



# DEPARTMENT OF CITY PLANNING

## RECOMMENDATION REPORT

### City Planning Commission

**Date:** June 11, 2026  
**Time:** After 8:30 am  
**Place:** City Hall

**Case No.:** CPC-2026-259-CA  
**CEQA No.:** ENV-2017-433-EIR  
ENV-2017-433-EIR-ADD1  
ENV-2016-2906-EIR  
ENV-2019-3379-EIR

**Public Hearing:** June 11, 2026

**Council District:** ALL  
**Plan Area:** ALL

**SUMMARY:** A proposed ordinance amending provisions of Chapter 1A of the Los Angeles Municipal Code to address technical corrections and edits, clarifications, and minor improvements to regulations as part of regular maintenance of the New Zoning Code.

#### RECOMMENDED ACTIONS:

1. **Determine**, based on the whole of the administrative record, that the Proposed Ordinance was analyzed in the Downtown Community Plan Update Environmental Impact Report (Downtown EIR), Case No. ENV-2017-433-EIR, certified on May 3, 2023, the addendum to the Downtown EIR, Case No. ENV-2017-433-EIR-ADD1, approved on Oct.25, 2024; the Boyle Heights Community Plan Update EIR, Case No. ENV-2016-2906-EIR, certified on September 25, 2024; and the Harbor LA Community Plans Update EIR, Case No. ENV-2019-3379-EIR, certified on September 9, 2025, and that, pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162(a), no supplemental or subsequent EIR is required;
2. **Approve and recommend**, pursuant to Chapter 1A Section 13B.1.3.D.3. of the Los Angeles Municipal Code, that the City Council adopt the Proposed Zoning Code Amendment Ordinance;
3. **Adopt** the Staff Recommendation Report as the Commission's report; and
4. **Adopt** the Findings in the Staff Recommendation Report.

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## PROJECT ANALYSIS

### **Project Summary**

The Department of City Planning proposes targeted amendments to Chapter 1A of the Los Angeles Municipal Code (LAMC), the New Zoning Code. These amendments are part of an ongoing effort to perform regular maintenance to the Zoning Code as there is a need, from time to time, to make amendments to the Zoning Code to ensure consistency and clarity in implementation. Just as infrastructure requires maintenance, the Zoning Code also needs regular maintenance. The New Zoning Code has been in effect for more than a year and the updates proposed within this ordinance improve the clarity, consistency, and practical implementation of the regulations as intended without altering underlying land-use policy or property-specific zoning designations. The proposed ordinance also addresses identified technical issues including typographical errors, ambiguous phrasing, and internal inconsistencies.

### **Background**

The New Zoning Code became effective in the Downtown Community Plan Area on February 6, 2025, via Ordinance No. 188,418, which established 14 of its 15 Articles. Article 13 (Administration) was adopted previously under Ordinance No. 187,712 and applies citywide. Article 13 is currently under its own maintenance review as part of the Processes & Procedures maintenance ordinance through CPC-2016-3182-CA-AMDT3. Following more than a year of active use for the New Zoning Code (Chapter 1A), City Planning has identified specific standards requiring refinement to ensure the Code functions as intended. The amendments that are included in the proposed Maintenance Ordinance were generated based on items identified for correction and/or clarification by City Planning staff, the Department of Building and Safety, as well as the public. To that end, the Director of City Planning on August 28, 2025 initiated the New Zoning Code Maintenance Ordinance to address these technical corrections and clarifications. This Maintenance Ordinance has been initiated pursuant to Section 558(b)(1) of the City Charter and Section 13B.1.3. (Zoning Code Amendment) of Chapter 1A of the LAMC.

### **Proposed Ordinance**

An initial draft of the New Zoning Code Maintenance Ordinance (Maintenance Ordinance) was released on February 12, 2026 for public review and comment. All of the code amendments in the Maintenance Ordinance are categorized into three technical areas:

**Clarity and Consistency:** Amendments in this category address errors, omissions, and ambiguous language to ensure the Code is internally consistent.

## A-2

These corrections eliminate conflicting provisions and provide clear direction for staff, applicants, and the public. Amendments in this category include edits such as simplifying the Grade Plane Elevation (GPE) methodology to eliminate mathematical inconsistencies in height measurement and how Frontage standards are applied to Through Lots.

**Improvements to Regulations:** Amendments in this category include targeted updates to strengthen how the Code functions in practice. These updates refine existing standards and procedures so that regulations work as intended while keeping the intent of the underlying policy. Amendments in this category include edits such as increasing minimum ground story heights for G1 and G2 Frontage Districts to 12 feet for commercial use flexibility and providing fence height exceptions for sensitive uses.

**Technical Edits and Applicability:** Amendments in this category ensure the Code is applied correctly and uniformly across all relevant Sections. These corrections adjust cross-references, definitions, and provisions to align with the adopted Articles and existing citywide procedures. Amendments in this category include edits such as correcting overbroad applicability for when parking lot design standards apply and clarifying automobile access package metrics so as to ensure only one set of regulations apply instead of two conflicting regulations.

Since the release of the initial draft of the Maintenance Ordinance, City Planning has received public comment and additional clarifications have been identified for inclusion in a revised draft of the Maintenance Ordinance (Exhibit A). Further details on the proposed Maintenance Ordinance amendments, including the additional amendments, are provided under each category below. Where additional amendments have modified the initial draft of the Maintenance Ordinance, those changes are noted below by referring to differences between the initial draft and the revised draft.

### **Clarity and Consistency**

1. **Sec. 1.4.2.C.2.b.** is amended to use defined terminology from the Glossary of Article 14 to ensure consistency between Articles and clarity in implementation.
2. **Sec. 2C.3.1.E.** In response to public feedback on the ambiguity regarding the applicability of lot amenity standards for condominium conversion projects, City Planning included an amendment to provide clarity for conversion projects with minimal to no new construction within the revised draft of the Maintenance Ordinance. Additionally, City Planning identified duplicative text in this Section and the amendment in the revised draft of the Maintenance Ordinance removes it.
3. **Sec. 2C.5.1.C.1.d.** and **Sec. 2C.5.1.C.1.f.** are amended to add graphics to

improve clarity and user understanding through visual representation of existing standards.

4. **Part 4B.** is amended to rename all the Development Standard District Divisions and add intent statements to clarify purpose and improve understanding of each type of Development Standards District. Since the release of the initial draft, City Planning has improved readability and clarity of the intent statements.
5. **Sec. 4C.11.5.C.** and **Sec. 4C.11.6.C.12.d.** is amended to align wall sign calculations for multi-tenant buildings with current practice to ensure consistency with current practices and practical implementation of the standard. Since the release of the initial draft, City Planning identified a new consistency and clarity amendment to Division 4C.11. (Signs). In the revised draft of the Maintenance Ordinance, Residential-Mixed Use Districts were added to sign packages using the same dimensional standards as Open Space, Agricultural, and Residential Use Districts. By including Residential-Mixed Use Districts in this group, the amendment aligns the New Zoning Code with Chapter I of the LAMC (Original Zoning Code) by applying the same sign standards to all residential zones.
6. Since the release of the initial draft, City Planning identified new consistency and clarity amendments to Division 4C.11. (Signs). In the revised draft of the Maintenance Ordinance Residential-Mixed Use Districts were added to sign packages using the same dimensional standards as Open Space, Agricultural, and Residential Use Districts. By including Residential-Mixed Use Districts in this group, the amendment aligns the New Zoning Code with the Original Zoning Code by applying the same sign standards to all residential zones. The revised draft of the Maintenance Ordinance incorporates this consistency edit across the following Sections:
  - a. **Sec. 4C.11.3.C.1.**
  - b. **Sec. 4C.11.6.C.1.c. & Sec. 4C.11.6.C.1.d.**
  - c. **Sec. 4C.11.6.C.2.c.**
  - d. **Sec. 4C.11.6.C.3.c.**
  - e. **Sec. 4C.11.6.C.4.c.**
  - f. **Sec. 4C.11.6.C.5.c.**
  - g. **Sec. 4C.11.6.C.6.c. & Sec. 4C.11.6.C.6.d.**
  - h. **Sec. 4C.11.6.C.7.c.**
  - i. **Sec. 4C.11.6.C.8.c. & Sec. 4C.11.6.C.8.d.**
  - j. **Sec. 4C.11.6.C.9.c.**
  - k. **Sec. 4C.11.6.C.10.c.**
  - l. **Sec. 4C.11.6.C.11.c.**
  - m. **Sec. 4C.11.6.C.13.c.**

n. **Sec. 4C.11.6.C.14.c. & Sec. 4C.11.6.C.14.d.**

7. **Sec. 5C.2.7.H.** is amended to remove duplicate text and reorder subparagraphs in heavy industrial use requirements to eliminate redundancy.
8. **Sec. 5D.1.4.** is amended to correct spelling errors.
9. **Sec. 5D.7.1.A.** is amended to add window tinting to the motor vehicle services, light definition to ensure accurate use definitions and application of related standards to the use.
10. **Sec. 7B.1.1.E.2.** is amended to remove distinction between residential and non-residential ground story elevations for consistency with Frontage District standards and to allow for flexibility in changes of use.
11. **Sec. 10.1.10.C.** is amended to clarify that once a map is approved or recorded, the Advisory Agency is the authority to review changes for street dedication and improvement conditions. This aligns with Original Zoning Code intent.
12. **Sec. 13B.3.1.F.** is amended to add “Use Modification” to Scope of Action to ensure consistency in listed actions. The same amendment was also made to **Sec. 13B.3.2.F.** in the revised draft of the Maintenance Ordinance (Exhibit A).
13. **Sec. 13B.3.2.** is amended to add a graphic illustrating the Expanded Administrative Review process to match other processes in Article 13 (Administration) that also has graphic representation.
14. **Sec. 13B.7.3.H.1.** is amended to clarify the provisions of Article 10 (Streets & Parks) are also included in the Advisory Agency’s authority to grant modifications.
15. **Sec. 13B.11.1.F.3.** is amended to clarify that a California Environmental Quality Act (CEQA) appeal shall only be accepted if all appeals for entitlements for which the CEQA clearance was adopted have been exhausted and the entitlement decision has become final and there is no appeal available to the City Council. This is to explicitly ensure the standard is clear on the intent. The initial draft included language that any entitlement related to the project shall have its appeal options exhausted but this did not address the initial ambiguity. For a scenario where multiple entitlements adopt the same CEQA findings, it is the first entitlement that adopts the CEQA findings that must have all appeal options fully exhausted, and where no appeal to the City Council is available then a CEQA appeal can be taken. The revised language in the Maintenance Ordinance (Exhibit A) reflects this update.

16. **Sec. 14.2.9.** is amended to simplify the height measurement rule within the Grade Plate Elevation methodology in order to create a more consistent, transparent, and user-friendly rule that removes the complexity of multiple grade plane calculations, and which will ensure uniform application across all building types and account for sloped terrains. The amendments incorporate an envelope height rule for hillside areas to account for topographic variation. The existing height measurement approach relies on a methodology containing an internally inconsistent mathematical approach that requires rectification. The new methodology provides a simplification of the existing approach, as well as additional clarification of height measurement in hillside areas consistent with existing standards in the Original Zoning Code.
17. An amendment to **Sec. 14.2.12.C.1.e.v.** was added to the revised draft Maintenance Ordinance (Exhibit A) to clarify the differences between lot lines that may abut the Original Zoning Code designations or the New Zoning Code designations for publicly accessible open spaces.
18. The Glossary in **Div. 14.3.** is amended to update the following definitions:
  - a. *Safety Barrier* is updated to resolve internal code conflicts.
  - b. *Certificate of Occupancy* is updated to replace “trailer park” with “park trailer” to align with state code.
  - c. *Unexpired* is updated to reference applicable redevelopment regulations under Div. 13B.12.

