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August 20, 2025

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:

**DIRECTOR OF PLANNING TECHNICAL MEMO TO THE PLUM COMMITTEE FOR
CONSIDERATION OF MODIFICATIONS TO THE RECOMMENDED HARBOR GATEWAY
COMMUNITY PLAN (PART OF THE HARBOR LA COMMUNITY PLANS PROGRAM);
HARBOR GATEWAY CF: 25-0775; CASE NO. CPC-2018-6404-CPU; ENV-2019-3379-EIR**

This report includes a discussion of topics that were elevated by the City Planning Commission (CPC) during its February 8, 2024 hearing to consider the Harbor Gateway Community Plan, including modifications to the Proposed Plan. This report also includes for City Council's consideration of optional clarifications and modifications to CPC's recommendations on the proposed ordinances of the Harbor Gateway Community Plan Update, including the New Zoning Code, which were transmitted to the City Council in July 2025. Optional Council Modifications are provided by topic in the subsections of this report and are indicated under the sub-heading "Optional Council Modifications-[Subject Matter]." Additions to a proposed ordinance are indicated by underlined text and deletions to a proposed ordinance are indicated by strikethrough.

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I. CPC Directed Items

The City Planning Commission (CPC) at its meeting on February 8th voted 6-0 to recommend approval of the Harbor Gateway Community Plan Update (Proposed Plan), with a few modifications. Modifications included targeted updates to Chapter 1A of the New Zoning Code, and one modification to the Community Plan Policy Document (Plan Text) to include the following program: *“Continue and expand subcontracting goals on local projects of at least: 15% Small Business Enterprise Goals (SDVBE) and 10% minority business goals (MBE).”*

II. Additional Items for Consideration by the PLUM Committee

The following sections include optional Council Modifications to CPC's Recommendations for consideration by the PLUM Committee. The following sections represent emerging items to provide clarity on the new zoning code.

A. Exhibit D1 “Zoning Ordinance Maps & Matrices”

The following clarifications and modifications are offered for the PLUM Committee's consideration in order to provide clarity to CPC's approved Exhibit D1 Zoning Ordinance Maps & Matrices.

The following sections are amended as follows:

Sec. 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon portions of the zone map attached thereto and shown in the associated Geographic Information System Shapefile and geospatial data information located in the Department of City Planning Website and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portions of the zoning map entitled “Harbor Gateway Community Plan Area,” the accompanying diagrams and the Table 1 attached hereto and incorporated herein by this reference.

~~Sec. 2. Severability. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions and, to this end, the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.~~

Sec. 2. Operative Date. To ensure the City's zoning ordinances are in conformity with the general plan. Section 1 of this Zone Change ordinance shall be operative upon the adoption by the City Council and effectuation of the Resolution Adopting the General Plan Amendments and implementing ordinances found in Council File No. 25-0775 for the Harbor Gateway Community Plan Update, which consists of all the following:

- (1) Amendments to the Land Use Element of the General Plan Map, referred to as the Harbor Gateway Community Plan General Plan Land Use Map;

- (2) A new Harbor Gateway Community Plan policy document;
- (3) Amendments to the Framework Element and Mobility Plan 2035 for consistency with the new Harbor Gateway Community Plan;
- (4) Ordinances to implement the Harbor Gateway Community Plan:
 - a. Proposed amendments to LAMC Chapter 1A;
 - b. Proposed Hazardous Sites Map;
 - c. Proposed Protected Historic Resources Map;
 - d. Proposed Local Affordable Housing Map;

Sec. 23. Severability. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions and, to this end, the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

B. Technical Modifications to Chapter 1A of the Los Angeles Municipal Code

The following clarifications and modifications are offered for the PLUM Committee's consideration in order to provide clarity and consistency in Chapter 1A of the LAMC.

Amendments to the CPC-approved Technical Modifications Memo (Exhibit A), Ordinance Amending Chapter 1A of the Los Angeles Municipal Code (Exhibit E1), and the New Zoning Code (LAMC Chapter 1A) are denoted in a tracked change format. New text is underlined, while deleted text is indicated by a strikethrough. Where the text, "[Graphic]" is shown, no technical modifications are proposed to be made to the original graphic included in the referenced Section.

B.1 – B.56 - Technical Modifications

B.1 LAMC Chapter 1A, Article 2 (*Form Districts*), Sec.2B.3.1. (H1)

Sec. 2B.3.1. (H1) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	4,000 sf
Lot width, front (min)	40'
Lot width, alley/side street (min)	30'
2. COVERAGE	Div. 2C.2.
Building coverage (max)	
Building setbacks	45%
Primary street (min)	20'
Side street (min)	5' 10'

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	4,000 sf
Lot width, front (min)	40'
Lot width, alley/side street (min)	30'
2. COVERAGE	Div. 2C.2.
Side (min)	4'
Side, interior (min)	0'
Rear (min)	4'
Alley (min)	3' 0'
Special: All (min)	4' 5'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	15%
Required at-grade (min)	100%
Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	
Base	0.45
Bonus	None
Height in feet (max)	
Base	33'
Bonus	None
Wall plate height (max)	22'
2. BUILDING MASS	Div. 2C.5.
Building width (max)	50'
Building break (min)	6'

B.2 LAMC Chapter 1A, Article 2 (*Form Districts*), Section. 2B.3.2. (H2)

Section. 2B.3.2. (H2) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	4,000 sf
Lot width, front (min)	40'
Lot width, alley/side street (min)	30'
2. COVERAGE	Div. 2C.2.
Building coverage (max)	
Building setbacks	60% 50%
Primary street (min)	10'
Side street (min)	4' 5'
Side (min)	3'
Side, interior (min)	0'
Rear (min)	4'

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	4,000 sf
Lot width, front (min)	40'
Lot width, alley/side street (min)	30'
2. COVERAGE	Div. 2C.2.
Alley (min)	3' 0'
Special: All (min)	4' 5'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	15%
Required at-grade (min)	100%
Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	
Base	0.75
Bonus	None
Height in feet (max)	
Base	33'
Bonus	None
Wall plate height (max)	24'
2. BUILDING MASS	Div. 2C.5.
Building width (max)	50'
Building break (min)	6'

B.3 LAMC Chapter 1A, Article 2 (*Form Districts*), Section. 2B4.2. (VN2)

Section. 2B4.2. (VN2) of Division 2B.4. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	2,000 sf
Lot width, front (min)	35' 30'
Lot width, alley/side street (min)	25' 20'
2. COVERAGE	Div. 2C.2.
Building coverage (max)	70% 60%
Building setbacks	
Primary street (min)	10'
Side street (min)	4' 3'
Side (min)	3'
Side, interior (min)	0'
Rear (min)	4' 3'

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	2,000 sf
Lot width, front (min)	35' 30'
Lot width, alley/side street (min)	25' 20'
2. COVERAGE	Div. 2C.2.
Alley (min)	3' 0'
Special: All (min)	4' 5'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	15%
Required at-grade (min)	50%
Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	
Base	1.0
Bonus	1.25
Height in stories (max)	
Base	3
Bonus	None
2. BUILDING MASS	Div. 2C.5.
Building width (max)	
Base	50'
Bonus	75'
Building break (min)	6'

B.4 LAMC Chapter 1A, Article 2 (*Form Districts*), Section. 2B.4.3. (VN3)

Section. 2B.4.3. (VN3) of Division 2B.4. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	2,000 sf
Lot width, front (min)	35' 30'
Lot width, alley/side street (min)	25' 20'
2. COVERAGE	Div. 2C.2.
Building coverage (max)	70%
Building setbacks	
Primary street (min)	10'
Side street (min)	4'
Side (min)	3'
Side, interior (min)	0'
Rear (min)	4'
Alley (min)	3' 0'

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	2,000 sf
Lot width, front (min)	36' 30'
Lot width, alley/side street (min)	25' 20'
2. COVERAGE	Div. 2C.2.
Special: All (min)	4' 5'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	15%
Required at-grade (min)	50%
Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	
Base	1.0
Bonus	1.50
Height in stories (max)	
Base	3
Bonus	None
2. BUILDING MASS	Div. 2C.5.
Building width (max)	
Base	50'
Bonus	75'
Building break (min)	6'

B.5 LAMC Chapter 1A, Article 2 (*Form Districts*), Section. 2B.8.2. (LN2)

Section. 2B.8.2. (LN2) of Division 2B.8. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	2,000 sf
Lot width, front (min)	35' 30'
Lot width, alley/side street (min)	25' 20'
2. COVERAGE	Div. 2C.2.
Building coverage (max)	70% 60%
Building setbacks	
Primary street (min)	10'
Side street (min)	4' 3'
Side (min)	3'
Side, interior (min)	0'
Rear (min)	4' 3'
Alley (min)	4' 0'

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	2,000 sf
Lot width, front (min)	35' 30'
Lot width, alley/side street (min)	25' 20'
2. COVERAGE	Div. 2C.2.
Special: All (min)	4' 5'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	15%
Required at-grade (min)	50%
Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	
Base	4.25 1.5
Bonus	4.75 2.0
Height in stories (max)	
Base	3
Bonus	4
2. BUILDING MASS	Div. 2C.5.
Building width (max)	
Base	50'
Bonus	75'
Building break (min)	6'
3. UPPER-STORY BULK	Div. 2C.6.
Height transition	Required

B.6 LAMC Chapter 1A, Article 2 (*Form Districts*), Section. 2B.9.8. (update LM7 to LM8)

