 18.2. Amend Heavy Industrial: *Recycling Facility Collection* in Sec. 5B.5.1. (Commercial-Mixed 1) (CX1)), Subsection B. (Allowed Uses & Use Limitations) to read:

Recycling Facility:			
Collection	CU2*	In conjunction with:	Other allowed use
		Minimum area:	200 SF
		<u>Size, entire use (max):</u>	<u>200 SF</u>
		Enclosure	Covered and enclosed
		Screening	
		Outdoor storage screening	S-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental	Sec. 5C.2.7.D.1.

		standards:	
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- 18.3. Amend Heavy Industrial: *Recycling Facility Collection* in Subsection B. (Allowed Uses & Use Limitations) of the following Sections, 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)) to read:

Recycling Facility:			
Collection	CU2*	In conjunction with:	Other allowed use
		Minimum area:	600 SF
		<u>Size, entire use (max):</u>	<u>600 SF</u>
		Enclosure	Covered and enclosed
		Screening	
		Outdoor storage screening	S-Screen 1
		Hours of operation (open/close)	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.

Item 19. Article 5. (Use); Section 5C.2.5. (Motor Vehicle Service: Light, Heavy, & Large Vehicle):

- 19.1. Amend Div. 5C.2. to read:

DIV. 5C.2. SUPPLEMENTAL USE STANDARDS, PROCEDURES, & FINDINGS

Supplemental use standards are development and operational regulations that apply only to the specified use. Supplemental use standards are unique for each *use* and, unless specific *project activities* are listed, apply to any *project* affecting the *subject use*. See the *Use District* for applicable supplemental use standards. When a supplemental use standard for a specified use does not apply the *Use District* will indicate “Not required” for that specified use.

Supplemental procedures are modifications of existing procedures from Sec. 13B. (Processes & Procedures) that apply to the approval of a specified use or allowed relief from the use standards when indicated in the applied *Use District*. When supplemental

procedures for a specified use do not apply, the *Use District* will indicate “Not required” for that specified use.

Supplemental use findings are additional findings or requirements that apply to the conditional use process for *specified uses* when indicated by the applied *Use District*. When applicable, supplemental use findings are unique for each *use*. See the *Use District* for applicable supplemental use findings. When supplemental use findings for a specified use with a conditional use process does not apply, the *Use District* will indicate “Not required” for that specified use.

19.2. Amend Section 5C.2.5.A. (Motor Vehicle Services: Light, Heavy, & Large Vehicle) to read:

1. Supplemental Standards

a. For new construction involving new floor area or a major remodel, Bay doors and other building entrances and exits designed and intended for motor vehicle access shall not be frontage lot line facing. shall meet the following standards:

- i. ~~Shall remain closed except during the allowed hours of operation, and~~
- ii. ~~Shall not face any frontage lot line.~~

b. Bay doors and other building entrances and exits designed and intended for motor vehicle access shall remain closed except during the allowed hours of Operation.

~~b. c. New~~ An off-street freight loading areas shall be in compliance with development standard requirements for freight loading areas pursuant to Sec. 4C.2.2.C.2. (Freight Loading Areas). shall be provided to adequately accommodate all loading, unloading, and any other activities requiring the use of commercial vehicles for transportation.

~~e. d.~~ All client vehicles being serviced by motor vehicle services use shall be stored on-site.

~~d. e.~~ An annual site inspection shall be conducted by LADBS, pursuant to Sec. 13B.10.4. (Annual Inspection Monitoring (Type 2)).

19.3. Amend 5C.2.5.B. (Motor Vehicle Services: Car Wash) to read:

1. Supplemental Standards

For new construction involving new floor area or a major remodel, Bay doors and other building entrances and exits designed and intended for motor vehicles shall not face any residential use or school unless the residential use or school is located more than 100

feet from the car wash facility.

Item 20. Article 5. (Use), Amend Sec. 5C.3.1. (Inclusionary Housing Program) to read:

A. Intent

The Inclusionary Housing Program is intended to ensure the development of housing that is affordable to a range of *households* at all income levels by requiring that a portion of all *projects* involving the construction of ~~10 or more dwelling units~~, referred to in this Section (Inclusionary Housing Program) as an *inclusionary housing project*, pursuant to this program includes *restricted affordable units*. When implemented, this program will help to increase the availability of *dwelling units* at all income levels, and help the *City* meet its share of regional housing needs in a manner that is consistent with the *General Plan* and other *City* policies related to housing.