### **Improvements to Regulations**

1. **Part 2B.** and **Sec. 2C.5.1.** are amended to standardize building break widths by tying them to a building width maximum in the Building Width standard rule. This standardizes regulations across all Form Districts, removes repetitive code text, and cleans up the district table for improved readability.
2. **Sec. 2C.3.2.B.** is amended to add the term “new” before dwelling units for residential amenity space applicability in order to clarify the scope of applicability for when the standard applies.
3. **Sec. 3B.3.1.** and **Sec. 3B.3.2.** is amended to increase minimum ground story height for G1 and G2 Frontage Districts to 12 feet to provide greater flexibility for future commercial uses and better align with the intent of the General Frontage Districts.
4. **Sec. 3C.3.2.** is amended to provide general exceptions to fence height

maximums for sensitive uses and to include increased dimensional relief to offer more flexibility in relief from fence height maximums. The initial draft Maintenance Ordinance proposed changing adjustment height relief from 15 percent to one foot to make the adjustment relief meaningful for shorter fences and walls; however, for fences and walls over eight feet, the one foot adjustment is actually less than a 15 percent increase. Applying a more restrictive standard was not the intent of this update so the revised draft Maintenance Ordinance (Exhibit A) includes an update to allow an adjustment of one foot or 15 percent, whichever is greater.

5. **Sec. 3C.6.2.F.** is amended to change the maximum ground floor elevation relief from a percentage to a rounded whole foot. This adjustment to the relief mechanism prevents ground story height relief given in fractions of a foot and improves practicality and implementation.
6. **Sec. 4C.1.1.3.a.vii.** is amended to update the maximum distance from which pedestrian passageway access points can be spaced to accommodate more flexibility for building placement and internal circulation on larger project sites.
7. **Sec. 4C.3.3.C.2.b.v.** is amended to align with the Original Zoning Code's intent to require bicycle workspace requirements for large long-term bicycle parking facilities.
8. **Sec. 4C.6.2.C.1.b.** is amended to incentivize trees to be planted in the parkway in order to increase shade for pedestrians.
9. **Part 5B.** is amended to remove the hours of operation use standard for the Gas Station, Standard Vehicle use from applicable Use Districts in order to simplify regulations. The intent of the hours of operation standard is to limit the negative impacts of the proposed use on neighboring lots containing residential or other sensitive uses by limiting the duration of activity for a subject use. Gas stations are required to comply with a separation standard from residential and sensitive uses to limit negative impacts. Adding the hours of operation regulation regardless of location is an unnecessary burden for those lots that are not within close proximity to residential or sensitive uses.
10. **Part 5B.** is amended to remove individual Use District's intent statements to simplify the code by removing unnecessary nuance and updating the Division level intent statements as appropriate to reflect the variety of Use Districts under each division.
11. **Sec. 5B.5.3.B.6.** is amended to revise the Household Moving Truck Rental's use separation standard to align CX3 Use District separation requirement with

standards applied to comparable Use Districts for consistency and clarity.

12. **Sec. 5B.7.1.B.6.** and **Sec. 5B.7.2.B.6.** is amended to add Household Moving Truck Rental use separation standards to I1 and I2 Use Districts and allow CU2 relief. This establishes a consistent separation requirement from residential and sensitive uses in Industrial Use Districts and Industrial-Mixed Districts while maintaining conditional use relief.
13. **Sec. 10.1.2.D.** is amended to remove 50 foot /5,000 foot minimum lot width and area standard to match minimum requirements of the subject Form District or eligible Alternate Typology for the New Zoning Code. This ensures consistency between the street standards and Form District standards.

### **Technical Edits and Applicability**

1. **Sec. 2C.4.2., Sec. 2C.4.3.,** and **Sec. 2C.6.1.** is amended to reduce the allowed height of exceptions for Safety Barriers within the Allowed Vertical Encroachments tables to correct an internal code conflict.
2. **Sec. 2C.6.1.B.** is amended to revise applicability language to remove the facade or exterior modification project activity. The initial draft proposed to change facade modification to exterior modification however, it is more appropriate to remove facade modification from the list of applicability as there is an undue burden and no clear nexus between the scope of work that encompasses a facade modification and the standards in the Street Step-Back section. The revised Maintenance Ordinance (Exhibit A) includes the update to remove any reference to facade modification or exterior modification.
3. **Sec. 4C.1.1.B.** is amended to revise applicability language for Through Access in Pedestrian Access Packages to support implementation and is less burdensome to smaller lots. The initial draft of the Maintenance Ordinance proposed an amendment specifying that only lots meeting at least two of four criteria would have to comply with the standard. In the revised draft of the Maintenance Ordinance (Exhibit A) the standard would be required only if all four criteria items are met. The intent was to reduce the burden on smaller sized lots but some small lots would still have been required to comply with the standard unless all four criteria were required. In response to a public comment made during the public hearing on March 18, 2026 requesting clarifications around the Downtown Adaptive Reuse Program and standards that are not explicitly exempt, City Planning evaluated the Development Standards that would be applicable based on typical project activities associated with an adaptive reuse project In response to that evaluation a new revision was made in the revised draft of the

Maintenance Ordinance (Exhibit A) to this Section to clarify that this pedestrian access standard only applies to new or existing accessways that are altered.

4. **Sec. 4C.2.1.** is amended to clarify the access lane metric so that only one set of regulations apply instead of two conflicting regulations.
5. **Sec. 4C.4.4., Sec. 4C.4.5., and Sec. 4C.12.1.** is amended to correct overbroad applicability and make the applicability of standards proportional to the scope of work of a project.
6. An amendment to **Sec. 4C.12.7.** was added to the revised draft of the Maintenance Ordinance (Exhibit A) to correct overbroad applicability and make the applicability of standards proportional to the scope of work of a project.
7. The initial draft of the Maintenance Ordinance included amendments to **Sec. 5B.5.1.B.4., Sec. 5B.5.2.B.4., and Sec. 5B.5.4.B.4.** correcting misaligned data for Use Standard and Specification columns. After the initial draft was released, this error was corrected in a separate ordinance and was subsequently removed from the revised draft of the Maintenance Ordinance (Exhibit A).
8. **Sec. 13A.2.4.** is amended to update the table to require the Publication for Private Street Maps to align with noticing requirements consistent with Sec. 13B.7.7.C. and Sec. 13B.7.3.C., which requires newspaper publication for tentative tract maps.
9. **Sec. 13A.2.10.C.6.** is amended to correct internal citation references in appeal procedures to correctly point to the intended Divisions.

### **Conclusion**

The proposed Maintenance Ordinance addresses necessary technical refinements to support the current implementation and continued rollout of the New Zoning Code through future Community Plan Updates. By resolving identified administrative and regulatory ambiguities, the ordinance reduces confusion during project review and ensures that the City's development standards are applied accurately and predictably.

## FINDINGS

### General Plan/Charter Findings

In accordance with City Charter Section 556, the proposed ordinance is in substantial conformance with the purposes intent, and provisions of the General Plan in that it would further accomplish the goals, objectives, and policies of the General plan as outlined below:

- **Promote Pedestrian Activity (Framework Element Objective 3.16):** The amendments ensure the pedestrian experience is prioritized with improved or clarified regulations such as promoting active ground story uses with ground story height improvements, reducing tenant space vacancy by removing excessive standards for projects involving use modifications, improving regulations to encourage tree planting in the parkway for shade in the public right of way, and adjusting the regulations to frontage yard fences and walls by adding a planting area to the fence type, thus improving the pedestrian experience.
- **Economic Development (Framework Element Objective 7.4):** The amendments improve governmental services by expediting the administrative processing of development applications. Examples of the ordinance improving economic development include increasing ground story height for Frontage districts to allow for greater commercial use flexibility or avoiding overtly burdensome costs to businesses by clarifying that a use modification does not trigger physical parking lot redesigns. These clarifications and updates minimize public and private development costs, enable Los Angeles to be competitive when attracting desirable new development, and reduce the administrative burden for both City staff and applicants.
- **Municipal Service Levels (Framework Element Objective 7.8):** The ordinance ensures that municipal service levels are maintained by simplifying over-complex rules such as the height measurement methodology for the Grade Plane Elevation measurement rule.

In accordance with City Charter Section 558 (b)(2) and Section 13B.1.3.E. in Chapter 1A of the LAMC, the proposed Maintenance Ordinance is in substantial conformance with public necessity, convenience, general welfare, and good zoning practice because the proposed Maintenance Ordinance supports the intent of the New Zoning Code to be a user-friendly and transparent code, and maintains the overall goal of providing clarity and consistency in the implementation of standards and administrative process of development applications. The proposed Maintenance Ordinance also continues to improve the provision of governmental services by continuing to build upon the groundwork for a more predictable and consistent new Zoning Code system with targeted

updates making it easier for both applicants and the public to navigate, understand, and implement various land use regulations in the New Zoning Code (Chapter 1A).

### **Environmental/CEQA Findings**

The Department of City Planning has determined, based on the whole of the administrative record, that the proposed Maintenance Ordinance (Exhibit A) is in line with a number of the goals, policies, objectives and programs identified in the Downtown Community Plan Update, Boyle Heights Community Plan Update, and Harbor LA Community Plans Update.

- The effects of the Downtown Community Plan Update were analyzed in an Environmental Impact Report (EIR) (ENV-2017-433-EIR) (SCH No. 2017021024) which was certified by the Los Angeles City Council on May 3, 2023. An addendum to the EIR (ENV-2017-433-EIR-ADD1) was subsequently certified by the Los Angeles City Council on October 25, 2024. For the purposes of this report the EIR and Addendum will be referred to as the Downtown Community Plan EIR.
- The effects of the Boyle Heights Community Plan Update were analyzed in an EIR (ENV-2016-2906-EIR) (SCH No. 2016091010) which was certified by the Los Angeles City Council on September 25, 2024.
- The effects of the Harbor LA Community Plans Update were analyzed in an EIR (ENV-2019-3379-EIR) (SCH No. 2019080248) which was certified by the Los Angeles City Council on September 9, 2025.

Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162(a), no changes to the project or circumstances or new information require a major revision to the EIRs listed above. None of the modifications and refinements in the proposed Maintenance Ordinance result in a new significant and unavoidable impact or a substantial increase in the severity of an environmental impact analyzed in the certified EIRs. Furthermore, it does not alter the assumptions in the certified EIRs regarding Reasonably Anticipated Development. As such, it would not foreseeably change any of the impact conclusions in the certified EIRs and therefore does not require any further analysis.

Section 15162 and 15164 of the CEQA Guidelines lists the conditions that would require the preparation of a subsequent EIR, negative declaration or an addendum. These include the following:

*Section 15162(a)*

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Proposed Project was analyzed in the EIRs referenced above and has been reviewed by the City of Los Angeles in light of Sections 15162 and 15164 of the CEQA Guidelines. As the CEQA Lead Agency, the City of Los Angeles has determined, based on the analysis presented herein, that none of the conditions apply which would require preparation of a subsequent or supplemental EIRs because there are no changes to the circumstances, or new information to the Downtown Community Plan EIR project, Boyle Heights Community Plan Update EIR project, or the Harbor LA Community Plans Update EIR project. As such no new addendum, and no subsequent or supplemental EIR is required.

**Incorporation by Reference**

The following documents were used in the preparation of these findings, and incorporated herein by reference, consistent with Section 15150 of the Guidelines. The documents are available for review at the City of Los Angeles, Department of City Planning Records Management, 221 N. Figueroa Street, Room 1450 Los Angeles, and online at the following weblink: <https://planning.lacity.gov/development-services/eir>

- Downtown Community Plan Update / New Zoning Code for Downtown Community Plan (Council File 22-0617); Case No. ENV-2017-433-EIR and No. ENV-2017-433-EIR-ADD1
- Boyle Heights Community Plan Update (Council File 23-0861); Case No. ENV-2016-2906-EIR
- Harbor LA Community Plans Update (Council Files 25-0774 and 25-0775); Case No. ENV-2019-3379-EIR

## **PUBLIC HEARING AND COMMUNICATIONS**

### **Public Correspondence**

On February 12, 2026, the Department of City Planning released the proposed Maintenance Ordinance and sent an email to various interested parties including neighborhood councils. The informational email included the draft ordinance, fact sheet, public hearing notice, and contact information for the public comment period. A Spanish translation of the information in the email was included.