Section. 2B.9.8. (update LM7 to LM8) of Division 2B.9. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

Sec. 2B.9.7 8. Low-Rise Medium 7 8

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	1000 sf
Lot width, front (min)	20' 30'
Lot width, alley/side street (min)	25' 20'
2. COVERAGE	Div. 2C.2.
Building coverage (max)	80% 70%
Building setbacks	
Primary street (min)	40' 6'

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	1000 sf
Lot width, front (min)	20' 30'
Lot width, alley/side street (min)	25' 20'
2. COVERAGE	Div. 2C.2.
Side street (min)	3' 0'
Side (min)	3'
Side, interior (min)	0'
Rear (min)	4' 3'
Alley (min)	4' 0'
Special: All (min)	4' <u>3'</u>
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	15%
Required at-grade (min)	n/a
Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	
Base	1.5
Bonus	3.0
Height in stories (max)	
Base	3
Bonus	5
2. BUILDING MASS	Div. 2C.5.
Building width (max)	
Base	400' <u>50'</u>
Bonus	460' <u>100'</u>
Building break (min)	<u>15'</u>
3. UPPER-STORY BULK	Div. 2C.6.
Height transition	Required

B.7 LAMC Chapter 1A, Article 2 (*Form Districts*), Section. 2B.9.9. (update LM8 to LM9)

Section. 2B.9.9. (update LM8 to LM9) of Division 2B.9. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

Sec. 2B.9.8 9. Low-Rise Medium 8 9

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	1,000 sf
Lot width, front (min)	20' 25'
Lot width, alley/side street (min)	25' 15'
2. COVERAGE	Div. 2C.2.
Building coverage (max)	100%
Building setbacks	
Primary street (min)	0'
Side street (min)	0'
Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
Alley (min)	0'
Special: All (min)	0'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	15%
Required at-grade (min)	n/a
Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	
Base	1.5
Bonus	3.0
Height in stories (max)	
Base	3
Bonus	5
2. BUILDING MASS	Div. 2C.5.
Building width (max)	
Base	400' 150'
Bonus	460' 210'
Building break (min)	15'
3. UPPER-STORY BULK	Div. 2C.6.
Height transition	Required

B.8 LAMC Chapter 1A, Article 2 (*Form Districts*), Section. 2B.9.10. (update LM9 to LM10)

Section. 2B.9.10. (update LM9 to LM10) of Division 2B.9. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	1,000 sf
Lot width, front (min)	20' 25'
Lot width, alley/side street (min)	25' 15'
2. COVERAGE	Div. 2C.2.
Building coverage (max)	100%
Building setbacks	
Primary street (min)	0'
Side street (min)	0'
Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
Alley (min)	0'
Special: All (min)	4' 0'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	20%
Required at-grade (min)	
Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	
Base	1.5
Bonus	4.0
Height (max)	
Base	3
Bonus	6
2. BUILDING MASS	Div. 2C.5.
Building width (max)	
Base	440' 150'
Bonus	210'
Building break (min)	15'
3. UPPER-STORY BULK	Div. 2C.6.
Height transition	Required

B.9 LAMC Chapter 1A, Article 2 (Form Districts), Section. 2B.10.3. (LB3)

Section. 2B.10.3. (LB3) of Division 2B.10. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	1,000 sf
Lot width, front (min)	20' 25'
Lot width, alley/side street (min)	25' 15'
2. COVERAGE	Div. 2C.2.
Building coverage (max)	100%
Building setbacks	
Primary street (min)	0'
Side street (min)	0'
Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
Alley (min)	0'
Special: All (min)	0'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	45% 10%
Required at-grade (min)	
Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	
Base	1.5
Bonus	3.0
Height in stories (max)	
Base	unlimited
Bonus	unlimited
2. BUILDING MASS	Div. 2C.5.
Building width (max)	
Base	280'
Bonus	350'
Building break (min)	25'
3. UPPER-STORY BULK	Div. 2C.6.
Height transition	Required

B.10 LAMC Chapter 1A, Article 2 (*Form Districts*), Section. 2B.10.4.

Section. 2B.10.4. (LB4) of Division 2B.10. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	1,000 sf
Lot width, front (min)	20' 25'
Lot width, alley/side street (min)	25' 15'
2. COVERAGE	Div. 2C.2.
Building coverage (max)	100%
Building setbacks	
Primary street (min)	0'
Side street (min)	0'
Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
Alley (min)	0'
Special: All (min)	0'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	15%
Required at-grade (min)	
Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	
Base	2.5
Bonus	4.0
Height in stories (max)	
Base	4
Bonus	7
2. BUILDING MASS	Div. 2C.5.
Building width (max)	
Base	210'
Bonus	280'
Building break (min)	15'
3. UPPER-STORY BULK	Div. 2C.6.
Height transition	Required

B.11 LAMC Chapter 1A, Article 2 (Form Districts), Section. 2B.11.3. (LF3)

Section. 2B.11.3. (LF3) of Division 2B.11. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	1,000 sf
Lot width, front (min)	20' 25'
Lot width, alley/side street (min)	25' 15'
2. COVERAGE	Div. 2C.2.
Building coverage (max)	100%
Building setbacks	
Primary street (min)	0'
Side street (min)	0'
Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
Alley (min)	0'
Special: All (min)	0'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	n/a
Required at-grade (min)	
Residential amenity space (min)	n/a

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	
Base	1.5
Bonus	3.0
Height in stories (max)	
Base	unlimited
Bonus	unlimited
2. BUILDING MASS	Div. 2C.5.
Building width (max)	
Base	n/a
Bonus	n/a
Building break (min)	n/a
3. UPPER-STORY BULK	Div. 2C.6.
Height transition	n/a

B.12 LAMC Chapter 1A, Article 2 (*Form Districts*), Section. 2B.14.4. (MB4)

Section. 2B.14.4. (MB4) of Division 2B.14. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	1,000 sf
Lot width, front (min)	<u>20'</u> <u>25'</u>
Lot width, alley/side street (min)	<u>25'</u> <u>15'</u>
2. COVERAGE	Div. 2C.2.
Building coverage (max)	100%
Building setbacks	
Primary street (min)	0'
Side street (min)	0'
Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
Alley (min)	0'
Special: All (min)	0'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	15%
Required at-grade (min)	
Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	
Base	3.5
Bonus	5.0
Height in stories (max)	
Base	5
Bonus	8
2. BUILDING MASS	Div. 2C.5.
Building width (max)	
Base	<u>460'</u> <u>180'</u>
Bonus	280'
Building break (min)	<u>15'</u>
3. UPPER-STORY BULK	Div. 2C.6.
Height transition	<u>Required</u>

B.13 LAMC Chapter 1A, Article 2 (*Form Districts*), Section. 2B.14.5. (MB5)

Section. 2B.14.5. (MB5) of Division 2B.14. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

A. Lot Parameters

[GRAPHIC]	
1. LOT SIZE	Div. 2C.1.
Lot area (min)	1,000 sf
Lot width, front (min)	20' 25'
Lot width, alley/side street (min)	25' 15'
2. COVERAGE	Div. 2C.2.
Building coverage (max)	100%
Building setbacks	
Primary street (min)	0'
Side street (min)	0'
Side (min)	0'
Side, interior (min)	0'
Rear (min)	0'
Alley (min)	0'
Special: All (min)	0'
3. AMENITY	Div. 2C.3.
Lot amenity space (min)	15%
Required at-grade (min)	
Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]	
1. FAR & HEIGHT	Div. 2C.4.
FAR (max)	
Base	3.5
Bonus	6.0
Height in stories (max)	
Base	unlimited
Bonus	unlimited
2. BUILDING MASS	Div. 2C.5.
Building width (max)	
Base	160' 180'
Bonus	280'
Building break (min)	15'
3. UPPER-STORY BULK	Div. 2C.6.
Height transition	Required

B.14 LAMC Chapter 1A, Article 2 (*Form Districts*), Sec. 2C.5.1.

Subsection B and Paragraph 1 of Subsection D of Sec. 2C.5.1. (Building Width) of Chapter 1A of the LAMC shall be amended to read as follows:

SEC. 2C.5.1. BUILDING WIDTH

B. Applicability

Building width standards apply to new construction or an exterior modification of any ~~frontage lot line~~ primary street lot line or special lot line-facing buildings or

structures. When the building width standards apply, the standards only apply to those portions of a building or structure located above the ground floor elevation.

D. Measurement

1. Building width is measured horizontally and parallel to each primary street lot line and ~~side-street special~~ lot line from one end of an applicable building or collection of abutting buildings to the opposite end.

[Graphic Amendment Placeholder]

B.15 LAMC Chapter 1A, Article 2 (*Form Districts*), Sec. 2C.6.3. (Height Transition)

Sec. 2C.6.3. (Height Transition) of Chapter 1A of the LAMC (as brought before Council through Council File 23-0861) shall be amended to read as follows:

Sec. 2C.6.3. HEIGHT TRANSITION

Height transition is defined as a reduction in the maximum height of a building for a limited depth where abutting districts have substantially lower height allowances.

A. Intent

The intent of this Section (Height Transition) is to prevent looming impacts and reduce the perceived bulk and mass of *buildings* along *zoning district* boundaries where maximum height standards change significantly.