B. Applicability

1. The requirements of this Section (Inclusionary Housing Program) apply to a *project* involving *new construction*, a major remodel, a *use modification*, or a *renovation*, that will result in ~~10 or more new dwelling units~~ on a *lot* included on the Inclusionary Housing Map, as established in Sec. 1.5.10. (Inclusionary Housing Map), and as outlined in the Subsections below.

2. The requirements of this Section (Inclusionary Housing Program) do not apply to a *project* involving *new construction*, a *major remodel*, a *use modification*, or a *renovation*, that will result in 9 or fewer *dwelling units*. These projects are considered permitted if the applied *Use District* specifies the *use permission level* of "S" or "S*" for the *dwelling use*, but may be subject to additional use standards as established in the applied *Use District* (Part 5B.).

~~2-3.~~ *Lots* that have not been designated on the Inclusionary Housing Map shall not be subject to the requirements of this Section (Inclusionary Housing Program).

~~3-4.~~ An *adaptive reuse project* in accordance with Sec. 9.4.5. (Downtown Adaptive Reuse Program) or Sec. 9.4.6. (Citywide Adaptive Reuse Program) shall not be subject to the requirements of this Section (Inclusionary Housing Program).

~~4-5.~~ A *project* subject to this Section (Inclusionary Housing Program) shall be referred to as an *inclusionary housing project*.

Item 21. Article 5. (Use), Amend Paragraph 1 of Sec. 5C.3.1.E. (Records & Agreements) to read:

1. Restricted Affordable Unit Covenants

For any *inclusionary housing project* that contains *restricted affordable units*, a covenant

acceptable to the Los Angeles Housing Department must be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for at least 99 years, except as established in Subparagraph a., Subparagraph b., and Subparagraph c. below, from the issuance of the *Certificate of Occupancy* or a longer period of time if required by the construction or mortgage financing assistance program, mortgage assistance program, or rental subsidy program. ~~A copy of the covenant shall be filed with the Department of City Planning and the Department of Building and Safety.~~ The following are exempt from the 99 year covenant length:

- a. An *inclusionary housing project* in which 100 percent of all *dwelling units*, exclusive of a *manager unit* or units, are *restricted affordable units*, which are subject to a recorded affordability restriction of at least 55 years or utilize public subsidies that are tied to a specified covenant period. At minimum, all *restricted affordable units* in the *inclusionary housing project* shall be covenanted for at least 55 years; or
- b. A mixed-income *inclusionary housing project* utilizing public subsidies that are tied to a specified covenant period. At minimum, all *restricted affordable units* in the *inclusionary housing project* shall be covenanted for at least 55 years; or
- c. *Inclusionary housing projects* financed by low-income housing tax credits. At minimum, all *restricted affordable units* in the *inclusionary housing project* shall be covenanted for at least 55 years.

Item 22. Article 5. (Use), Sec. 5C.3.3. (Alcohol Sales Program):

- 22.1. Amend performance standard 8. (Alcohol License Type) within Sec. 5C.3.3.C (Alcohol Permission Area Standards) to read:

Alcohol Sales Standard Applicability				
Alcohol Permission Areas	Alcohol Sensitive Sales Area	Limited Restaurant Beverage Area	Restaurant Beverage Area	Restaurant & Bar Nightlife Area
Performance Standards (see Subsection D.)				
8. Alcohol License Type	Applicable	Applicable	Applicable	<u>Not</u> Applicable

- 22.2. Amend Subparagraph a. (Eligibility Criteria & Standards) of Sec. 5C.3.3.G.6. (Outdoor Dining Area Administrative Alcohol Authorization) to read:

- a. Eligibility Criteria & Standards

On-site Alcohol service provided in conjunction with an eating & drinking use restaurant involving the sale of food for on-site consumption may be provided in an outdoor dining area on private property and/or in the public right-of-way through an administrative alcohol authorization, pursuant to Sec. 13B.3.1. (Administrative Review), provided the establishment meets all of the following eligibility criteria and standards:

- i. The establishment is not located on a lot identified as being within an Alcohol Sensitive Sales Area ~~or a Restaurant & Bar Nightlife Area~~.
- ii. The *outdoor dining area* complies with Sec. 5C.2.4.B. (Eating & Drinking: All) or is permitted on a public sidewalk by a revocable permit issued by the Department of Public Works, Bureau of Engineering;
- iii. The eating & drinking establishment has a valid approval for the alcohol service use they wish to expand from the *Department of City Planning* or have existing alcohol sales with no conditional use approval prior to March 1, 1977;
- iv. The eating & drinking establishment has a license to sell alcohol from the California Department of Alcoholic Beverage Control;
- v. The eating & drinking establishment is not subject to any enforcement mechanisms set forth in Sec. 5C.2.4.B. (Eating & Drinking: All) that upon further investigation by the City, result in citation, the imposition of fines or penalties, or revocation;
- vi. The eating & drinking establishment has not been the subject of a wage claim, on or after January 31, 2024, under Chapter XVIII. (Employee Wages and Protections), Article 8. (Los Angeles Office of Wage Standards Ordinance) of this Code.

22.3. Amend Sec. 5C.3.3.H.2. (Covenant & Agreement) to read:

2. Covenant & Agreement

a. Prior to approval by the *Department of City Planning* pursuant to Sec. 13.B.3.1. (Administrative Review), or by the *Zoning Administrator* pursuant to Sec. 13B.2.2. (Class 2 Conditional Use Permit), a Covenant and Agreement acknowledging and agreeing to comply with all applicable performance and security standards or conditions of approval shall be recorded with the Los Angeles County Recorder. The Covenant and Agreement shall run with the land and shall be binding for any subsequent owners, heirs or assigns. After recordation, a certified copy bearing the recorder's number and date shall be provided to the *Department of City Planning*.

b. This Paragraph (Covenant & Agreement) does not apply to *projects* authorized pursuant to Sec. 5C.3.3.G.6. (Outdoor Dining Area Administrative Alcohol Authorization).

Item 23. Article 5. (Use); Sec. 5A.1.2.C.6. (Relief From Use Standard):

Replace existing graphic within Section 5A.1.2.C.6. (Relief From Use Standard) with the graphics in paragraph 3 in **Exhibit “E”**.

Article 7. (Alternate Typologies)

Item 24. Article 7. (Alternate Typologies); For Sec. 7B.1.1. (Civic Institution 1) add subparagraph numbering to the table titles in the paragraphs in Subsection D and E to read as follows:

24.1. Sec. 7B.1.1.D.1. (Lot Parameters)

a. LOT SIZE

b. COVERAGE

c. AMENITY

24.2. Sec. 7B.1.1.D.2. (Bulk and Mass)

a. HEIGHT & FAR

b. UPPER-STORY BULK

c. BUILDING MASS

24.3. Sec. 7B.1.1. E.1. (Site)

a. BUILD-TO

b. PARKING

c. LANDSCAPE

24.4. Sec. 7B.1.1. E. 2. (Facade):

a. TRANSPARENCY

b. ENTRANCES

c. GROUND STORY

Item 25. Article 7. (Alternate Typologies); Sec. 7A.1.2.C. (Interpret Standards):

Replace the graphic in Section 7A.1.2.C. (Interpret Standards) with the graphic in paragraph 4 of **Exhibit “E”**.

Article 8. (Supplemental & Special Zoning)

Item 26. Article 8. (Supplemental & Special Zoning); Amend Sec. 8.2.3.D.1. (Establishing a Sign District) to read:

1. Sign District standards and boundaries are established and amended in accordance with Sec.

~~13B.1.4. (Zone Change) Sec. 13B.1.2. (Specific Plan Adoption/Amendment)~~, and are represented as part of the third bracket set of the *lot's* zone string with the acronym "SN."