### **Information Session and Public Hearing**

On March 18, 2026, the Department of City Planning held a virtual information session and public hearing on Zoom. The information session included a 20 minute presentation followed by a question and answer session. Simultaneous Spanish translation was provided for the entirety of the information session and during the public hearing. One individual provided public testimony during the public hearing offering general comments and suggestions on the New Zoning Code.

### **Public Comments**

*Public Hearing Testimony.* A single individual provided public testimony during the public hearing on March 18, 2026. The comment included general feedback on the New Zoning Code starting with regards to project activities and the confusing relationship between those and determining development feasibility and development requirements. The individual expanded on the Downtown Adaptive Reuse Program and the need to clarify which development standards are exempt from the program. The individual concluded by suggesting that the multiple approvals ordinance should also allow the processing of administrative review applications concurrently with any discretionary processes as part of a project, the current separation creates unpredictability.

*Email Correspondence.* On March 31, 2026 City Planning received an email from the same individual who had provided testimony at the public hearing with an attached comment letter. This letter comments that the New Zoning Code is overly complex and cites two specific examples to elaborate on. The first relates to Street Facing Entrances in that the required entrances pursuant to the standards are required to be located to the applicable facades and these applicable facades are described in a separate section. The second example relates to Lot Amenity Space and that lot amenity space standards being required by the project activity lot modification has disincentivized for-sale housing.

# Exhibit A

## Revised Maintenance Ordinance

**ORDINANCE NO. \_\_\_\_\_**

A proposed ordinance amending Articles 1, 2, 3, 4, 5, 7, 10, 13, and 14 of Chapter 1A of the Los Angeles Municipal Code (LAMC) to make necessary technical corrections, clarifications, and improvements needed to support the implementation of the New Zoning Code.

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

**Sec. 1.** Sub-paragraph b. of Paragraph 2. (Certificate of Occupancy for Off-Site Parking, Alleys, Loading Zones, & Residential Planned Developments) of Subsection C. (Certificate Of Occupancy) of Section 1.4.2. (Applicability of this Zoning Code) of Division 1.4. (Introductory Provisions) of Article 1. (Introductory Provisions) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

b. Whenever a *lot abutting* a public *alley* in a Commercial-Mixed Use District (Div. 5B.5.) is developed and used solely for *dwelling* purposes with no more than 20 *dwelling units* on the *lot* and no *loading space* is provided, the *Certificate of Occupancy* for any *building* thereon shall be valid only while all the *buildings* on said *lot* are maintained for ~~*dwelling*~~ *said use* and the ~~*certificate*~~ *Certificate of Occupancy* shall bear a notation to that effect. If at any time any of the *buildings* on said *lot* ~~*go through a major remodel, new construction, use modification to any use not in the residential use category, or the total number of dwelling units on said lot exceeds 20 dwelling units, are structurally altered or enlarged, or the use thereof is changed to a hospital, hotel, institution, commercial or industrial purposes, or a dwelling so as to exceed 20 dwelling units on the lot,*~~ the ~~*certificate*~~ *Certificate of Occupancy* shall become void and none of the *buildings* on said *lot* shall thereafter be occupied or used until the required *loading space* is provided and a new *Certificate of Occupancy* is issued.

**Sec. 2.** The Building Break (min) Form District Standard in Paragraph 2. (Building Mass) of Subsection B. (Bulk and Mass) of Section 2B.3.1. (House 1 (H1)) and Section 2B.3.2. (House 2 (H2)) of Division 2B.3. (House Form Districts); Section 2B.4.1. (Very Low-Rise Narrow 1 (VN1)), Section 2B.4.2. (Very Low-Rise Narrow 2 (VN2)) and Section 2B.4.3. (Very Low-Rise Narrow 3 (VN3)) of Division 2B.4. (Very Low-Rise Narrow Form Districts); Section 2B.8.1. (Low-Rise Narrow 1 (LN1)) and Section 2B.8.2. (Low-Rise Narrow 2 (LN2)) of Division 2B.8. (Low-Rise Narrow Form Districts); Section 2B.12.1. (Mid-Rise Narrow 1 (MN1)) of Division 2B.12. (Mid-Rise Narrow Form Districts) of Part 2B. (Form Districts) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

<b>2. BUILDING MASS</b>	<b>Div. 2C.5.</b>
<del>Building break (min)</del>	<del>6'</del>

**Sec. 3.** The Building Break (min) Form District Standard in Paragraph 2. (Building Mass) of Subsection B. (Bulk and Mass) of Section 2B.2.3. (Large Lot 3 (LG3)) of Division 2B.2. (Estate Form Districts); Section 2B.5.1. (Very Low-Rise Medium 1 (VM1)) and Section 2B.5.2. (Very Low-Rise Medium (VM2)) of Division 2B.5. (Very Low-Rise Medium Form Districts); Section 2B.9.1. (Low-Rise Medium 1 (LM1)), Section 2B.9.2. (Low-Rise Medium 2 (LM2)), Section 2B.9.3. (Low-Rise Medium 3 (LM3)), Section 2B.9.4. (Low-Rise Medium 4 (LM4)), Section 2B.9.5. (Low-Rise Medium 5 (LM5)), Section 2B.9.6. (Low-Rise Medium 6 (LM6)), Section 2B.9.7. (Low-Rise Medium 7 (LM7)), Section 2B.9.8. (Low-Rise Medium 8 (LM8)) and Section 2B.9.9. (Low-Rise Medium 9 (LM9)) of Division 2B.9. (Low-Rise Medium Form Districts); Section 2B.10.4. (Low-Rise Broad 4 (LB4)) of Division 2B.10. (Low-Rise Broad Form Districts); Section 2B.13.1. (Mid-Rise Medium 1 (MM1)) of Division 2B.13. (Mid-Rise Medium Form Districts); Section 2B.14.4. (Mid-Rise Broad 4 (MB4) and Section 2B.14.5. (Mid-Rise Broad 5 (MB5)) of Division 2B.14. (Mid-Rise Broad Form District) of Part 2B. (Form Districts); Section 2B.16.1 (Moderate-Rise Medium 1 (DM1)), Section 2B.16.2. (Moderate-Rise Medium 2 (DM2)), Section 2B.16.3. (Moderate-Rise Medium 3 (DM3)), Section 2B.16.4. (Moderate-Rise Medium 4 (DM4)), Section 2B.16.5. (Moderate-Rise Medium 5 (DM 5)) of Division 2B.16 (Moderate-Rise Medium Form Districts); Section 2B.19.1. (High-Rise Medium 1 (HM1), Section 2B.19.2. (High-Rise Medium 2 (HM2)) of Division 2B.19. (High-Rise Medium Form Districts) of Part 2B. (Form Districts) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

<b>2. BUILDING MASS</b>	<b>Div. 2C.5.</b>
<del>Building break (min)</del>	<del>15'</del>

**Sec. 4.** The Building Break (min) Form District Standard in Paragraph 2. (Building Mass) of Subsection B. (Bulk and Mass) of Section 2B.10.1. (Low-Rise Broad 1 (LB1)), Section 2B.10.2. (Low-Rise Broad 2 (LB2)) and Section 2B.10.3. (Low-Rise Broad 3 (LB3)) of Division 2B.10 (Low-Rise Broad Form Districts); Section 2B.14.1. (Mid-Rise Broad (MB1)) and Section 14.2. (Mid-Rise Broad 2 (MB2)) of Division 2B.14. (Mid-Rise Broad Form Districts); Section 2B.20.1. (High- Rise Broad 1 (HB1)), Section 2B.20.2. (High- Rise Broad 2 (HB2)), Section 2B.20.3. (High-Rise Broad 3 (HB3)), Section 2B.20.4. (High-Rise Broad 4 (HB4)), Section 2B.20.5. (High-Rise Broad 5 (HB5)) and Section 2B.20.6. (High-Rise Broad 6 (HB6)) of Division 2B.20. (High-Rise Board Form Districts) of Part 2B. (Form Districts) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

<b>2. BUILDING MASS</b>	<b>Div. 2C.5.</b>
<del>Building break (min)</del>	<del>25'</del>

**Sec. 5.** Paragraph 3. of Subsection E. (Exceptions) of Section 2C.3.1. (Lot Amenity Space) of Division 2C.3. (Amenity) of Article 3. (Form) of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

3. ~~When a lot modification involves an air space lot subdivision and does not have new construction that results in an increase of 20 percent or more floor area, no lot amenity space is required. Where the applied Form District (Part 2B.) identifies an eligible lot amenity alternative, in lieu of the otherwise required lot amenity space in this Section (Lot Amenity Space), a project may provide a lot amenity space meeting the requirements established for that listed lot amenity alternative type, as provided in Sec. 2C.3.5. (Lot Amenity Alternatives).~~

**Sec. 6.** Subsection B. (Applicability) of Section 2C.3.2. (Residential Amenity Space) of Division 2C.3. (Amenity) of Article 3. (Form) of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

**B. Applicability**

*Residential amenity space standards apply to any project that includes five or more new dwelling units on a lot and involves any of the following project activities: new construction, a major remodel, a lot modification, or a use modification.*

**Sec. 7.** The Safety Barriers exception within the Allowed Vertical Encroachments table in Paragraph 1. of Subsection E. (Exceptions) of Section 2C.4.2. (Height in Feet) of Division 2C.4. (Floor Area Ratio & Height) of Part 2C. (Form Rules) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

<b>Safety Barriers</b> (Sec. 14.2.5.B.1.e.)			
Encroachment (max)	<u>6' 3'9"</u>	<u>6' 3'9"</u>	<u>6' 3'9"</u>
Setback from roof edge (min)	0'	0'	0'

**Sec. 8.** The Safety Barriers exception within the Allowed Vertical Encroachments table in Paragraph 1. of Subsection E. (Exceptions) of Section 2C.4.3. (Height in Stories) of Division 2C.4. (Floor Area Ratio & Height) of Part 2C. (Form Rules) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

<b>Safety Barriers</b> (Sec. 14.2.5.B.1.e.)			
Encroachment (max)	<u>6' 3'9"</u>	<u>6' 3'9"</u>	<u>6' 3'9"</u>

Setback from roof edge (min)	0'	0'	0'
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**Sec. 9.** Subsections B. (Applicability), C. (Standards), D. (Measurement), and E. (Exceptions) of Section 2C.5.1. (Building Width) of Division 2C.5. (Building Mass) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

#### 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*.

#### C. Standards

##### 1. General Building Width

- a. No applicable *building* or collection of *abutting buildings* located on the same *lot* shall be wider than the maximum *building width* specified by the applied *Form District (Part 2B.)*.
- b. In order to establish *buildings* on the same *lot* as separate *buildings* for the purpose of measuring maximum *building width*, a *building break* shall be provided between the *buildings*.
- c. *Buildings* that are located on separate *lots*, share no interior circulation, and are structurally independent, are considered separate *buildings* for the purpose of measuring *building width*.
- d. A *building* on a corner *lot* within the build-to zone area of overlap is allowed to exceed the maximum *building width* by up to 40 feet along both *primary street lot lines* and *side street lot lines*.
- e. All applicable *buildings* and collections of *abutting buildings* located on the same *lot* shall be separated by at least the minimum *building break* dimension for the full depth of the *building* in order to establish them as separate *buildings* for the purpose of measuring *building width*.
- ~~f. No *building* or *structure* shall encroach into the *building break*, except where allowed in *Subsection E. (Exceptions)* below.~~

##### 2. Building Break

- a. When a building has reached its maximum width as required by the applied *Form District (Part 2B.)*, a building break is required before another building can be sited, corresponding to the following:
  - i. Narrow: A 6'-foot *building break* between separate *buildings*.
  - ii. Medium: A 15'-foot *building break* between separate *buildings*.
  - iii. Broad: A 25'-foot *building break* between separate *buildings*.
- b. No *building* or *structure* shall encroach into the *building break*, except where allowed in *Subsection E. (Exceptions)* below.