B. Applicability

1. Height transition standards apply to all buildings on a lot where the applied *Height transition* standards apply to all *buildings* on a *lot* where the applied Form District (Part 2B.) specifies a *height transition* is 'required', and meets at least one of the additional applicability criteria below:
 - a. The subject *lot abuts* a lot with a different applied zone specifying a maximum height of less than or equal to 45 feet or four *stories*.
 - b. The subject *lot* is located across an *alley* from a *lot* with a different applied zone specifying a maximum height of less than or equal to 45 feet or four *stories*.
 - c. The subject *lot* is a *through lot* that adjoins a *lot* with a different applied zone specifying a maximum height of less than or equal to 45 feet or four *stories*, located across a *collector street* or *local street*.
2. *Height transition* standards shall not apply when the subject property *abuts*, *adjoins*, or is located across an *alley* from a *lot* with a different applied Form District (Part 2B.) that specifies a *bonus height* that exceeds 45 feet or four *stories*.
3. When *height transition* is 'required' in the applied Form District (Part 2B.) and is further specified to apply to an "Applicable Lot Line" that is "Special", the *height transition* standards apply to and are taken from any *special lot line* on the subject *lot*, regardless of adjacent zones, in addition to any applicable

height transition requirements specified in Paragraph 1. and Paragraph 2. above.

C. Standards

- ~~1. All portions of a building or structure located on an applicable lot shall comply with height transition standards unless listed as an exception in Subsection E. (Exceptions) below.~~
- ~~2. Where a height transition is required, no portion of a building or structure shall be located within a distance of 10 feet of the applicable abutting lot line or special lot line. Buildings located on lots separated from an applicable lot by an alley are not required to adhere to this standard.~~
- ~~3. Where a height transition is required, and the abutting, adjoining, or alley adjacent zone has a maximum height of less than or equal to 36 feet or three stories, no portion of a building or structure shall exceed three stories within a distance of 30 feet, and five stories within a distance of 50 feet of the applicable abutting, adjoining, or alley adjacent lot line.~~
- ~~4. Where a height transition is required, and the abutting, adjoining, or alley adjacent zone has a maximum height of less than or equal to 45 feet or four stories, no portion of a building or structure shall exceed four stories within a distance of 30 feet, and six stories within a distance of 50 feet of the applicable abutting, adjoining, or alley adjacent lot line.~~
- ~~5. Where a height transition is required and is specified to apply to an "Applicable Lot Line" that is "Special", no portion of a building or structure shall exceed three stories within a distance of 30 feet, and five stories within a distance of 50 feet of the applicable special lot line.~~

1. General

- a. When a height transition is determined to be 'Required' and applicable per the language above, the project shall include a height transition that meets the standards of one of the Options specified below.
- b. Where a height transition is required and is specified to apply to an "Applicable Lot Line" that is "Special", no portion of a building or structure shall exceed three stories within a distance of 30 feet, and five stories within a distance of 50 feet of the applicable special lot line.
- c. All portions of a building or structure located on an applicable lot shall comply with height transition standards unless listed as an exception in Subsection E. (Exceptions) below. Sec. 2C.5.3.E. (Exceptions).

2. Option 1

- a. Where a height transition is required, no portion of a building or structure shall be located within a distance of 10 feet of the applicable abutting lot line. Buildings located on lots separated from an adjoining lot by an alley or street are not required to adhere to this standard.

- b. Where a height transition is required, and the abutting, adjoining, or alley adjacent zone has a maximum height of less than or equal to 36 feet or three (3) stories, no portion of a building or structure shall exceed three (3) stories within a distance of 30 feet, and five (5) stories within a distance of 50 feet of the applicable adjoining lot line.
- c. Where a height transition is required, and the abutting, adjoining, or alley adjacent zone has a maximum height of less than or equal to 45 feet or four (4) stories, no portion of a building or structure shall exceed four (4) stories within a distance of 30 feet, and six (6) stories within a distance of 50 feet of the applicable adjoining lot line.

3. Option 2

- a. Where a height transition is required, no portion of a building shall be located within a distance of 10' feet of the applicable adjoining lot line. Buildings located on lots separated from an adjoining lot by an alley or street are not required to adhere to this standard.
- b. Any portion of a building or buildings that are located within 40' of an applicable abutting, adjoining, or alley adjacent lot line shall be limited to a height that is equivalent to the maximum height required by the adjoining lot.

4. Option 3

- a. Every portion of a building which reaches a story height corresponding to a story height in the left column, is subject to the corresponding setback within the applicable adjoining lot line column from the applicable adjoining lot line.
- b. A setback shall be required from the applicable adjoining lot line for all portions of a building, dependent on total stories, in accordance with the table below.

<u>Stories</u>	<u>Applicable Adjoining Lot line</u>
<u>3</u>	<u>10'</u>
<u>4</u>	<u>14'</u>
<u>5</u>	<u>18'</u>
<u>6</u>	<u>22'</u>
<u>7</u>	<u>28'</u>
<u>8</u>	<u>32'</u>

<u>9</u>	<u>36'</u>
<u>10+</u>	<u>40</u>

D. Measurement

- ~~1. The distance from an *abutting lot line* shall be measured as the horizontal distance from any applicable *lot line* having a common boundary with the subject property, to the edge of any *at-grade* portion of a *building* to which a height transition limitation applies.~~
- ~~2. The distance from an *alley adjacent lot line* shall be measured as the horizontal distance from any applicable *lot line* located across an *alley* that separates the subject property from a different applied zone, to the edge of any *at-grade* portion of a *building* to which a height transition limitation applies.~~
- ~~3. The distance from any *lot line* on a *through lot* that *adjoins* a lot with a different applied zone shall be measured as the horizontal distance from the applicable *lot line* *adjoining* a lot with a different applied zone, to the edge of any *at-grade* portion of a *building* to which a height transition limitation applies.~~
- ~~4. Story height is measured pursuant to Sec. 2C.4.3. (Height in Stories).~~
1. The applicable adjoining lot line shall be understood as the common lot line, or lot lines, between the subject lot and the adjoining lot possessing the lower maximum height.
 - i. The applicable adjoining lot line shall always be understood as a lot line of the subject lot.
2. When the subject lot shares multiple lot lines with applicable adjoining lots possessing the same maximum height, the standards of the Options of this Section are taken from each of those lot lines.
3. When the subject lot shares multiple lot lines with adjoining lots possessing different maximum heights, the standards of Options 1 and 2 of this Section shall be implemented from each of those lot lines, and the height limitation shall correspond to the maximum height of each adjoining zone.
4. A setback shall be measured as the horizontal distance from the adjoining lot line to the edge of any at-grade portion of a building to which a height transition applies.
5. Story height is measured according to Sec. 2C.4.3. (Height in Stories).

E. Exceptions

1. If a project is subject to *height transition* standards solely due to the existence of a *Special Lot Line*, the project is not subject to any of the Options of this Section, and is subject only to the standards of Sec. 2C.6.3.C.1.b above.

2. The following are allowed to encroach into the height transition as listed below:

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details (Sec. 14.1.5.A.1.a.)	
Encroachment (max)	2'
Roof Projections (Sec. 14.1.5.A.1.b.)	
Encroachment (max)	2.5'
Unenclosed Structures (Sec. 14.1.5.A.1.c. - Sec. 14.1.5.A.1.d.)	
Encroachment (max)	5'
Enclosed Structures: Projecting (Sec. 14.1.5.A.1.e.)	
Encroachment (max)	2.5'
Mechanical/Electrical Equipment (Sec. 14.1.5.A.1.f. - Sec. 14.1.5.A.1.g.)	
Encroachment (max)	1.5'

ALLOWED VERTICAL ENCROACHMENTS	
Mechanical/Electrical Equipment (See Sec. 14.1.5.B.1.b.)	
Encroachment (max)	5'
Setback from roof edge (min)	3'
Architectural Elements (See Sec. 14.1.5.B.1.c.)	
Encroachment (max)	5'
Setback from roof edge (min)	2'
Safety Barriers (See Sec. 14.1.5.B.1.e.)	
Encroachment (max)	4'
Setback from roof edge (min)	0'
Unenclosed Structures (See Sec. 14.1.5.B.1.f.)	
Encroachment (max)	8'

Setback from roof edge (min)	2'
Flatwork (See Sec. 14.1.5.B.1.g.)	
Encroachment (max)	2.5'
Setback from roof edge (min)	1'
Vegetation (See Sec. 14.1.5.B.1.h.)	
Encroachment (max)	unlimited
Setback from roof edge (min)	1'

F. Relief

1. A reduced height transition distance of 20% or less may be requested in accordance with Sec. 13B.5.2. (Adjustments).
2. A reduced height transition in distance and an increase in the number of stories before height transition begins may be requested only as a variance in accordance with Sec. 13B.5.3. (Variance).