- Item 27. Article 8. (Supplemental & Special Zoning); Amend Sec. 8.2.8.D.1. (Establishing a TCN District) to read:

1. TCN District boundaries and standards shall be established and amended in accordance with Sec. 13B.1.4. (Zone Change)~~Sec. 13B.1.2. (Specific Plan Adoption/Amendment)~~, and such boundaries and standards are represented as part of the third bracket set of the zoning designation of a *lot* with the acronym "TCN."

Article 9. (Public Benefit Systems)

- Item 28. Article 9. (Public Benefit Systems); Sec. 9.4.5.D.9. (Loading Space) and Sec. 9.4.6.D.9. (Loading Space):

i. a. Where an existing *loading space* is provided, it shall be allowed to maintain its current, existing dimensions, regardless of whether it complies with the provisions of Sec. 4C.2.2.C.2. (Freight Loading Areas).

ii. b. If no *loading spaces* exist, then a *loading space* shall not be required in conjunction with the development of an *adaptive reuse project*.

Article 12. (Nonconformities)

- Item 29. Article 12. (Nonconformities); Sec. 12.5.1.F. (Use Permission Exceptions):

F. In the Industrial Use Districts (Div.5B.7.), the *nonconforming* use of land where no *buildings* are occupied in connection with the use or where the only *buildings* occupied are accessory to or incidental to the use, may be continued, subject to the following limitations:

~~a.~~ 1. The *nonconforming use* shall not be enlarged in any way beyond the limits of what was originally permitted.

~~b.~~ 2. The *nonconforming use* shall be completely enclosed within a *building* or within an area enclosed on all sides with a Type T1 *transition screen* pursuant to Sec. 4C.8.2.C.3.a. (T-Screen 1), within one year from the date the *use* becomes *nonconforming*.

Article 13. (Administration)

- Item 30. Article 13. (Administration); Amend Paragraph 6 in Sec. 13A.1.3.D. (Specific Authority) to read:

6. No ordinance, order or resolution referred to in Sec. 554 ~~Sec. 555~~ (General Plan – Purpose and Contents) or 558 (Procedure for Adoption, Amendment or Repeal of Certain ordinances, orders and Resolutions) of the City Charter shall be adopted by the City Council, unless it shall have first been submitted to the *City Planning Commission* or the *Area Planning Commission* for report and recommendation, in the manner set forth in those Sections. The report and recommendation shall indicate whether the proposed ordinance, order, or resolution is in conformance with the *General Plan*, any applicable *Specific Plans*, any plans being prepared by the *Department of City Planning*, and any other applicable requirement set forth in those City Charter Sections.

Item 31. Article 13. (Administration); Amend Subparagraph c. in Sec. 13B.2.4.D.5. (Decision) to read:

c. If the *Director* fails to make a decision on an application within the time limit specified in this Subsection, the applicant may file a request for transfer of jurisdiction to the *Area Planning Commission* pursuant to ~~Sec. 13.2.6. (Transfer of Jurisdiction)~~ Sec. 13A.2.6. (Transfer of Jurisdiction).

Item 32. Article 13. (Administration); Amend Subparagraph a. in Sec. 13B.2.3.I.2. (Filing an Application) to read:

32.1. a. A Vesting Conditional Use Permit *application* shall be filed on the same form and have the same contents, accompanying data and reports and shall be processed in the same manner as set forth in this Section for a conditional use permit except as provided below. The *application* shall specify that the case is for a Vesting Conditional Use Permit. If any rules, regulations or ordinances in force at the time of filing require any additional approvals, the complete *application* for these additional approvals shall be filed prior to or simultaneously with the Vesting Conditional Use Permit to be processed pursuant to Sec. 13A.2.10. (Multiple Approvals).

Item 33. Article 13. (Administration); Amend Subparagraph a. and Sub-subparagraph b.i. in Sec. 13A.2.10.C.6. (Advisory Agency) to read:

a. Procedures

If a *project* requiring multiple approvals also requires a *Subdivision Approval* by the *Advisory Agency*, that *Subdivision Approval* shall be decided and governed by the rules set forth in Div. 13B.~~8~~.7 (Division of Land) of this Code.

b. Appeals

i. When a *Subdivision Approval* is appealed, it shall follow the procedures set forth in Div. 13B.~~8~~.7 (Division of Land), except when other approvals are also appealed.