3. Bonus Building Width
  - a. Notwithstanding *Paragraph 1. (Building Width)*, above, *buildings and structures* may exceed the maximum *building width* up to the *bonus building width* in feet of the applied *Form District (Part 2B.)* as allowed by *Div. 9.3. (Community Benefits Program)*, if the participating project provides the required *restricted affordable units* or other public benefits.
  - b. Projects participating in incentive programs intended to implement State law, including the *State Density Bonus Program (Sec. 9.2.1.)*, the *Opportunity Corridors Housing Incentive Program (Sec. 9.2.2.)*, the *Corridor Transitions Incentive Program (Sec. 9.2.3.)*, *Transit Oriented Incentive Program (Sec. 9.2.4.)*, the *Permanent Supportive Housing Incentive Program (Sec. 9.4.1.)*, or the *Accessory Dwelling Unit Incentive Program (Div. 9.5.)*, may exceed the maximum *bonus building width* of the applied *Form District (Part 2B.)*.

4. Building Break Amenity Space Alternative

As an alternative to a building break, a street-facing amenity space that meets the following standards may be used to establish buildings or collections of abutting buildings as separate buildings for the purpose of measuring maximum building width:

- a. The amenity space design standards of an amenity space type pursuant to Sec. 2C.3.3. (Amenity Space Types) and for outdoor space pursuant to Sec. 2C.3.4.C.1. (Outdoor Space).
- b. The amenity space width shall be at least two times the minimum building break dimension specified in the applied Form District (Part 2B.) Standards above, measured parallel to the applicable street lot line.
- c. The amenity space width shall not exceed the maximum building width, measured parallel to the applicable street lot line.

<u>Building width</u>	<u>Building Break (min)</u>	<u>Courtyard width (min)</u>	<u>Courtyard depth (min)</u>
<u>Narrow (25' - 75')</u>	<u>6'</u>	<u>12'</u>	<u>30'</u>
<u>Medium (100' - 210')</u>	<u>15'</u>	<u>30'</u>	<u>60'</u>
<u>Broad (280' - 490')</u>	<u>25'</u>	<u>50'</u>	<u>60'</u>
<u>Full (n/a)</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

- d. A minimum of 75 percent of the amenity space area shall meet the design standards in Sec. 2C.3.3.C.2. (Pedestrian Amenity Space).
- e. The amenity space may count toward the required minimum build-to width required by the applied Frontage District (Part 3B.), provided it meets the requirements of Sec. 3C.1.3.E. (Exceptions).

- f. Any portion of the amenity space may count toward lot amenity space and residential amenity space, provided it meets all applicable standards.

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.
2. For *lot line-facing*, see *Sec. 14.2.6. (Facing)*.
3. For measuring building width on irregular lot lines, see *Sec. 14.2.14. (Irregular Lot lines)*.
4. A *building break* is measured perpendicular to the outermost surface of each applicable portion of a *building* both vertically and horizontally.
5. Courtyard depth is measured from the exterior of the building into the building from the outermost surface of each applicable facade both vertically and horizontally. The width of a courtyard shall correspond to the width of the required building break pursuant to the table in Sec. 2C.5.1.C.4.c. (Building Break Amenity Space Alternative).

E. Exceptions

Encroachments

The following are allowed to encroach into the *building break*, as listed below:

<b>Allowed Horizontal Encroachments</b>	
<b>Architectural Details</b> (Sec. 14.2.5.A.1.a.)	
Encroachment (max)	2'
Clear width (min)	3'
<b>Roof Projections</b> (Sec. 14.2.5.A.1.b.)	
Encroachment (max)	2.5'
Clear width (min)	3'
<b>Unenclosed Structures: Above Ground Story</b> (Sec. 14.2.5.A.1.d. - Sec. 14.2.5.A.1.d.)	
Encroachment (max)	5'
Clear width (min)	3'
<b>Mechanical/Electrical Equipment</b> (Sec. 14.2.5.A.1.f. - Sec. 14.2.5.A.1.g.)	
Encroachment (max)	1.5'
Clear width (min)	3'

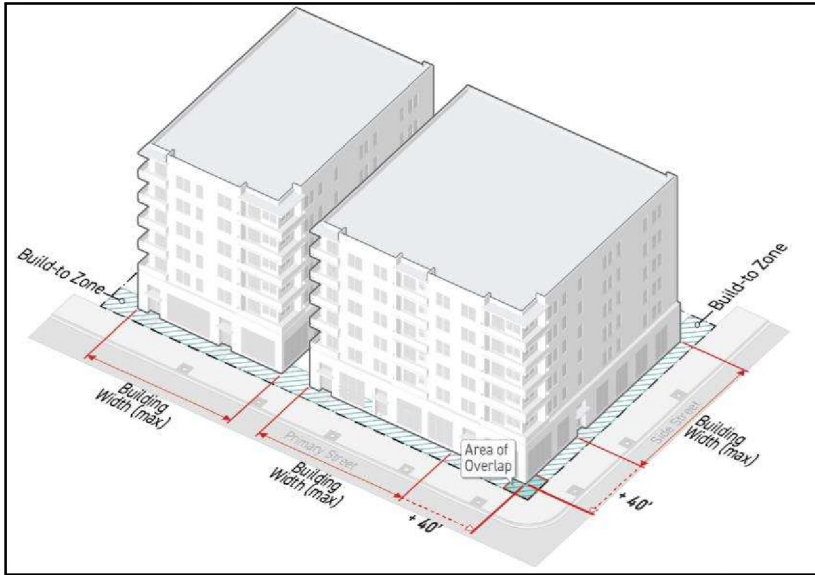
~~1. Building Break Amenity Space Alternative~~

~~As an alternative to a *building break*, a street-facing amenity space that meets the following standards may be used to establish buildings or collections of *abutting buildings* as separate *buildings* for the purpose of measuring maximum *building width*:~~

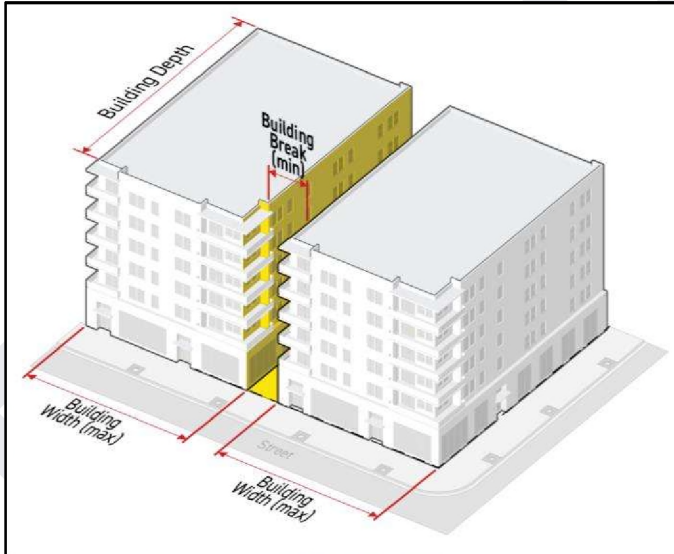
- ~~a. The amenity space design standards of an amenity space type pursuant to *Sec. 2C.3.3. (Amenity Space Types)* and for outdoor space pursuant to *Sec. 2C.3.4.C.1. (Outdoor Space)*.~~
- ~~b. The amenity space width shall be at least two times the minimum *building break* dimension specified in the applied *Form District (Part 2B.) Standards above*, measured parallel to the applicable *street lot line*.~~
- ~~c. The amenity space width shall not be greater than the maximum *building width*, measured parallel to the applicable *street lot line*.~~
- ~~d. The amenity space depth shall be at least five four times the minimum *building break* dimension specified in the applied *Form District (Part 2B.) Standards above*, measured perpendicular to the *street lot line*.~~
- ~~e. A minimum of 75 percent of the amenity space area shall meet the design standards in *Sec. 2C.3.3.C.2. (Pedestrian Amenity Space)*.~~
- ~~f. The amenity space may count toward the required minimum build-to-width required by the applied *Frontage District (Part 3B.)*, provided it meets the requirements of *Sec. 3C.1.3.E. (Exceptions)*.~~
- ~~g. Any portion of the amenity space may count toward *lot amenity space* and *residential amenity space*, provided it meets all applicable standards.~~

~~[graphic]~~

**Sec. 10.** Subparagraph d. of Paragraph 1. (General) of Subsection C. (Standards) of Section 2C.5.1. (Building Width) of Division 2C.5. (Building Mass) of Part 2C. (Form Rules) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code graphic shall be added as follows:



**Sec. 11.** Subparagraph f. of Paragraph 1. (General) of Subsection C. (Standards) of Section 2C.5.1. (Building Width) of Division 2C.5. (Building Mass) of Part 2C. (Form Rules) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code graphic shall be added as follows:



**Sec. 12.** Subsection B. (Applicability) of Section 2C.6.1. (Street Step-Back) of Division 2C.6. (Upper-Story Bulk) of Article 2.(Form) of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

**B. Applicability**

Street step-back standards apply to *new construction*, *or a major remodel*, *or a facade modification* of buildings or structures on a lot that *face*s a frontage lot line.

**Sec. 13.** The Safety Barriers exception within the Allowed Vertical Encroachments table in Subsection E. (Exceptions) of Section 2C.6.1. (Street Step-Back) of Division 2C.6. (Upper-Story Bulk) of Part 2C. (Form Rules) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

<b>Safety Barriers</b> (Sec. 14.2.5.B.1.e.)	
Encroachment (max)	4' <u>3'9"</u>
Setback from roof edge (min)	0'

**Sec. 14.** Paragraph 3. (Ground Story) of Subsection B. (Facade) of Section 3B.3.1. (General 1 (G1)) and Section 3B.3.2. (General 2 (G2)) of Division 3B.3. (General Frontage Districts) of Part 3C. (General Frontage Rules) of Article 3. (Frontage) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

3. GROUND STORY		Div. 3C.6.	
F	<b>Ground story height (min)</b>	<u>40' 12'</u>	<u>40' 12'</u>
G	<b>Ground floor elevation (min/max)</b>	-2'5'	-2'5'

**Sec. 15.** Subparagraph e. (Type A5) of Paragraph 2 (Frontage Yard Fence & Wall Types) of Subsection C. (Standards) of Section 3C.3.2.(Frontage Yard Fence & Wall) of Division 3C.3. (Landscaping) of Part 3C. (General Frontage Rules) of Article 3. (Frontage) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

[graphic]

DIMENSIONAL STANDARDS	For measurement see Sec. 3C.3.2.D.
Hedge height (max)	8'
Fence/wall height (max)	8'
<u>Fence/wall setback (min)</u>	<u>3'</u>
<u>Planting Area Depth (min)</u>	<u>3'</u>

**Sec. 16.** Paragraph 6 (Fence/Wall Setback (min)) and Paragraph 7. (Planting Area Depth (min)) of Subsection D. (Measurement) of Section 3C.3.2. (Frontage Yard Fence & Wall) of Division 3C.3. (Landscaping) of Part 3C. (General Frontage Rules) of Article 3. (Frontage) of Chapter 1A of the Los Angeles Municipal Code shall be added as follows:

6. Fence/Wall setback (min)

- a. The frontage fence & wall setback is measured perpendicular to the *frontage lot line*.
- b. For measurement on portions of a *lot* required for dedication of land, see Sec. 14.2.11. (Lot).
- c. For measurement on a *lot* affected by a public access easement, the setback is measured perpendicular to the interior edge of the public access easement when such an easement is located in a *frontage yard*.

## 7. Planting Area Depth (min)

The planting area depth is measured perpendicular to the *frontage lot line* starting from the minimum fence & wall setback and continuing inward away from the *frontage lot line*.

**Sec. 17.** Subsection E. (Exceptions) and Subsection F. (Relief) of Section 3C.3.2. (Frontage Yard Fence & Wall) of Division 3C.3. (Landscaping) of Part 3C. (General Frontage Rules) of Article 3. (Frontage) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

### E. Exceptions

1. *Fences and walls* located in a *frontage yard* may integrate outdoor lighting, entry arbors, and other accessory encroaching elements that exceed the maximum fence/wall height specified by the applicable frontage yard fence & wall type, provided all of the following are met:

- a. 1. The cumulative length of *fence* or *wall* that includes encroaching elements is no more than 10 percent of the total *fence* length located in the *frontage yard*,
- b. 2. No individual encroaching element may be wider than six feet, measured along the length of the *fence* or *wall*,
- c. 3. One encroaching element for each 40 feet of *fence* length may exceed the maximum *fence* and *wall* height by up to 40 inches. All other encroaching elements shall only exceed the maximum *fence* and *wall* height up to 18 inches.