B.16 LAMC Chapter 1A, Article 3 (Frontage Districts), Sec. 3B.1.2. (FY1)

Subsection A and B of Sec. 3B.1.2. (FY1) of Chapter 1A of the LAMC shall be amended to read as follows:

A. Lot

[GRAPHIC]			
	Primary	Side	Special
1. BUILD-TO	Div. 3C.1.		
Build-to depth (max)	40' 6'	n/a	n/a
Build-to width (min)	50% 40%	n/a	50% 35%
2. PARKING	Div. 3C.2.		
Parking setback (min)	10'	3' 5'	5'
3. LANDSCAPING	Div. 3C.3.		
Frontage planting area (min)	50%	50%	50%
Frontage yard fence & wall type allowed	A2	A2	A3

B. Facade

[GRAPHIC]			
	Primary	Side	Special
1. TRANSPARENCY	Div. 3C.4.		
Ground story (min)	20% 10%	45% 5%	20% 10%

Upper stories (min)	20% <u>15%</u>	45% 5%	20% <u>15%</u>
Active wall spacing (max)	10'	20'	10'
2. ENTRANCES	Div. 3C.5.		
Street-facing entrance	Required	n/a	Required
Street-facing entrance spacing (max)	n/a	n/a	n/a
Entry feature	Required	n/a	Required
Options:	Porch Raised entry Forecourt Recessed entry Projecting entry Courtyard Breezeway		Porch Raised entry Forecourt Recessed entry Projecting entry Courtyard Breezeway
3. GROUND STORY	Div. 3C.6.		
Ground-story height (min)	9'	9'	9'
Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'
Active Depth (min)	9' 10'	n/a	9' 10'

B.17 LAMC Chapter 1A, Article 3 (Frontage Districts), Sec. 3B.2.4. (MU4)

Subsection A and B of Sec. 3B.2.4. (MU4) of Chapter 1A of the LAMC shall be amended to read as follows:

A. Lot

[GRAPHIC]			
	Primary	Side	Special
1. BUILD-TO	Div. 3C.1.		
Build-to depth (max)	40' 6'	n/a	n/a
Build-to width (min)	50%	n/a	50% 35%
2. PARKING	Div. 3C.2.		
Parking setback (min)	10'	3' 5'	5'
3. LANDSCAPING	Div. 3C.3.		
Frontage planting area (min)	50%	50%	50%
Frontage yard fence & wall type allowed	A2	A2	A3

B. Facade

[GRAPHIC]			
	Primary	Side	Special
1. TRANSPARENCY	Div. 3C.4.		
Ground story (min)	30% 12%	20% 10%	20% 12%
Upper stories (min)	20% 12%	45% 10%	20% 12%
Active wall spacing (max)	10'	20'	10'
2. ENTRANCES	Div. 3C.5.		

Street-facing entrance	Required	Required n/a	Required
Street-facing entrance spacing (max)	100' <u>75'</u>	n/a <u>100'</u>	100'
Entry feature	Required	n/a	Required
Options:	Porch Raised entry Forecourt Recessed entry Projecting entry Courtyard Breezeway		Porch Raised entry Forecourt Recessed entry Projecting entry Courtyard Breezeway
3. GROUND STORY	Div. 3C.6.		
Ground-story height (min)	10'	10'	10'
Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'
Active Depth (min)	9' <u>10'</u>	n/a	9' <u>10'</u>

B.18 LAMC Chapter 1A, Article 3 (Frontage Districts), Sec. 3B.4.4. (SH4)

Subsection A and B of Sec. 3B.4.4. (SH4) of Chapter 1A of the LAMC shall be amended to read as follows:

A. Lot

[GRAPHIC]			
	Primary	Side	Special
1. BUILD-TO	Div. 3C.1.		
Build-to depth (max)	6'	6'	6'
Build-to width (min)	80% <u>90%</u>	40%	60%
Pedestrian amenity allowance	50%	100%	100%
2. PARKING	Div. 3C.2.		
Parking setback (min)	20' <u>25'</u>	5'	20' <u>25'</u>
3. LANDSCAPING	Div. 3C.3.		
Frontage planting area (min)	n/a	n/a	n/a
Frontage yard fence & wall type allowed	A2	A2	A2

B. Facade

[GRAPHIC]			
	Primary	Side	Special
1. TRANSPARENCY	Div. 3C.4.		
Ground story (min)	60%	30%	50% <u>40%</u>
Upper stories (min)	20% <u>15%</u>	45% <u>10%</u>	20% <u>12%</u>
Active wall spacing (max)	15'	25' <u>30'</u>	45' <u>20'</u>
2. ENTRANCES	Div. 3C.5.		
Street-facing entrance	Required	Required	Required
Street-facing entrance spacing (max)	50'	75' <u>100'</u>	60' <u>75'</u>
Entry feature	Required	Required	Required

Options:	Recessed entry Covered entry Projecting entry Storefront bay Market stall Courtyard Breezeway	Recessed entry Covered entry Projecting entry Storefront bay Market stall Courtyard Breezeway	Recessed entry Covered entry Projecting entry Storefront bay Market stall Courtyard Breezeway
3. GROUND STORY	Div. 3C.6.		
Ground-story height (min)	14'	14'	14'
Ground floor elevation (min/max)	-2'/2'	-2'/5'	-2'/2'
Active Depth (min)	45' 20'	9' n/a	15'

B.19 LAMC Chapter 1A, Article 3 (Frontage Districts), Sec. 3B.3.3. (G3)

Subsection A and B of Sec. 3B.3.3. (G3) of Chapter 1A of the LAMC shall be amended to read as follows:

A. Lot

[GRAPHIC]			
	Primary	Side	Special
1. BUILD-TO	Div. 3C.1.		
Build-to depth (max)	40' 5'	40' 5'	45' 10'
Build-to width (min)	50%	30%	30%
2. PARKING	Div. 3C.2.		
Parking setback (min)	20' 5'	5'	20' 5'
3. LANDSCAPING	Div. 3C.3.		
Frontage planting area (min)	n/a	n/a	n/a
Frontage yard fence & wall type allowed	A4 A3	A4	A4

B. Facade

[GRAPHIC]			
	Primary	Side	Special
1. TRANSPARENCY	Div. 3C.4.		
Ground story (min)	30%	15%	30% 20%
Upper stories (min)	15%	45% 12%	15%
Active wall spacing (max)	30'	75'	30' 40'
2. ENTRANCES	Div. 3C.5.		
Street-facing entrance	Required	n/a	Required
Street-facing entrance spacing (max)	n/a 100'	n/a	n/a
Entry feature	n/a	n/a	n/a
Options:			
3. GROUND STORY	Div. 3C.6.		
Ground-story height (min)	12'	12'	12'
Ground floor elevation (min/max)	n/a -2'/2'	n/a -2'/5'	n/a -2'/2'
Active Depth (min)	45' 20'	n/a	15'

B.20 LAMC Chapter 1A, Article 3 (*Frontage Districts*), Sec. 3B.7.2. (FX1)

Subsection A and B of Sec. 3B.7.2. (FX1) of Chapter 1A of the LAMC shall be amended to read as follows:

A. Lot

[GRAPHIC]			
	Primary	Side	Special
1. BUILD-TO	Div. 3C.1.		
Build-to depth (max)	n/a	n/a	n/a
Build-to width (min)	n/a	n/a	n/a
2. PARKING	Div. 3C.2.		
Parking setback (min)	5'	5'	5'
3. LANDSCAPING	Div. 3C.3.		
Frontage planting area (min)	30% n/a	30% n/a	30% n/a
Frontage yard fence & wall type allowed	A5	A5	A5
Landscape buffer	Required	Required	Required
Landscape buffer type	B1	B1	B1

B. Facade

[GRAPHIC]			
	Primary	Side	Special
1. TRANSPARENCY	Div. 3C.4.		
Ground story (min)	15%	n/a	15%
Upper stories (min)	n/a	n/a	n/a
Active wall spacing (max)	n/a	n/a	n/a
2. ENTRANCES	Div. 3C.5.		
Street-facing entrance	Required	n/a	Required
Street-facing entrance spacing (max)	n/a	n/a	n/a
Entry feature	n/a	n/a	n/a
Options:			
3. GROUND STORY	Div. 3C.6.		
Ground-story height (min)	12'	12'	12'
Ground floor elevation (min/max)	n/a	n/a	n/a
Active Depth (min)	n/a	n/a	n/a

B.21 LAMC Chapter 1A, Article 3 (*Frontage Districts*), Sec. 3B.8.4. (GW2)

Subsection A and B of Sec. 3B.8.4. (GW2) of Chapter 1A of the LAMC shall be amended to read as follows:

A. Lot

[GRAPHIC]			
	Primary	Side	Special
1. BUILD-TO	Div. 3C.1.		
Build-to depth (max)	5'	5'	25'
Build-to width (min)	80%	40%	70%
2. PARKING	Div. 3C.2.		
Parking setback (min)	35' 25'	5'	60'
3. LANDSCAPING	Div. 3C.3.		
Frontage planting area (min)	n/a	n/a	75%
Frontage yard fence & wall type allowed	A2	A2	A3

B. Facade

[GRAPHIC]			
	Primary	Side	Special
1. TRANSPARENCY	Div. 3C.4.		
Ground story (min)	60%	30%	30%
Upper stories (min)	20% 15%	45% 12%	20% 15%
Active wall spacing (max)	15'	25' 30'	25' 30'
2. ENTRANCES	Div. 3C.5.		
Street-facing entrance	Required	Required	Required
Street-facing entrance spacing (max)	75'	100'	75'
Entry feature	n/a	n/a	n/a
Options:			
3. GROUND STORY	Div. 3C.6.		
Ground-story height (min)	14'	14'	14'
Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'
Active Depth (min)	15' 20'	n/a	15'

B.22 LAMC Chapter 1A, Article 3 (Frontage Districts), Sec.3B.2.4 (Multi-Unit 4 (MU4))

Subsection A and B of Sec.3B.2.4 (Multi-Unit 4 (MU4)) of Chapter 1A of the LAMC shall be amended to read as follows:

A. Lot

	Primary	Side	Special Lot Line
2. PARKING	Div. 3C.2		
Parking setback (min)	10'	3'	5' 10'
Parking between building and street	Not Allowed	Not Allowed	Not Allowed

B.23 LAMC Chapter 1A, Article 3 (*Frontage Districts*), Sec. 3C.1.5 (Active Depth)

Sec. 3C.1.5. (Active Depth) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 3C.1.5. ACTIVE DEPTH

The horizontal depth of a building that must contain active uses.