2. A project involving a *sensitive use*, including *supportive housing* but excluding all other *residential uses*, may select to be subject to the full standards of *Frontage Yard Fence & Wall Type A3* (Sec. 3C.3.2.C.2.c.) or *Type A5* (Sec. 3C.3.2.C.2.e.) rather than the *frontage yard fence & wall type* allowed by the applied *Frontage District* (Part 3B.).

### F. Relief

1. A deviation of up to 15 percent or one foot, whichever is greater, from any allowed *frontage yard fence & wall type* dimensional height standard, and 25 percent from any allowed frontage yard fence & wall type opacity standard, may be granted in accordance with Sec. 13B.5.2. (*Adjustment*).

2. A deviation from any allowed *frontage yard fence & wall type* standard may be granted as a variance in accordance with *Sec. 13B.5.3. (Variance)*.

**Sec. 18.** Subsection F. (Relief) of Section 3C.6.2.(Ground Floor Elevation) of Division 3C.6. (Ground Story) of Part 3C. (General Frontage Rules) of Article 3. (Frontage) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

F. Relief

1. A deviation in minimum or maximum ground floor elevation of up to ~~10-percent~~ two feet may be granted in accordance with *Sec. 13B.5.2. (Adjustment)*.

**Sec. 19.** Division 4B.1. (Development Standards District Group "A") of Part 4B. (Development Standards Districts) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows without amending any of the subsequent Sections:

~~DIV. 4B.1 DEVELOPMENT STANDARDS DISTRICT GROUP "A"~~

DIV. 4B.1. NEIGHBORHOOD DEVELOPMENT STANDARDS DISTRICTS

These Districts are pedestrian-oriented, but enable easy auto access and are intended for areas with low to medium densities and a lower mix of uses, while accommodating foot traffic.

**Sec. 20.** Division 4B.2. (Development Standards District Group "B") of Part 4B. (Development Standards Districts) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows without amending any of the subsequent Sections:

~~DIV. 4B.2 DEVELOPMENT STANDARDS DISTRICT GROUP "B"~~

DIV. 4B.2. MIXED USE DEVELOPMENT STANDARDS DISTRICTS

These Districts are pedestrian-oriented, discourage auto access to and from lots, and are intended for areas with higher densities, a greater mix of uses, and multi-modal access.

**Sec. 21.** Division 4B.3. (Development Standards District Group "C") of Part 4B. (Development Standards Districts) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows without amending any of the subsequent Sections:

~~DIV. 4B.3. DEVELOPMENT STANDARDS DISTRICT GROUP "C"~~

## DIV. 4B.3. GENERAL DEVELOPMENT STANDARDS DISTRICTS

These districts balance pedestrian and vehicular access and are intended for corridors with significant automobile use while pedestrian connectivity between local neighborhoods and nearby commercial uses is necessary. These districts may also be applied where industrial uses requiring vehicular access share streets with housing and commercial uses that require pedestrian connectivity.

**Sec. 22.** Division 4B.4. (Development Standards District Group "D") of Part 4B. (Development Standards Districts) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows without amending any of the subsequent Sections:

## ~~DIV. 4B.4. DEVELOPMENT STANDARDS DISTRICT GROUP "D"~~

## DIV. 4B.4. FLEX DEVELOPMENT STANDARDS DISTRICTS

These Districts are auto-oriented and intended for areas with heavier industrial uses, or other uses that need auto-access. In these Districts, pedestrian-oriented design is not prioritized.

**Sec. 23.** Subsection B. (Applicability) of Section 4C.1.1. (Pedestrian Access Packages) of Division 4C.1. (Pedestrian Access) of Part 4C. (Development Standard Rules) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

### B. Applicability

1. *Pedestrian access* package standards apply to *new construction, a major remodel, a site modification, or an exterior modification*, and are applied to a *project as determined by the pedestrian access package assigned by the Development Standards District (Part 4B.)* as provided below:
  - a. 'Site access' standards only apply to *street-facing entrances* required by the applicable *Frontage District (Part 3B.)* ~~and all frontage yards.~~ Where a pedestrian access package specifies that a 'direct' pedestrian accessway is required, pedestrian access standards shall only apply to new street-facing entrances required by the applied Frontage District (Part 3B.). Projects not required to provide a new street-facing entrance may instead meet their pedestrian access requirements by providing the "linked" pedestrian accessway type to connect existing street-facing entrances to the public right-of-way.
  - b. 'Through Access' standards ~~only~~ apply when ~~the lot area is greater than 30,000 feet, or the lot width is equal to or greater than the pedestrian passageway spacing minimum of the pedestrian access package~~

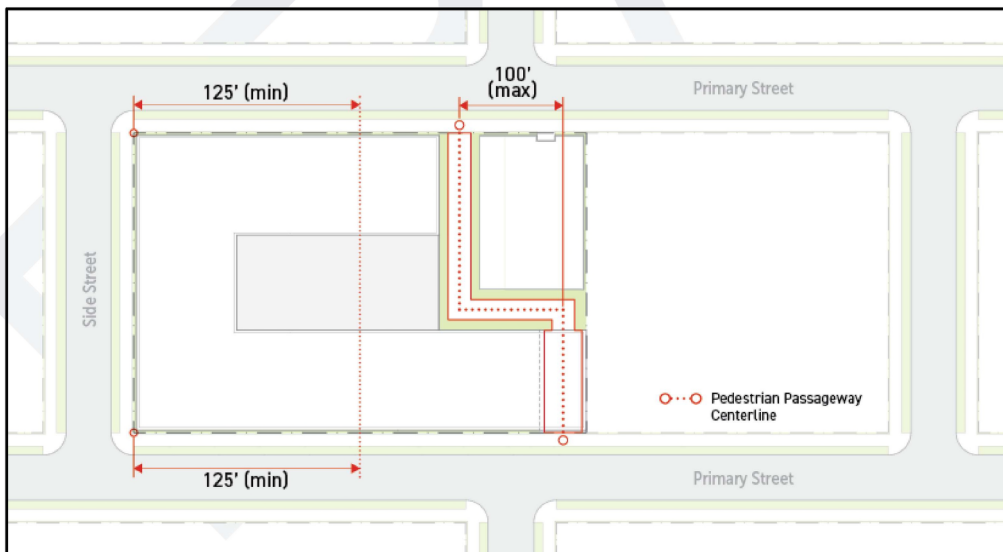
~~assigned by the applicable Development Standards District (Part 4B.), or the lot is a through lot or abuts either a public right-of-way, public access easement, or a lot zoned with an Open Space Use District (Div. 5B.1.) on at least two opposing lot lines, or any of the above lot characteristics combined. all of the following conditions are met:~~

- ~~i. The lot area is greater than 30,000 feet.~~
- ~~ii. The lot width is equal to or greater than the pedestrian passageway spacing minimum of the pedestrian access package assigned by the applicable Development Standards District (Part 4B.).~~
- ~~iii. The lot is a through lot or; the lot abuts either public right-of-way, public access easements, or lots zoned with an Open Space Use District (Div. 5B.1.) on at least two opposing lot lines.~~

**Sec. 24.** Sub-subparagraphs vii. and viii. of Sub-paragraph a. (Pedestrian Passageway) of Paragraph 3. (Through Access) of Subsection C. (Standards) of Section 4C.1.1. (Pedestrian Access Packages) of Division 4C.1. (Pedestrian Access) of Part 4C. (Development Standards Rules) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

vii. The centerline of any portion of the pedestrian passageway shall be located within **75 100** feet of **the** centerline of the sidewalk access point on the primary street, measured perpendicular to the primary street lot line.

viii. Shall take access from the sidewalk along the primary street lot line at least 125 feet from a street intersection.



**Sec. 25.** The “Number of Access Lanes” portion of the tables within Subparagraph a. and b. of Paragraph 1. (Automobile Access Packages) of Subsection C. (Standards) of Section 4C.2.1. (Automobile Access Packages) of Division 4C.2. (Automobile Access) of Part 4C. (Development Standards Rules) of Article 4. (Development

Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

a. Automobile Access Package 1

	Access Lanes
Number of Access Lanes	Sec. 4C.2.1.C.4.
<b>Boulevard or Avenue</b>	
0'- 400' lot width	2
<u>Greater than</u> 400' lot width	4
<b>Collector or Local</b>	
0'-120' lot width	1
<u>Greater than</u> 120' to 400' lot width	2
<u>Greater than</u> 400' lot width	4
<b>Alley</b>	Unlimited

b. Automobile Access Package 2

	Access Lanes
Number of Access Lanes	Sec. 4C.2.1.C.4.
<b>Boulevard or Avenue</b>	
0'-200' lot width	2
<u>Greater than</u> 200' lot width	4
<b>Collector or Local</b>	
0'-80' lot width	1
<u>Greater than</u> 80' to 200' lot width	2
<u>Greater than</u> 200' lot width	4
<b>Alley</b>	Unlimited

**Sec. 26.** Subparagraphs a. (General) and b. (Horizontal Storage) of Paragraph 2. (Bicycle Parking Space Design) of Subsection C. (Standards) of Sec. 4C.3.3. (Long-Term Bicycle Parking Design) of Div. 4C.3. (Bicycle Parking) of Article 4 (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

## 2. Bicycle Parking Space Design

### a. General

- i. Long-term bicycle parking shall be secured from the general public and protected from inclement weather. All long-term bicycle parking shall be fully *enclosed* and *covered*.
- ii. Acceptable examples of long-term bicycle parking include bicycle lockers, *bicycle rooms*, *bicycle cages*, or commercially operated attended bicycle facilities.
- iii. Except in the case of lockers and commercially operated attended bicycle parking, all long-term bicycle parking shall provide a means of securing the bicycle frame at two points to a securely anchored rack.
- iv. If more than 20 long-term bicycle parking spaces are provided, a workspace of 100 square feet shall be provided *adjacent* to the long-term bicycle parking to allow bicyclists to maintain their bicycles. However, where long-term bicycle parking is provided in more than one location, a single workspace may be provided *adjacent* to the location with the greatest number of long-term bicycle parking spaces.

### b. Horizontal Storage

Long-term bicycle parking spaces shall be sized to permit safe, efficient, and convenient access to each individual bicycle parking space without interference from bicycles in *adjoining* spaces, as described below:

- i. Individual racks installed beside each other within *bicycle rooms* or *bicycle cages* that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center.
- ii. Racks installed parallel to walls shall be a minimum of 30 inches from the wall, with the exception that bicycle parking spaces that provide a tray into which the bicycle wheels may be inserted may be placed a minimum of 20 inches from the wall, or 14 inches from the *wall* if such spaces are on the upper level of a stacked, two-tier rack.
- iii. Triangular lockers with varying widths may be used so long as the opening is at least two feet wide.
- iv. Bicycle parking spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in *adjoining* spaces may be spaced a minimum of 16 inches on center.

~~v. If more than 20 long-term bicycle parking spaces are provided, a workspace of 100 square feet shall be provided adjacent to the long-term bicycle parking to allow bicyclists to maintain their bicycles. However, where long-term bicycle parking is provided in more than one location, a single workspace may be provided adjacent to the location with the greatest number of long-term bicycle parking spaces.~~

**Sec. 27.** Subsection B. (Applicability) of Section 4C.4.4. (Parking Lot Design) of Division 4C.4. (Automobile Parking) of Part 4C. (Development Standard Rules) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

**B. Applicability**

1. *Parking lot* design standards apply to *new construction*, a *major remodel*, or a *site modification*, ~~or a use modification~~, subject to the following:
  - a. *Parking lot* design standards apply to all *parking areas* not contained within a *parking structure*.
  - b. *Parking lot* landscaping standards apply to all *parking areas* containing five or more automobile *parking stalls*.