A. Intent

To help minimize the impact of ~~dead~~ inactive space on the public realm and to promote a comfortable, safe, engaging and attractive built environment with active uses along the public realm.

B. Applicability

1. The active depth requirement applies to all portions of a building used to meet the build-to width requirements. See Sec. 3C.1.3. (Build-to Width).
2. The active depth requirement applies to the ground story only.

C. Standards

1. Applicable portions of a building ~~must~~ shall provide ~~the minimum active depth required by the Form District (see Part 2B). occupiable floor area with the minimum active depth dimensions specified by the applied Frontage District.~~
2. ~~No more than 20% of the floor area of the required active depth can be used for inactive uses, such as storage, hallways, stairwells, elevators and equipment rooms. Parking spaces are not allowed in any applicable portion of the required minimum active depth. The occupiable floor area provided to meet the active depth requirement shall meet the following standards:~~
 - a. Shall occupy the ground story of a building
 - b. Shall be designed for occupation by the following use categories or use groups: Residential, Institutional, Indoor Recreation, General Commercial, or Light Industrial, as permitted by the applied Use District.
 - c. Shall not consist of inactive floor area, such as stairways and elevator shafts, equipment rooms, or bicycle or automobile parking areas.

D. Measurement

Active depth is measured as the shortest horizontal dimension containing occupiable floor area, from the front building facade inward to the interior of the building. Measurement shall not be taken through any fixed interior separation walls.

E. Relief

1. Up to a 20% reduction to the required build-to depth may be requested in accordance with Sec. 13B.5.2. (Adjustments).
2. A reduced minimum build-to width may be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

B.24 LAMC Chapter 1A, Article 4 (*Development Standards*), Sec. 4C.4.6.3 (Parking Structure Design)

Subsection C of subparagraph 3 of Sec. 4C.4.6. (Parking Structure Design) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 4C.4.6 .C.3 Parking Structure Design

e. Fenestrated

Fenestrated parking is intended to disguise the presence of parking structures through the application of facades that mimic the window pattern of the applied frontage district.

- i.* Parking structure facades required to be fenestrated shall meet any frontage standards required by the applicable Frontage District.
- ii.* To meet the requirements of Fenestrated parking, a parking structure may provide windows or a sequence of openings that are unglazed and open to the air, both of which are subject to the relevant standards below.
- iii.* All above-grade parking structure facades shall feature a fenestrated facade meeting the following standards:
 - a. The number of glazed or unglazed openings provided to meet the requirements of Fenestrated parking shall correspond to the Transparency percentage requirement of the applicable Frontage District (Part 3B.) on every level of the parking structure.
 - b. When windows are being provided as a part of the Fenestrated design, they are required to meet the standards of Transparency (Sec. 3C.4.1.).
 1. When unglazed openings, open to the air, are provided as a part of the Fenestrated design, the Transparency standards do not apply.
 - c. Each individual story of parking shall have an opacity no less than the Transparency percentage requirement in the applicable Frontage District (Part 3B.) and no more than 60%.
 - d. Unglazed openings shall not exceed a vertical dimension of 48-inches and a horizontal dimension of 28-inches.
 - e. Unglazed openings shall be spaced a minimum of 1.5-feet apart.
 - f. Windows and unglazed openings shall be set a minimum of 3.5-feet from the finished surface of each parking tier.

B.25 LAMC Chapter 1A, Article 5 (Use Districts), Sec. 5B.4.3. Small Shop Residential (RX3)

Subsection B of Sec. 5B.4.3. Small Shop Residential (RX3) of Chapter 1A of the LAMC shall be amended to read as follows:

General Commercial	*	Non-Residential Tenant Size (Max)	4,500 SF <u>2,000 SF</u>
		Relief	C2
		Upper Story Location	Prohibited
		Hours of Operation (early/late)	6AM/10PM

B.26 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec. 5B.5.6. (Neighborhood Center (CX6))

Subsection B of Sec. 5B.5.6. (Neighborhood Center (CX6)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.5.6. Neighborhood Center (CX6)

Use	Permission Level	Use Standard	Specification
Public & Institutional			
Parking	P ₋ *	<u>In conjunction with:</u>	<u>Allowed use</u>

B.27 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec. 5B.5.6. (Neighborhood Center (CX6))

Subsection B of Sec. 5B.5.6. (Neighborhood Center (CX6)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.5.6. Neighborhood Center (CX6)

Use	Permission Level	Use Standard	Specification
HEAVY COMMERCIAL			
Fueling Station			
Gas Station, Standard	--		
Gas Station, Commercial	--		
<u>EV Charging Facility, Standard</u>	P ₋ *	<u>In conjunction with:</u>	<u>General Commercial</u>
		<u>Floor area, or</u>	<u>0.15</u>
		<u>Relief</u>	<u>C2</u>
		<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>
<u>EV Charging Facility, Commercial</u>	--		

B.28 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec. 5B.5.7. (Community Center (CX7))

Subsection B of Sec. 5B.5.7. (Community Center (CX7)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.5.7. COMMUNITY CENTER (CX7)

Use	Permission Level	Use Standard	Specification
Public & Institutional			
Parking	P ₋	<u>In conjunction with:</u>	<u>Allowed use</u>

B.29 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec. 5B.5.7. (Community Center (CX7))

Subsection B of Sec. 5B.5.7. (Community Center (CX7)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.5.7. COMMUNITY CENTER (CX7)

Use	Permission Level	Use Standard	Specification
HEAVY COMMERCIAL			
Fueling Station			
Gas Station, Standard	--		
Gas Station, Commercial	--		
<u>EV Charging Facility, Standard</u>	<u>P*</u>	<u>In conjunction with:</u>	<u>General Commercial</u>
		<u>Floor area, or</u>	<u>0.15</u>
		<u>Relief</u>	<u>C2</u>
		<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>
<u>EV Charging Facility, Commercial</u>	<u>=</u>		

B.30 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec. 5B.5.8. (Auto Sales/ Accessory Production (CX8))

Subsection B of Sec. 5B.5.8. (Auto Sales/ Accessory Production (CX8)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.5.8. Auto Sales/ Accessory Production (CX8)

Use	Permission Level	Use Standard	Specification
Public & Institutional			
Parking	P_	<u>In conjunction with:</u>	<u>Allowed use</u>

B.31 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec. 5B.5.8. (Auto Sales/ Accessory Production (CX8))

Subsection B of Sec. 5B.5.8. (Auto Sales/ Accessory Production (CX8)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.5.8. Auto Sales/ Accessory Production (CX8)

Use	Permission Level	Use Standard	Specification
HEAVY COMMERCIAL			
Fueling Station			
Gas Station, Standard	C2*	Incidental to:	Motor Vehicle Sales & Rental
		Use separation	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	Sec. 5B.5.7.C.6.
Gas Station, Commercial	--		

<u>EV Charging Facility, Standard</u>	<u>P*</u>	<u>In conjunction with:</u>	<u>General Commercial</u>
		<u>Floor area, or</u>	<u>0.15</u>
		<u>Relief</u>	<u>C2</u>
		<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>
<u>EV Charging Facility, Commercial</u>	<u>=</u>		

B.32 LAMC Chapter 1A, Article 5 (*Use Districts*),

Subsection B of Sec. 5B.5.9. (Auto Service/ Accessory Production (CX9)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.5.9. Auto Service/ Accessory Production (CX9)

Use	Permission Level	Use Standard	Specification
Public & Institutional			
Parking	<u>P*</u>	<u>In conjunction with:</u>	<u>Allowed use</u>

B.33 LAMC Chapter 1A, Article 5 (*Use Districts*),

Subsection B of Sec. 5B.5.9. (Auto Service/ Accessory Production (CX9)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.5.9. Auto Service/ Accessory Production (CX9)

Use	Permission Level	Use Standard	Specification
HEAVY COMMERCIAL			
Fueling Station			
Gas Station, Standard	<u>P*</u>	<u>Use separation</u>	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'

		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	<i>Sec. 5B.5.8.C.6.</i>
Gas Station, Commercial	C2*	Use separation	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	<i>Sec. 5B.5.8.xx</i>
<u>EV Charging Facility, Standard</u>	<u>P*</u>	<u>In conjunction with:</u>	<u>General Commercial</u>
		<u>Floor area, or</u>	<u>0.15</u>
		<u>Relief</u>	<u>C2</u>
		<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>
<u>EV Charging Facility, Commercial</u>	<u>=</u>		

Subsection B of Sec. 5B.5.10. (Regional Permissive (CX10)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.5.10. Regional Permissive (CX10)

Use	Permission Level	Use Standard	Specification
Public & Institutional			
Parking	P ₋	<u>In conjunction with:</u>	<u>Allowed use</u>

B.35 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec. 5B.5.10. (Regional Permissive (CX10))

Subsection B of Sec. 5B.5.10. (Regional Permissive (CX10)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.5.10. Regional Permissive (CX10)

Use	Permission Level	Use Standard	Specification
HEAVY COMMERCIAL			
Fueling Station			
Gas Station, Standard	C2*	Incidental to:	Motor Vehicle Sales & <u>Rental</u>
		Use separation	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	<i>Sec. 5B.5.9.C.6.</i>
Gas Station, Commercial	--		
<u>EV Charging Facility, Standard</u>	<u>P*</u>	<u>In conjunction with:</u>	<u>General Commercial</u>
		<u>Floor area, or</u>	<u>0.15</u>

		<u>Relief</u>	<u>C2</u>
		<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>
<u>EV Charging Facility, Commercial</u>	--		

B.36 LAMC Chapter 1A, Article 5 (Use Districts), Sec.5B.7.5. (Live/Work Neighborhood (IX6))

Subsection B of Sec.5B.7.5. (Live/Work Neighborhood (IX6)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.7.5. Live/Work Neighborhood (IX6)

Use	Permission Level	Use Standard	Specification
Public & Institutional			
Parking	P ₋	<u>In conjunction with:</u>	<u>Allowed use</u>

B.37 LAMC Chapter 1A, Article 5 (Use Districts), Sec.5B.7.5. (Live/Work Neighborhood (IX6))

Sec.5B.7.5. (Live/Work Neighborhood (IX6)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.7.5. Live/Work Neighborhood (IX6)

Use	Permission Level	Use Standard	Specification
HEAVY COMMERCIAL			
Fueling Station			
Gas Station, Standard	--		
Gas Station, Commercial	--		
<u>EV Charging Facility, Standard</u>	<u>P⁺</u>	<u>In conjunction with:</u>	<u>General Commercial</u>
		<u>Floor area, or</u>	<u>0.15</u>
		<u>Relief</u>	<u>C2</u>

		<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>
<u>EV Charging Facility, Commercial</u>	==		

B.38 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec.5B.7.6. (Industrial-Mixed, Transition (IX7))

Subsection B of Sec.5B.7.6. (Industrial-Mixed, Transition (IX7)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.7.6. INDUSTRIAL-MIXED, TRANSITION (IX7)

Use	Permission Level	Use Standard	Specification
Public & Institutional			
Parking	P ₋	<u>In conjunction with:</u>	<u>Allowed use</u>

B.39 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec.5B.7.6. (Industrial-Mixed, Transition (IX7))

Subsection B of Sec.5B.7.6. (Industrial-Mixed, Transition (IX7)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.7.6. INDUSTRIAL-MIXED, TRANSITION (IX7)

Use	Permission Level	Use Standard	Specification
HEAVY COMMERCIAL			
Fueling Station			
Gas Station, Standard	P*	Use separation	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Screening	
		Frontage screen	F-Screen 3

		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	Sec. 5B.7.6.C.6.
Gas Station, Commercial	P*	Use separation	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	Sec. 5B.7.6.C.6.
<u>EV Charging Facility, Standard</u>	<u>P*</u>	<u>In conjunction with:</u>	<u>General Commercial</u>
		<u>Floor area, or</u>	<u>0.15</u>
		<u>Relief</u>	<u>C2</u>
		<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>
<u>EV Charging Facility, Commercial</u>	<u>=</u>		

B.40 LAMC Chapter 1A, Article 5 (Use Districts), Sec.5B.7.7. (Industrial-Mixed, M1 Translations (IX8))

Subsection B of Sec.5B.7.7. (Industrial-Mixed, M1 Translations (IX8)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.7.7. INDUSTRIAL-MIXED, M1 TRANSLATION (IX8)

Use	Permission Level	Use Standard	Specification
Public & Institutional			
Parking	P*	<u>In conjunction with:</u>	<u>Allowed use</u>

B.41 LAMC Chapter 1A, Article 5 (Use Districts), Sec.5B.7.7. (Industrial-Mixed, M1 Translations (IX8))

Subsection B of Sec.5B.7.7. (Industrial-Mixed, M1 Translations (IX8)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.7.7. INDUSTRIAL-MIXED, M1 TRANSLATION (IX8)

Use	Permission Level	Use Standard	Specification
HEAVY COMMERCIAL			
Fueling Station			
Gas Station, Standard	P*	Use Separation	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	Sec. 5B.7.7.C.5.
Gas Station, Commercial	P*	Use separation	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1

<u>EV Charging Facility, Standard</u>	<u>P*</u>	Outdoor sound system	Prohibited
		Supplemental standards	<i>Sec. 5B.7.7.C.5.</i>
		<u>In conjunction with:</u>	<u>General Commercial</u>
		<u>Floor area, or</u>	<u>0.15</u>
		<u>Relief</u>	<u>C2</u>
		<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
<u>EV Charging Facility, Commercial</u>	<u>--</u>	<u>Outdoor sound system</u>	<u>Prohibited</u>

B.42 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec.5B.8.4. (Light Industrial, Park (I4))

Subsection B of Sec.5B.8.4. (Light Industrial, Park (I4)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.8.4. LIGHT INDUSTRIAL, PARK (I4)

Use	Permission Level	Use Standard	Specification
Public & Institutional			
Parking	<u>P*</u>	<u>In conjunction with:</u>	<u>Allowed use</u>

B.43 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec.5B.8.4. (Light Industrial, Park (I4))

Subsection B of Sec.5B.8.4. (Light Industrial, Park (I4)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.8.4. LIGHT INDUSTRIAL, PARK (I4)

Use	Permission Level	Use Standard	Specification
HEAVY COMMERCIAL			
Fueling Station			
Gas Station, Standard	<u>--</u>		

Gas Station, Commercial	--		
<u>EV Charging Facility, Standard</u>	<u>P*</u>	<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>
<u>EV Charging Facility, Commercial</u>	<u>P*</u>	<u>Use separation</u>	
		<u>Sensitive Use</u>	<u>200'</u>
		<u>Residential or Agricultural Use District (min)</u>	<u>200'</u>
		<u>Relief</u>	<u>C2</u>
		<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>

B.44 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec.5B.8.4. (Light Industrial, Park (I4))

Subsection B of Sec.5B.8.4. (Light Industrial, Park (I4)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.8.4 Light Industrial, Park (I4)

Light Industrial Uses	*	Use Standard Applicability	
		Abutting	• Sensitive Use
			• Residential Use Districts
			• Agricultural Use Districts
		Screening	
		Transition Screen	T-Screen 1
		Use enclosure	Fully indoor

Wholesale Trade & Warehousing	P*	(see <i>Light Industrial</i>)	
		In conjunction with:	Other allowed use
		Floor area (min)	0.25 <u>0.05</u> FAR
		Use separation (min)	
		Sensitive Use	500'
		Agricultural, Residential, or Residential Mixed Use Districts	500'
		Relief	G3-C2
		Supplemental procedures	<i>Sec. 5B.8.4.D.5</i>

B.45 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec.5B.8.5. (*Light Industrial, Sensitive (I5)*)

Subsection B of Sec.5B.8.5. (*Light Industrial, Sensitive (I5)*) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.8.5. LIGHT INDUSTRIAL, SENSITIVE (I5)

Use	Permission Level	Use Standard	Specification
Public & Institutional			
Parking	P*	<u>In conjunction with:</u>	<u>Allowed use</u>

B.46 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec.5B.8.5. (*Light Industrial, Sensitive (I5)*)

Subsection B of Sec.5B.8.5. (*Light Industrial, Sensitive (I5)*) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.8.5. LIGHT INDUSTRIAL, SENSITIVE (I5)

Use	Permission Level	Use Standard	Specification
HEAVY COMMERCIAL			
Fueling Station			
Gas Station, Standard	P*	Use Separation	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'

		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	Sec. 5B.8.5.C.4.
Gas Station, Commercial	P*	Use separation	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	Sec. 5B.8.5.C.4.
<u>EV Charging Facility, Standard</u>	<u>P*</u>	<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>
<u>EV Charging Facility, Commercial</u>	<u>P*</u>	<u>Use separation</u>	
		<u>Sensitive Use</u>	<u>200'</u>
		<u>Residential or Agricultural Use District (min)</u>	<u>200'</u>
		<u>Relief</u>	<u>C2</u>
		<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>

		<u>Outdoor sound system</u>	<u>Prohibited</u>
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B.47 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec.5B.8.6. (Light Industrial, Preserve (I6))

Subsection B of Sec.5B.8.6. (Light Industrial, Preserve (I6)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.8.6. LIGHT INDUSTRIAL, PRESERVE (I6)

Use	Permission Level	Use Standard	Specification
Public & Institutional			
Parking	P*	<u>In conjunction with:</u>	<u>Allowed use</u>

B.48 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec.5B.8.6. (Light Industrial, Preserve (I6))

Subsection B of Sec.5B.8.6. (Light Industrial, Preserve (I6)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.8.6. LIGHT INDUSTRIAL, PRESERVE (I6)

Use	Permission Level	Use Standard	Specification
HEAVY COMMERCIAL			
Fueling Station			
Gas Station, Standard	P*	Use Separation	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	<i>Sec. 5B.8.6.C.4.</i>
Gas Station, Commercial	P*	Use separation	

		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	<i>Sec. 5B.8.6.C.4.</i>
<u>EV Charging Facility, Standard</u>	<u>P*</u>	<u>Screening</u>	
		Frontage screen	<u>F-Screen 3</u>
		Transition screen	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>
<u>EV Charging Facility, Commercial</u>	<u>P*</u>	<u>Use separation</u>	
		<u>Sensitive Use</u>	<u>200'</u>
		<u>Residential or Agricultural Use District (min)</u>	<u>200'</u>
		<u>Relief</u>	<u>C2</u>
		<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>

B.49 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec. 5B.8.6. (Light Industrial, Preserve (I6))

Subsection B of Sec. 5B.8.6. Light Industrial, Preserve (I6) of Chapter 1A of the LAMC shall be shall be amended to read as follows:

Sec. 5B.8.6. Light Industrial, Preserve (I6)

Light Industrial Uses	*	Use Standard Applicability	
		Abutting	• Sensitive Use • Residential Use Districts • Agricultural Use Districts
		Screening	
		Transition Screen	T-Screen 1
Wholesale Trade & Warehousing	P*	Use enclosure	Fully indoor
		Supplemental procedures	Sec. 5B.8.6.D.6.