**Sec. 28.** Subsection B. (Applicability) of Section 4C.4.5. (Parking Structure Design) of Division 4C.4. (Automobile Parking) of Part 4C. (Development Standard Rules) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

**B. Applicability**

1. *Parking structure* design standards apply to *new construction*, a *major remodel*, a *site modification*, or an *exterior modification*, ~~or a use modification~~ subject to the following:
  - a. *Parking structure* design standards apply to *parking structures* possessing a *primary street lot line*, *secondary street lot line*, *side street lot line*, or *special lot line* designation.
  - b. *Parking structure* design standards apply to both standalone and integrated *parking structures* as a part of a broader development, and to all levels of *parking structures*.

**Sec. 29.** Sub-paragraph b. of Paragraph 1. (Trees Required Based on Floor Area) of Subsection C. (Standards) of Section 4C.6.2. (Required Trees) of Division 4C.6. (Plants) of Part 4C. (Development Standard Rules) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

- b. In meeting the requirements of this Paragraph (Trees Required Based on Floor Area), one small species tree planted in a *pedestrian amenity space* or *public amenity*

space is permitted in lieu of two small trees. One large tree planted in a parkway, pedestrian amenity space or public amenity space is permitted in lieu of two large trees.

**Sec. 30.** Paragraph 1. (Location), of Subsection C. (Standards) of Section 4C.11.3. (Off-Site Signs) of Div. 4C.11. (Signs) of Part 4C. (Development Standard Rules) of Article 4 (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

- a. No portion of an off-site sign with a sign area greater than 80 square feet shall be placed within 200 feet of a lot or a property with an applied Residential Use District (Div. 5B.3.), or Residential-Mixed Use District (Div. 5B.4.), which is located on the same side of the same street as the lot on which the sign is placed. However, where a lot has two or more street frontages, a sign may be located on that street frontage, which is not on the same street as the lot or property zoned with a Residential Use District (Div. 5B.3.), or Residential-Mixed Use District (Div. 5B.4.); provided the sign and sign support structure are placed in that half of the lot that is the farthest from the street frontage on which the lot is located.
- b. No portion of an off-site sign or sign support structure can be located in that half of a lot located farthest from the street frontage when a lot or a property zoned with a Residential Use District (Div. 5B.3.) or Residential-Mixed Use District (Div. 5B.4.) is located to the rear of that street frontage.
- c. Off-site signs are not permitted along that portion of a lot having a street frontage of less than 50 feet.
- d. No more than four off-site signs can be located at the intersection of two or more streets when the off-site signs are located within 150 feet of the intersection of two street frontages.
- e. An off-site sign face shall not be located within one foot of a side lot line.

**Sec. 31.** Paragraph 2. (Total Sign Area Allowed), of Subsection C. (Standards) of Section 4C.11.5. (Sign Packages) of Div. 4C.11. (Signs) of Part 4C. (Development Standard Rules) of Article 4 (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

2. Total Sign Area Allowed

- a. The maximum total area of *on-site signs* allowed on a *lot* is specified by a Sign Package according to the category of the applied Use District (Part 5B.) as indicated below:

	Sign Package 1	Sign Package 2
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AGRICULTURAL, RESIDENTIAL, <u>RESIDENTIAL-MIXED</u> , & OPEN SPACE USE DISTRICTS		
Total sign area allocation for all sign types allowed (max)	30 SF	30 SF
ALL OTHER USE DISTRICTS		
Total sign area allocation for all sign types allowed (max)	4 SF per foot of <i>street frontage</i>	4 SF per foot of <i>building frontage</i>
Combined sign area of <i>illuminated canopy signs, roof signs, roof sign: open panels, &amp; wall signs</i> facing the same direction (max)	2 SF per foot of <i>street frontage</i> , + 1 SF for each foot of <i>building frontage</i>	n/a

- b. In Sign Package 1, *awning signs*, high-rise signs and *marquee signs* do not count towards the total sign area allocation of four square feet per foot of *street frontage*.
- c. In Sign Package 2, *awning signs* and high-rise signs do not count towards the total *sign* area allocation of four square feet per foot of *building frontage*.
- d. Wall signs in compliance with the standards in Sec. 4C.11.6.C.12. (Wall Sign) are exempt from Subparagraph a. above when the wall sign is provided on a building with two or more tenant spaces.

**Sec. 32.** The table header in Paragraph 3. of Subsection C. of Section 4C.11.5. (Sign Packages) of Div. 4C.11. of Part 4C. of Article 4 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

	Sign Package 1	Sign Package 2
AGRICULTURAL, RESIDENTIAL, <u>RESIDENTIAL-MIXED</u> & OPEN SPACE USE DISTRICTS		

**Sec. 33.** Subparagraph c. and Subparagraph d. of Paragraph 1. (Awning Sign) of Subsection C. of Section 4C.11.6. (Sign Types) of Div. 4C.11. of Part 4C. of Article 4 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

	Sign Package 1	Sign Package 2

c. SIGN TYPE PERMISSIONS		
All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts	●	●
All other Use Districts	●	●
● = Sign type allowed      ○ = Sign type not allowed		

		Sign Package 1	Sign Package 2
d. DIMENSIONAL STANDARDS			
Combined sign area for all awning signs (max)			
All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts		n/a	n/a
All other Use Districts		2 SF per foot of street frontage	2 SF per foot of street frontage
A	Area of individual awning sign (max)		
	All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts	20 SF	20 SF
	All other Use Districts	n/a	12 SF
B	Sign display height (max)	1'	1'

**Sec. 34.** Subparagraph c. of Paragraph 2. (High-Rise Sign 1) of Subsection C. of Section 4C.11.6. (Sign Types) of Div. 4C.11. of Part 4C. of Article 4 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

		Sign Package 1	Sign Package 2
c. SIGN TYPE PERMISSIONS			
All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts		○	○
All other Use Districts		●	○
● = Sign type allowed      ○ = Sign type not allowed			

**Sec. 35.** Subparagraph c. of Paragraph 3. (High-Rise Sign 2) of Subsection C. of Section 4C.11.6. (Sign Types) of Div. 4C.11. of Part 4C. of Article 4 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

	Sign Package 1	Sign Package 2
c. SIGN TYPE PERMISSIONS		
All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts	<input type="radio"/>	<input type="radio"/>
All other Use Districts	<input type="radio"/>	<input checked="" type="radio"/>
● = Sign type allowed      ○ = Sign type not allowed		

**Sec. 36.** Subparagraph c. of Paragraph 4. (Illuminated Canopy Sign) of Subsection C. of Section 4C.11.6. (Sign Types) of Div. 4C.11. of Part 4C. of Article 4 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

	Sign Package 1	Sign Package 2
c. SIGN TYPE PERMISSIONS		
All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts	<input type="radio"/>	<input type="radio"/>
All other Use Districts	<input checked="" type="radio"/>	<input type="radio"/>
● = Sign type allowed      ○ = Sign type not allowed		

**Sec. 37.** Subparagraph c. of Paragraph 5. (Marquee Sign) of Subsection C. of Section 4C.11.6. (Sign Types) of Div. 4C.11. of Part 4C. of Article 4 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

	Sign Package 1	Sign Package 2
c. SIGN TYPE PERMISSIONS		
All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts	<input type="radio"/>	<input type="radio"/>
All other Use Districts	<input checked="" type="radio"/>	<input checked="" type="radio"/>
● = Sign type allowed      ○ = Sign type not allowed		

**Sec. 38.** Subparagraph c. and Subparagraph d. of Paragraph 6. (Monument Sign) of Subsection C. of Section 4C.11.6. (Sign Types) of Div. 4C.11. of Part 4C. of Article 4 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

	Sign Package 1	Sign Package 2
<b>c. SIGN TYPE PERMISSIONS</b>		
All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts	●	●
All other Use Districts	●	●
● = Sign type allowed    ○ = Sign type not allowed		

	Sign Package 1	Sign Package 2	
<b>d. DIMENSIONAL STANDARDS</b>			
Combined sign area for all monument signs (max)			
All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts	n/a	n/a	
All other Use Districts	1.5 SF per foot of street frontage	1.5 SF per foot of building frontage	
A	Area of individual monument sign (max)		
	All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts	9 SF per sign face	9 SF per sign face
	All other Use Districts	75 SF per sign face	32 SF per sign face
Total number of pole signs & monument signs allowed (max)			
	All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts	1	1
	All other Use Districts		
	0' to < 50' of street frontage	0	0
	50' to ≤ 200' of street frontage	1	1
	>200' to ≤ 400' of street frontage	2	2
	>400' to ≤ 600' of street frontage	3	3

	>600' of street frontage	+1 / 200' of street frontage	+1 / 200' of street frontage
B	Height (max)		
	All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts	6'	6'
	All other Use Districts	8'	8'
C	Depth (max)	2'	2'

**Sec. 39.** Subparagraph c. of Paragraph 7. (Pedestrian Sign) of Subsection C. of Section 4C.11.6. (Sign Types) of Div. 4C.11. of Part 4C. of Article 4 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

	Sign Package 1	Sign Package 2
c. SIGN TYPE PERMISSIONS		
All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts	<input type="radio"/>	<input type="radio"/>
All other Use Districts	<input checked="" type="radio"/>	<input checked="" type="radio"/>
● = Sign type allowed    ○ = Sign type not allowed		

**Sec. 40.** Subparagraph c. and Subparagraph d. of Paragraph 8. (Pole Sign) of Subsection C. of Section 4C.11.6. (Sign Types) of Div. 4C.11. of Part 4C. of Article 4 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

	Sign Package 1	Sign Package 2
c. SIGN TYPE PERMISSIONS		
All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts	<input checked="" type="radio"/>	<input type="radio"/>
All other Use Districts	<input checked="" type="radio"/>	<input type="radio"/>
● = Sign type allowed    ○ = Sign type not allowed		

	<u>All Sign Packages</u>
d. DIMENSIONAL STANDARDS	

Combined sign area for all pole signs (max)		
All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts		n/a
All other Use Districts		2 SF per foot of street frontage + 1 SF per foot of building frontage
	Total number of pole signs & monument signs (max)	
	All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts	1
	All other Use Districts	
	0' to < 50' of street frontage	0
	50' to ≤ 200' of street frontage	1
	>200' to ≤ 400' of street frontage	2
	>400' to ≤ 600' of street frontage	3
	>600' of street frontage	+1 / 200' of street frontage
A	Area of individual pole sign (max)	
	All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts	9 SF per sign face
	All other Use Districts	400 SF per sign face
B	Height <sup>1</sup> (max) including pole (max)	
	All <u>OS, A, RG, &amp; RX A &amp; RG</u> Use Districts	6'
	All other Use Districts	
	0' to < 50' of street frontage	None
	50' of street frontage	25'
	>50' to ≤ 100' of street frontage	35'
	>100' of street frontage	42'
(1) Any pole sign located at the street corner of a corner lot may use the greater street frontage for determining height limitations. In no event may a pole sign, including the pole, exceed the maximum building height specified by the applied Form District (Part 2B.).		