B.50 LAMC Chapter 1A, Article 5 (Use Districts), Sec.5B.8.7. (Heavy Industrial, Sensitive (I7))

Subsection B of Sec.5B.8.7. (Heavy Industrial, Sensitive (I7)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.8.7. HEAVY INDUSTRIAL, SENSITIVE (I7)

Use	Permission Level	Use Standard	Specification
Public & Institutional			
Parking	P ₋	<u>In conjunction with:</u>	<u>Allowed use</u>

B.51 LAMC Chapter 1A, Article 5 (Use Districts), Sec.5B.8.7. (Heavy Industrial, Sensitive (I7))

Subsection B of Sec.5B.8.7. (Heavy Industrial, Sensitive (I7)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.8.7. HEAVY INDUSTRIAL, SENSITIVE (I7)

Use	Permission Level	Use Standard	Specification
HEAVY COMMERCIAL			
Fueling Station			
Gas Station, Standard	P*	Use Separation	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2

		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	Sec. 5B.8.7.C.4.
Gas Station, Commercial	P*	Use separation	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	Sec. 5B.8.7.C.4.
<u>EV Charging Facility, Standard</u>	<u>P*</u>	<u>Screening</u>	
		Frontage screen	<u>F-Screen 3</u>
		Transition screen	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>
<u>EV Charging Facility, Commercial</u>	<u>P*</u>	<u>Use separation</u>	
		<u>Sensitive Use</u>	<u>200'</u>
		<u>Residential or Agricultural Use District (min)</u>	<u>200'</u>
		<u>Relief</u>	<u>C2</u>
		<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>

B.52 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec.5B.8.8. (Heavy Industrial, Preserve (I8))

Subsection B of Sec.5B.8.8. (Heavy Industrial, Preserve (I8)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.8.8. HEAVY INDUSTRIAL, PRESERVE (I8)

Use	Permission Level	Use Standard	Specification
Public & Institutional			
Parking	P ₋	<u>In conjunction with:</u>	<u>Allowed use</u>

B.53 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec.5B.8.8. (Heavy Industrial, Preserve (I8))

Subsection B of Sec.5B.8.8. (Heavy Industrial, Preserve (I8)) of Chapter 1A of the LAMC shall be amended to read as follows:

Sec. 5B.8.8. HEAVY INDUSTRIAL, PRESERVE (I8)

Use	Permission Level	Use Standard	Specification
HEAVY COMMERCIAL			
Fueling Station			
Gas Station, Standard	P*	Use Separation	
		Sensitive Use	200'
		Residential or Agricultural Use District (min)	200'
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	Sec. 5B.8.8.C.4.
Gas Station, Commercial	P*	Use separation	
		Sensitive Use	200'
		Residential or Agricultural	200'

		Use District (min)	
		Relief	C2
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Outdoor sound system	Prohibited
		Supplemental standards	Sec. 5B.8.8.C.4.
<u>EV Charging Facility, Standard</u>	<u>P*</u>	<u>Screening</u>	
		Frontage screen	<u>F-Screen 3</u>
		Transition screen	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>
<u>EV Charging Facility, Commercial</u>	<u>P*</u>	<u>Use separation</u>	
		<u>Sensitive Use</u>	<u>200'</u>
		<u>Residential or Agricultural Use District (min)</u>	<u>200'</u>
		<u>Relief</u>	<u>C2</u>
		<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Outdoor sound system</u>	<u>Prohibited</u>

B.54 LAMC Chapter 1A, Article 5 (*Use Districts*), Sec. 5B.7.5., Sec. 5B.7.6., Sec. 5B.7.7., Sec. 5B.8.5., Sec. 5B.8.6., Sec. 5B.8.7., and Sec. 5B.8.8. (Wholesale Trade & Warehousing Supplemental Procedures)

Sec. 5B.7.5., Sec. 5B.7.6., Sec. 5B.7.7., Sec. 5B.8.5., Sec. 5B.8.6., Sec. 5B.8.7., and Sec. 5B.8.8. (Wholesale Trade & Warehousing Supplemental Procedures) of Chapter 1A of the LAMC shall be amended to read as follows:

Wholesale Trade & Warehousing

~~In addition to the findings otherwise required by Sec. 13B.2.2. (Class 2 Conditional Use Permit), the Zoning Administrator shall also consider:~~ In addition to the findings set forth

in Sec. 13B.2.3. (Class 3 Conditional Use Permit) the City Planning Commission or the City Council on appeal shall make findings on each of the following:

- a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents
- b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

B.55 LAMC Chapter 1A, Article 14 (General Rules), Div. 14.2. (Glossary)

Div. 14.2. (Glossary) of Chapter 1A of the LAMC shall be shall be amended to read as follows:

Div. 14.2. (Glossary)

Sensitive Use. Unless otherwise provided in this Code or City guidelines for a specific purpose, sensitive use is defined as any permitted use in the *residential use* group, a *hospital use*, a *school use* (excluding school: post-secondary), or any use in the *open space & recreation use* group. ~~shall be considered a sensitive use.~~

- B.56 Modify Item 7. (Modification to the Amendments to the New Zoning Code (LAMC Chapter 1A) of the Harbor LA Plans (Exhibit C1)) from the February 2, 2024 Technical Modifications Document to remove the instruction on part iii. (Revisions to Article 5-Use definitions for Fueling Station, Gas Station and Electric Vehicle Charging Facilities) in order to defer to the definitions being adopted through Council File 13-0078-S2.**

C. Live/ Work Neighborhood (IX6) Use District

Background

The IX6 Use District will apply in both the Boyle Heights Community Plan Update and Harbor Community Plans Update. However, an error in the earlier version of IX6 introduced as part of the Boyle Heights update, introduced in the document titled, "Attachment to Supplemental Report dated 11-29-23 - Technical Memo" dated November 20, 2023 and posted to Council File 23-086 that was inconsistent with the version of the IX6 Use District in the June 10, 2025 document titled, "Attachment to Report dated 6-10-25- Exhibit E1 - New Zoning Code Chapter 1A Amendments" and posted to Council File 25-0775. that was inconsistent with the version included within Council File 25-0775 as shown in this memo in Appendix I is the latest and correct version that should be used in all concurrent Form and Legality review as noted in the revised recommended actions document.

D. AB 617 Communities Environmental Protection Measure and Map

Background

In response to Assembly Bill (AB) 617, the California Air Resources Board (CARB) established the Community Air Protection Program (CAPP) and selected high priority communities to participate in the program. The CAPP deploys community air monitoring and/or emissions reduction programs intended to improve air quality in the selected communities. Designated in 2018, Harbor Gateway is part of the Wilmington-Carson-West Long Beach (WCWLB) AB617 Community. A Community Air Monitoring Plan (CAMP) and Community Emissions Reduction Plan (CERP) have been developed for the WCWLB Community.

In the Revised Recommended Actions in the document titled, "Revised Recommended Actions", Planning recommends that City Council, **"Instruct** the Director of City Planning to adopt the proposed Environmental Protection Measure shown in the Council File document dated August 20, 2025, and identified as "PLUM Technical Memo" into the Chapter 1A Environmental Protection Measure Handbook pursuant to Division 4C.13. (Environmental Protection) of the New Zoning Code, to implement the adopted Mitigation and Monitoring Program."

The proposed Environmental Protection Measure entails the following modifications to the Chapter 1A Environmental Protection Measures Handbook:

1) add a new Environmental Protection Measure as follows to Section 3 (Environmental Protection Measures), with the definition of CERP as written below added to Subsection G. (Definitions) of Section 1. (Administrative Provisions), and 2) add the AB 617 Communities Map referenced in the Measure and included in (Appendix II) of this memo as Appendix 7 of the Chapter 1A Environmental Protection Measures Handbook.