**Sec. 41.** Subparagraph c. of Paragraph 9. (Projecting Sign) of Subsection C. of Section 4C.11.6. (Sign Types) of Div. 4C.11. of Part 4C. of Article 4 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

	Sign Package 1	Sign Package 2
c. SIGN TYPE PERMISSIONS		
All OS, A, <u>RG, &amp; RX</u> & <del>RG</del> Use Districts	<input type="radio"/>	<input type="radio"/>
All other Use Districts	<input checked="" type="radio"/>	<input checked="" type="radio"/>
● = Sign type allowed    ○ = Sign type not allowed		

**Sec. 42.** Subparagraph c. of Paragraph 10. (Roof Sign) of Subsection C. of Section 4C.11.6. (Sign Types) of Div. 4C.11. of Part 4C. of Article 4 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

	Sign Package 1	Sign Package 2
c. SIGN TYPE PERMISSIONS		
All OS, A, <u>RG, &amp; RX</u> & <del>RG</del> Use Districts	<input type="radio"/>	<input type="radio"/>
All other Use Districts	<input checked="" type="radio"/>	<input type="radio"/>
● = Sign type allowed    ○ = Sign type not allowed		

**Sec. 43.** Subparagraph c. of Paragraph 11. (Roof Sign: Open Panel) of Subsection C. of Section 4C.11.6. (Sign Types) of Div. 4C.11. of Part 4C. of Article 4 of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

	Sign Package 1	Sign Package 2
c. SIGN TYPE PERMISSIONS		
All OS, A, <u>RG, &amp; RX</u> & <del>RG</del> Use Districts	<input type="radio"/>	<input type="radio"/>
All other Use Districts	<input type="radio"/>	<input checked="" type="radio"/>
● = Sign type allowed    ○ = Sign type not allowed		

**Sec. 44.** Subparagraph c. and Subparagraph d. of Paragraph 12. (Wall Sign) of Subsection C. (Standards) of Section 4C.11.6. (Sign types) of Div. 4C.11. (Signs) of Part 4C. (Development Standards Rules) of Article 4 (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

	Sign Package 1	Sign Package 2
<b>c. SIGN TYPE PERMISSIONS</b>		
All OS, A, <del>RG, &amp; RX &amp; RG</del> Use Districts	●	●
All other Use Districts	●	●
● = Sign type allowed    ○ = Sign type not allowed		

	Sign Package 1	Sign Package 2
<b>d. DIMENSIONAL STANDARDS</b>		
<b>Combined sign area for all wall signs (max)</b>		
<del>All OS, A, &amp; RG Use Districts</del>	n/a	n/a
<del>All other Use Districts</del>		
<del>Single Story Buildings</del>	2 SF per foot of street frontage, + 1 SF for each foot of building frontage.	3 SF per foot of building frontage
<del>Multistory Buildings</del>	2 SF per foot of street frontage, + 1 SF for each foot of building frontage, + 10% for each additional story (not to exceed 150% of single story max).	2 SF per foot of building frontage
<b>Area of individual wall sign (max)</b>		
<del>All OS, A, &amp; RG Use Districts</del>	20 SF	20 SF
<del>All other Use Districts</del>	n/a	80 SF
<b>Projection from building face (max)</b>	2'	4'

d. DIMENSIONAL STANDARDS

i. Sign Package 1

	<u>Combined sign area for all wall signs (max)</u>	<u>Area of Individual wall sign (max)</u> <b><u>A [graphic label]</u></b>	<u>Projection from building face (max)</u> <b><u>B [graphic label]</u></b>
<b><u>OS, A, RG, &amp; RX Use District</u></b>	<u>n/a</u>	<u>20 SF</u>	<u>2'</u>
<b><u>All other Use Districts, single-story building</u></b>			
<u>Single tenant space</u>	<u>2 SF per foot of street frontage, + 1 SF for each foot of building frontage.</u>	<u>n/a</u>	<u>2'</u>
<u>Two or more tenant spaces</u>	<u>2 SF per foot of street frontage, + 1 SF for each foot of building frontage, or compliance with area of individual wall sign maximums in the column to the right</u>	<u>Compliance with the combined sign area for all wall signs in the column to the left, or 3 SF per linear foot of exterior tenant space frontage</u>	<u>2'</u>
<b><u>All other Use Districts, multistory buildings</u></b>			
<u>Single tenant space</u>	<u>2 SF per foot of street frontage, + 1 SF for each foot of building frontage, + 10% for each additional story (not to exceed 150% of single story max).</u>	<u>n/a</u>	<u>2'</u>
<u>Two or more tenant</u>	<u>2 SF per foot of street frontage, + 1 SF for each</u>	<u>Compliance with the combined sign area</u>	<u>2'</u>

<u>spaces</u>	<u>foot of building frontage, + 10% for each additional story (not to exceed 150% of single story max), or compliance with area of individual wall sign maximums in the column to the right</u>	<u>for all wall signs in the column to the left, or 3 SF per linear foot of exterior tenant space frontage plus 10% for each additional story not to exceed 150%</u>	
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ii. Sign Package 2

	<u>Combined sign area for all wall signs (max)</u>	<u>Area of Individual wall sign (max) A [graphic label]</u>	<u>Projection from building face (max) B [graphic label]</u>
<u>OS, A, RG, &amp; RX Use District</u>	<u>n/a</u>	<u>20 SF</u>	<u>1'</u>
<u>All other use districts, single-story building</u>			
<u>Single tenant space</u>	<u>3 SF per foot of building frontage</u>	<u>80 SF</u>	<u>1'</u>
<u>Two or more tenant spaces</u>	<u>3 SF per foot of building frontage not to exceed 80 SF per sign, or compliance with area of individual wall sign maximums in the column to the right.</u>	<u>Compliance with the combined sign area for all wall signs in the column to the left, or 2 SF per linear foot of exterior tenant space frontage but not to exceed 80 SF</u>	<u>1'</u>
<u>All other use districts, multi-story building</u>			
<u>Single tenant space</u>	<u>2 SF per foot of building frontage</u>	<u>80 SF</u>	<u>1'</u>
<u>Two or more tenant spaces</u>	<u>2 SF per foot of building frontage not to exceed 80 SF per sign, or compliance with area of</u>	<u>Compliance with the combined sign area for all wall signs in the column to the left, or 2 SF per linear foot of</u>	<u>1'</u>

	<u>individual wall sign maximums in the column to the right.</u>	<u>exterior tenant space frontage but not to exceed 80 SF</u>	
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**Sec. 45.** Subparagraph c. of Paragraph 13. (Window Sign) of Subsection C. (Standards) of Section 4C.11.6. (Sign types) of Div. 4C.11. (Signs) of Part 4C. (Development Standards Rules) of Article 4 (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

	Sign Package 1	Sign Package 2
<b>c. SIGN TYPE PERMISSIONS</b>		
All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts	<input type="radio"/>	<input type="radio"/>
All other Use Districts	<input checked="" type="radio"/>	<input checked="" type="radio"/>
● = Sign type allowed    ○ = Sign type not allowed		

**Sec. 46.** Subparagraph c. and Subparagraph d. of Paragraph 14. (Yard Sign) of Subsection C. (Standards) of Section 4C.11.6. (Sign types) of Div. 4C.11. (Signs) of Part 4C. (Development Standards Rules) of Article 4 (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

	Sign Package 1	Sign Package 2
<b>c. SIGN TYPE PERMISSIONS</b>		
All OS, A, <u>RG, &amp; RX &amp; RG</u> Use Districts	<input checked="" type="radio"/>	<input checked="" type="radio"/>
All other Use Districts	<input type="radio"/>	<input type="radio"/>
● = Sign type allowed    ○ = Sign type not allowed		

		<u>All Sign Packages</u>
<b>d. DIMENSIONAL STANDARDS</b>		
Combined sign area for all yard signs (max)		n/a
A	Area of individual yard sign (max)	
	Agricultural Use Districts	20 SF

	All OS, <del>RG, &amp; RX</del> RG Use Districts	12 SF
B	Height (max)	6'

**Sec. 47.** Subsection B. (Applicability) of Section 4C.12.1. (Roof-Mounted Equipment) of Division 4C.12. (Site Elements) of Part 4C. (Development Standards Rules) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

**B. Applicability**

*Roof-mounted equipment standards apply to new construction, a major remodel, a site modification, ~~or an exterior modification, or a use modification.~~ When roof-mounted equipment standards apply, the standards apply to all mechanical equipment or utility equipment located on a roof. In addition to the screening standards in this Section (Roof-Mounted Equipment), utilities: wireless facility, rooftop uses shall be designed according to Sec. 4C.12.4. (Wireless Telecommunication Facilities).*

**Sec. 48.** Paragraph 1. of Subsection B. (Applicability) of Section 4C.12.7. (Recycling Areas) of Division 4C.12. (Site Elements) of Part 4C. (Development Standards Rules) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows, without amending any of the subparagraphs of Paragraph 1:

1. Recycling area standards apply to new construction, ~~major remodel, or use modification or a site modification~~ which introduces or modifies a recycling area on a lot and results in any of the following:

**Sec. 49.** The first unnumbered paragraph of Division 5B.1. (Open Space Use Districts) of Part 5B. of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Open Space Use Districts regulate open spaces to be preserved as natural resources or used for outdoor recreation opportunities ~~and to allow for the efficient management of municipal resources.~~

**Sec. 50.** The first unnumbered paragraph of Division 5B.2. (Agricultural Use Districts) of Part 5B. of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Agricultural Use Districts emphasize agriculture-related uses while also allowing for residential uses ~~and the efficient management of municipal resources.~~

**Sec. 51.** The first unnumbered paragraph of Division 5B.3. (Residential Use Districts) of Part 5B. of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Residential Use Districts emphasize residential uses and a wide variety of housing types, and **only** allow a minimal amount of compatible services and amenities.

**Sec. 52.** The first unnumbered paragraph of Division 5B.4. (Residential-Mixed Use Districts) of Part 5B. of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Residential-Mixed Use Districts emphasize residential uses and **only** allow a minimal amount of compatible services and amenities and limited commercial and agricultural uses.

**Sec. 53.** The first unnumbered paragraph of Division 5B.5. (Commercial-Mixed Use Districts) of Part 5B. of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Commercial-Mixed Use Districts promote neighborhoods with a mixture of uses including commercial and residential while also supporting public & institutional and recreational uses.

**Sec. 54.** The first unnumbered paragraph of Division 5B.7. (Industrial Use Districts) of Part 5B. of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be added as follows:

Industrial Use Districts promote commercial and industrial uses while prohibiting residential uses.

**Sec. 55.** The Gas Station, Standard Vehicle use within the Fueling Station use group in Paragraph 6. (Heavy Commercial) of Subsection B. (Allowed Uses & Use Limitations) of Section 5B.5.3. (Commercial-Mixed 3 (CX3)) of Division 5B.5. (Commercial-Mixed Use Districts) of Part 5B. (Use Districts) of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Use	Permission	Use Standard	Specification
Gas Station, Standard Vehicle	P*	<b>Separation (min):</b>	
		<i>Sensitive use</i>	200'
		Residential, Residential-Mixed, or Agricultural Use <i>District</i>	200'

Use	Permission	Use Standard	Specification
		Relief	CU2
		<b>Screening:</b>	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
		<del>Hours of operation (open/close)</del>	<del>7AM/7PM</del>
		<b>Supplemental standards:</b>	Sec. 5C.2.5.C.1.

**Sec. 56.** The Household Moving Truck Rental use within the Motor Vehicle Sales & Rental use group in Paragraph 6. (Heavy Commercial) of Subsection B. (Allowed Uses & Use Limitations) of Section 5B.5.3. (Commercial-Mixed 3 (CX3)) of Division 5B.5. (Commercial-Mixed Use Districts) of Part 5B. (Use Districts) of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Use	Permission	Use Standard	Specification
Household Moving Truck Rental	P*	<b>Separation (min):</b>	
		<i>Sensitive use</i>	<del>500</del> <u>'200'</u>
		Residential, Residential-Mixed, or Agricultural Use District	<del>500</del> <u>'200'</u>
		Relief	CU2
		<b>Screening:</b>	
		<i>Frontage Screen</i>	F-Screen 3
		<i>Transition Screen</i>	T-Screen 1
		<b>Supplemental standards:</b>	Sec. 5C.2.5.D.1.

**Sec. 57.** The Gas Station, Standard Vehicle use within the Fueling Station use group in Paragraph 6. (Heavy Commercial) of Subsection B. (Allowed Uses & Use Limitations) of Section 5B.5.4. (Commercial-Mixed 4 (CX4)) of Division 5B.5. (Commercial-Mixed Use Districts) of Part 5B. (Use Districts) of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Use	Permission	Use Standard	Specification
<b>Fueling Station:</b>			
Gas Station, Standard Vehicle	P*	<b>Incidental to:</b>	<b>Motor vehicle sales and rental</b>
		<b>Screening</b>	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
		<del>Hours of operation (open/close)</del>	<del>7AM/7PM</del>
		<b>Supplemental standards:</b>	Sec. 5C.2.5.C.1.