Air Quality Standard (AQ2) – Compliance with Assembly Bill 617 (Community Air Initiatives)

a. Applicability Threshold

Any Project requiring a grading, excavation, or building permit from LADBS and which is located within an area identified in the AB 617 Community Map pursuant to Appendix II which:

- i. Generates more than 100 truck trips per day, or
- ii. Exceeds 250,000 square feet of floor area, or
- iii. Includes a Heavy Commercial, Heavy Industrial Use or a Transportation Use as defined in Part 5D. (Use Definitions) of Chapter 1A of the LAMC, or
- iv. Is located on a lot greater than an acre and is within 500 feet of a Sensitive Receptors and/ or Noise-Sensitive Use.

b. Standard

- i. Prior to demolition, grading/excavation, or construction, and/or or issuance of building permits, the Applicant and Owner shall coordinate with SCAQMD and other agencies identified within the CERP to identify project design features.
- ii. The Applicant and Owner shall maintain proof of compliance with the project design features identified with the CERP pursuant to Sec. I.D.6

Definition:

CERP: The Community Emissions Reduction Plan (CERP) outlines the actions and commitments made by the Community Steering Committee (CSC), the South Coast AQMD, and the California Air Resources Board (CARB), to reduce air pollution within AB 617 communities.

Sincerely,

A handwritten signature in blue ink, appearing to read 'V. Bertoni', with a large, stylized loop at the end.

VINCENT P. BERTONI, AICP
Director of Planning

VPB:SMMB:ms:cp

Appendix I. Live-Work Neighborhood (IX6) Use District Table

SEC. 5B.6.6. INDUSTRIAL-MIXED 6 (IX6)

A. Intent

The IX6 Use District is intended to accommodate light industrial uses, as well as a wide range of commercial and institutional uses. Any residential uses must be in conjunction with light manufacturing uses, a Legacy Small Business, or live/work uses, and comply with the Inclusionary Housing Program.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
1. RESIDENTIAL			
Residential Use Category Standards		Separation (min):	
		<i>Heavy industrial uses</i>	50'
		Relief	CU1
Dwelling	S*	In conjunction with at least one of the following:	Productive Space (Sec. 5C.3.34.)
			Legacy Small Business Program (Sec. 5C.3.6.)
		Minimum area:	0.5 FAR
		Special use program:	
		Inclusionary Housing Program	Sec. 5C.3.1.
Household Business:			
Family Child Care	P		
Home Occupation	P*	Hours of operation (open/close):	8AM / 8PM
		Supplemental standards:	Sec. 5C.2.1.A.1.
Home-Sharing	S	Special use program:	
		Home-Sharing Program	Sec. 5C.3.2.
Joint Living & Work Quarters	P*	Residential Use Category Standards apply, as listed above	

Use	Permission	Use Standard	Specification
		Designated Work Space:	Required
Live/Work	S*	Residential Use Category Standards apply, as listed above	
		Designated Work Space:	Required
		Special use program:	
		Inclusionary Housing Program	Sec. 5C.3.1.
Mobile Home Park	—		
Supportive Housing:			
General	P*	Residential Use Category Standards apply, as listed above	
		Affordable Housing:	100%
Medical Care	P*	Residential Use Category Standards apply, as listed above	
Transitional	P*	Residential Use Category Standards apply, as listed above	
2. PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Civic Fleet Services	P*	Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Detention Facility	CU3		
Hospital:			
Local	P		
Regional	P		

Use	Permission	Use Standard	Specification
Parking	P*	In conjunction with:	Allowed use
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	P		
School:			
Preschool/Daycare	P	Supplemental Standards:	Not required
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening:	
		<i>Frontage screen</i>	F-Screen 2
		<i>Transition screen</i>	T-Screen 2
Major	CU3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
3. OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	P		
Regional	CU3		
Indoor Recreation:			
Public	P		

Use	Permission	Use Standard	Specification
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	—		
4. TRANSPORTATION			
Airport	—		
Freight Railway Facility	—		
Freight Transfer Facility	—		
Heliport	CU2*	Incidental to:	Other allowed use
Passenger Transit Facility	P		
5. General Commercial			
General Commercial Use Category Standards		Size, tenant space (max):	10,000 SF
		Relief	CU2
		Use standard applicability	
		Abutting lot	Agricultural, Residential and Residential Mixed Use District
		Transition Screen	T-Screen 1
Animal Services:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure:	Indoors
		Supplemental standards:	Sec. 5C.2.4.A.1.

Use	Permission	Use Standard	Specification
Kennel	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure:	Indoors
		Separation (min):	
		Residential Use District	500'
		Relief	CU2
Veterinary Care	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure:	Indoors
Commissary Kitchen	P*	General Commercial Use Category Standards apply, as listed above	
Eating & Drinking:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards:	Sec. 5C.2.4.B.
Alcohol Service	S*	General Commercial Use Category Standards apply, as listed above	
		Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental Standards	Sec. 5C.2.4.B.
		Special use program	
		Alcohol Sales Program	Sec. 5C.3.3.
Entertainment Venue, Indoor:			
Local	P*	General Commercial Use Category Standards apply, as listed above	

Use	Permission	Use Standard	Specification
Regional	CU3		
Financial Services:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Alternative	--		
Instructional Services	P*	General Commercial Use Category Standards apply, as listed above	
Lodging	CU3*	Supplemental findings:	Sec. 5C.2.4.C.1.
		Project category exceptions:	CU3
		Intensification of use	Exempt
		Intensification threshold	Lodging units: 25% max
Medical Clinic	P*	General Commercial Use Category Standards apply, as listed above	
Office	P		
Personal Services	P*	General Commercial Use Category Standards apply, as listed above	
Postmortem Services	--		
Retail:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Alcohol	S*	General Commercial Use Category Standards apply, as listed above	
		Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	CU1*	Hours of operation (open/close):	7AM / 9PM
		Special use program:	
		Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	--		

Use	Permission	Use Standard	Specification
Food & Beverage	P*	General Commercial Use Category Standards apply, as listed above	
Large Format	CU3*	Supplemental findings:	Sec. 5C.2.4.E.1.
Merchant Market	P		
Pet Shop	P*	General Commercial Use Category Standards apply, as listed above	
		Supplemental standards:	Sec. 5C.2.4.E.1.
Seasonal Market	CU2*	Special use program:	
		Seasonal Market Program	Sec. 5C.3.5.
Smoke & Vape Shop	P*	General Commercial Use Category Standards apply, as listed above	
Sexually Oriented Business:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Separation (min):	
		Other sexually oriented business	1,000'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Sensitive uses	500'
		Relief	CU2
		Supplemental Procedure:	Sec. 5C.2.4.G.2.
Sexual Encounter	--		
6. HEAVY COMMERCIAL			
Heavy Commercial Use Category Standards		Size, tenant space (max):	10,000 SF
		Relief	CU2

Use	Permission	Use Standard	Specification
Motor Vehicle Services:			
Light	--		
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	P*	In conjunction with:	General Commercial
		Floor area, or	0.15
		Relief	C2
		Screening	
		Frontage Screen	F-Screen 3
		Transition Screen	T-Screen 1
		Outdoor sound system	Prohibited
Electric Vehicle Charging Facility, Large Vehicle	--		
Gas Station, Standard	--		
Gas Station, Commercial	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	--		
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	P*	Heavy Commercial Use Category Standards apply, as listed above	
		Incidental to:	Other allowed use
Self-Service Facility	P*	General Commercial Use Category Standards apply, as listed above	
		In conjunction with:	Other allowed use

Use	Permission	Use Standard	Specification
		Minimum area	0.1 FAR
		Separation (min):	
		Other storage, indoor: self-service facility use	500'
		Relief	CU2
		Supplemental findings:	Sec. 5C.2.5.E.1.
Storage, Outdoor:			
General	—		
Standard Vehicle	—		
Large Vehicle	—		
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.5.G.1.
Cargo Container	—		
Official Motor Vehicle Impound	—		
7. LIGHT INDUSTRIAL			
Light Industrial Use Category Standards		Size, tenant space (max):	10,000 SF
		Relief	CU2
		Use standard applicability:	Sec. 5A.1.2.C.2.
		Adjoining lot	Residential, Residential-Mixed, or Agricultural Use District
			Sensitive use
		Screening:	
		Transition screen	T-Screen 1
		Enclosure:	Indoors

Use	Permission	Use Standard	Specification
Machine Shop	P*	Light Industrial Use Category Standards apply, as listed above	
Manufacturing, Light:			
General	P*	Light Industrial Use Category Standards apply, as listed above	
Alcoholic Beverage	P*	Light Industrial Use Category Standards apply, as listed above	
Artistic & Artisanal	P*	Light Industrial Use Category Standards apply, as listed above	
Cosmetic & Pharmaceutical	P*	Light Industrial Use Category Standards apply, as listed above	
Electronics	P*	Light Industrial Use Category Standards apply, as listed above	
Food & Drink	P*	Light Industrial Use Category Standards apply, as listed above	
Garment & Accessory	P*	Light Industrial Use Category Standards apply, as listed above	
Textile	P*	Light Industrial Use Category Standards apply, as listed above	
Research & Development	P*	Light Industrial Use Category Standards apply, as listed above	
Soundstages & Backlots	P*	Light Industrial Use Category Standards apply, as listed above	
Wholesale Trade & Warehousing	CU3*	Light Industrial Use Category Standards apply, as listed above	
		Supplemental findings:	Sec. 5C.2.6.A.
8. HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		

Use	Permission	Use Standard	Specification
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	In conjunction with:	Other allowed use
		Size, entire use (max):	600 SF
		Screening:	
		Outdoor storage screening	S-Screen 2
		Hours of operation (open/close):	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental standards:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		
9. AGRICULTURAL			
Animal Keeping:			
Bees	P*	Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use

Use	Permission	Use Standard	Specification
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Enclosure:	Indoors
KEY: "P"= Permitted Use; "*"= Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted			

Appendix II. AB 617 Communities Map