**Sec. 58.** The Gas Station, Standard Vehicle use within the Fueling Station use group in Paragraph 6. (Heavy Commercial) of Subsection B. (Allowed Uses & Use Limitations) of Section 5B.6.2. (Industrial-Mixed 2 (IX2)) of Division 5B.6. (Industrial-Mixed Use Districts) of Part 5B. (Use Districts) of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Use	Permission	Use Standard	Specification
<b>Fueling Station:</b>			
Gas Station, Standard Vehicle	P*	<b>Separation (min):</b>	
		<i>Sensitive use</i>	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		<b>Screening:</b>	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
		<del>Hours of operation (open/close)</del>	<del>7AM/7PM</del>
		<b>Supplemental standards:</b>	Sec. 5C.2.5.C.1.

**Sec. 59.** Household Moving Truck Rental use within the Motor Vehicle Sales & Rental use group in Paragraph 6. (Heavy Commercial) of Subsection B. (Allowed Uses & Use Limitations) of Section 5B.7.1. (Industrial 1 (I1)) and Section 5B.7.2. (Industrial 2 (I2)) of Division 5B.7. (Industrial Use Districts) of Part 5B. (Use Districts) of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Use	Permission	Use Standard	Specification	
Household Moving Truck Rental	P*	<b>Separation (min):</b>		
		<i>Sensitive use</i>	200'	
		Residential, Residential-Mixed, or Agricultural Use District	200'	
		Relief	CU2	
		<b>Screening:</b>		
		<i>Frontage screen</i>	F-Screen 3	
		<i>Transition screen</i>	T-Screen 1	
		<b>Supplemental standards:</b>	Sec. 5C.2.5.D.1.	

**Sec. 60.** The Gas Station, Standard Vehicle use within the Fueling Station use group in Paragraph 6. (Heavy Commercial) of Subsection B. (Allowed Uses & Use Limitations) of Section 5B.7.3. (Industrial 3 (I3)) of Division 5B.7. (Industrial Use Districts) of Part 5B. (Use Districts) of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Use	Permission	Use Standard	Specification	
<b>Fueling Station:</b>				
Gas Station, Standard Vehicle	P*	<b>Separation (min):</b>		
		<i>Sensitive use</i>	200'	
		Residential, Residential-Mixed, or Agricultural Use District	200'	
		Relief	CU2	
		<b>Screening:</b>		
		<i>Frontage screen</i>	F-Screen 3	

Use	Permission	Use Standard	Specification
		<i>Transition screen</i>	T-Screen 1
		<del>Hours of operation (open/close)</del>	<del>7AM/7PM</del>
		<b>Supplemental standards:</b>	<i>Sec. 5C.2.5.C.1.</i>

**Sec. 61.** Paragraph 1. (Supplemental Findings) of Subsection H. (Mineral & Ore Extraction) of Section 5C.2.7. (Heavy Industrial Uses) of Division 5C.2. (Supplemental Use Standards, Procedures & Findings) of Part 5C. (Use Rules) of Article 5. (Uses) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

### 1. Supplemental Findings

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to Sec. 13B.2.3. (Class 3 Conditional Use Permit), new mineral & ore extraction facilities and existing facilities expanding operations beyond the current property lines are required to:

a. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance;

b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures; and

~~c. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures; and mitigation measures; and~~

~~c.d.~~ Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, *schools, hospitals*, public playgrounds, nursing homes, child care centers, and other similar *uses*.

**Sec. 62.** Section 5D.1.4. (Specified Uses) of Division 5D.1. (Use Definitions) of Part 5D. (Use Definitions) of Article 5. (Uses) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

### SEC. 5D.1.4. SPECIFIED USES

Use definitions may include a list of specific uses that share common attributes to support a definition's broader qualitative description. These specific *uses* are provided as illustrative examples to guide users in interpretation and implementation, but are not

intended to represent an exhaustive list. The *Zoning Administrator* has the authority to establish and maintain a Specific Use List administratively as deemed necessary and appropriate for the purposes of ensuring consistent application and alignment of specific uses with the use ~~definitions~~ definitions in this code.

**Sec. 63.** Subsection A. (Light) of Section 5D.7.1. (Motor Vehicle Services) of Division 5D.7. (Heavy Commercial Uses) of Part 5C. (Use Rules) of Article 5. (Uses) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

**A.Light**

Motor vehicle services: light is defined as any *motor vehicle services use* involving the mechanical or electrical repair, diagnosis, maintenance or servicing of standard *motor vehicles*. This *use* includes automotive emissions testing; electrical diagnostic, battery testing, and charging; tire removal, replacement, and repair; mechanical adjustment; oil change; lubrication; sound system or alarm service and installation; and window repair or window tinting. This *use* does not include uses defined in the following Sections: Sec. 5D.7.1.B. (Motor Vehicle Services: Heavy), Sec. 5D.7.1.C. (Motor Vehicle Services: Large Vehicle), or Sec. 5D.7.1.D. (Motor Vehicle Services: Car Wash).

**Sec. 64.** Sub-paragraph c. (Ground Story) of Paragraph 2. (Facade) of Subsection E. (Frontage Standards) of Section 7B.1.1. (Civic Institution 1) of Division 7B.1. (Institutional) of Part 7B. of Article 7. (Alternate Typologies) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

<u>c. GROUND STORY</u>		<u>Sec. 7C.1.2.</u>	
	<b>Ground story height</b> (min)	<u>n/a</u>	<u>n/a</u>
	<u>Residential (min)</u>	<u>n/a</u>	<u>n/a</u>
	<u>Non-residential (min)</u>	<u>16'</u>	<u>16'</u>
	<b>Ground floor elevation</b> (min/max)	n/a	n/a

**Sec. 65.** Subsection D. of Section 10.1.2. (Requirements) of Division 10.1. (Street Dedication & Improvement) of Article 10. (Streets & Parks) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

- D. The maximum area of land required to be so dedicated shall not exceed 25 percent of the area of any such *lot* which was of record on March 1, 1962 in the Los Angeles County Recorder’s Office. In no event shall such dedication reduce the *lot* below ~~a width of 50 feet or an area of 5,000 square feet~~ the minimum lot width nor minimum lot area as required by the applied Form District (Part 2B.) of the subject lot.

**Sec. 66.** Subsection C. (Waivers for a Map Modification) of Section 10.1.10. (Waiver & Appeals) of Division 10.1. (Street Dedication & Improvement) of Article 10 (Streets and Parks) Chapter 1A of the Los Angeles Municipal Code shall be amended and renumbered as follows:

C. Waivers for a Map Modification

~~Notwithstanding the parcel map, tentative tract map, or final tract map modification procedures set forth in Article 13. (Administration), p~~Projects that have an approved or recorded map, and where the street standards for which the original dedication or improvements were revised after the map was either approved or recorded, may apply for a waiver from a street dedication or improvement using the procedures in Sec. 13B.7.3.H (Modification of Entitlement), or Sec. 13B.7.4.H. (Modification of Recorded Final Tract Map), or Sec. 13B.7.5.H (Modification of Entitlement), or Sec. 13B.7.6.H. (Modification of Recorded Final Parcel Map). ~~Sec. 10.1.10.A. (Waivers for By-Right Projects), with the Director acting for the Advisory Agency.~~

**Sec. 67.** The Division of Land in Table 4 - Summary of Notice Requirements of Subsection F. (Notice Requirements of Each Process) of Section. 13A.2.4. (Notice of Public Hearing) of Division 13A.2. (General Procedural Elements) of Article 13. (Administration) of Chapter 1A of the Los Angeles Municipal Code, shall be amended as follows:

Action	Reference	Publication	Mail	Posting
Division of Land	<i>Div. 13B.7.</i>			
Parcel Map Exemption/ Lot Line Adjustment	<i>Div. 13B.7.2.</i>			
Tentative Tract Map	<i>Div. 13B.7.3.</i>	■	■	■
Final Tract Map	<i>Div. 13B.7.4.</i>			
Preliminary Parcel Map	<i>Div. 13B.7.5.</i>	■	■	■
Final Parcel Map	<i>Div. 13B.7.6.</i>			
Private Street Map	<i>Div. 13B.7.7.</i>	■	■	■
Subdivision Appeal	<i>Div. 13B.7.8.</i>		■	

**Sec. 68.** Sub-subparagraph ii. of Sub-paragraph b. (Appeals) of Paragraph 6. (Advisory Agency) of Subsection C. (Decision makers and Procedures) of Section 13A.2.10. (Multiple Approvals) of Division 13A.2. (General Procedural Elements) of Part 13A. (General Provisions) of Article 13. (Administration) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

ii. Hearings for and consideration of appeals of *Subdivision Approvals* by the *Advisory Agency* shall be scheduled for the same time as any hearing and decision by the Area Planning Commission or *City Planning Commission*, whichever has jurisdiction over the other approvals. In the event that the Appeal Board as determined by ~~Div. 13B.8.~~ 13B.7. (*Division of Land*) is the *City Planning Commission*, the hearing for and consideration of the appeals shall be heard by the *City Planning Commission*.

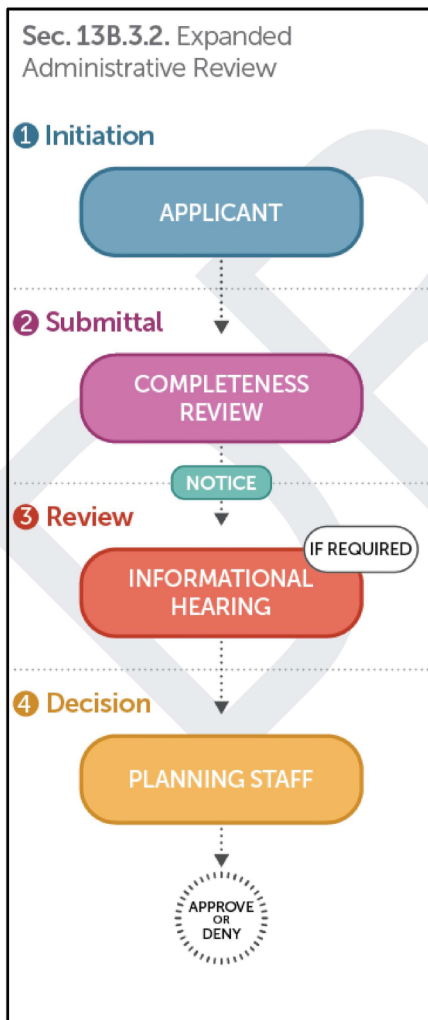
**Sec. 69.** Subsection F. (Scope of Action) of Section 13B.3.1. (Administrative Review) and Section 13B.3.2. (Expanded Administrative Review) of Division 13B.3. (Ministerial Action) of Part 13B. (Processes & Procedures) of Article 13. (Administration) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

**F. Scope of Action**

After the Administrative Review determines that the *application* is in compliance with the applicable regulations and standards, the following actions must comply with the approved plans:

1. The erection, enlargement or maintenance of *buildings*;
2. Any development or construction work; ~~or~~
3. Issuance of a grading, building, demolition, or change of use permit; or
4. A use modification.

**Sec. 70.** The graphic in Sec. 13B.3.2. (Expanded Administrative Review) of Div. 13B.3. (Ministerial Action) of Part 13B. (Processes and Procedures) of Article 13 (Administration) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:



**Sec. 71.** Amend Paragraph 1. of Subsection H. (Modification of Entitlement) of Section 13.B.7.3. (Tentative Tract Map) of Division 13.B.7. (Division of Land) of Article 13 (Processes and Procedures) to read as follows:

H. Modification of Entitlement

1. The Advisory Agency may grant modifications to any of the provisions of *Chapter I. (General Provisions and Zoning), Article 7 (Division of Land Regulations), or Article 10 (Streets and Parks), or Article 11 (Division of Land)* of this Zoning Code (Chapter 1A) on its own initiative or upon recommendation of any member of the *Subdivision Committee* whenever the property to be divided is of such size or shape, is subject to such title limitations of record, is affected by such topographical location or subsurface or topographical conditions, is to be devoted to such use, is subject to such regulation by the provisions of *Chapter I. (General Provisions and Zoning), Article 1. (General Provisions)* that it is impractical to conform to the strict application of the requirements of *Chapter I. (General Provisions and Zoning), Article 7 (Division of Land Regulations), or Article 10 (Streets and Parks), or Article 11 (Division of Land)* of this Zoning Code (Chapter 1A) for lots subject to this Chapter.

**Sec. 72.** Paragraph 3. (Exhaustion) of Subsection F. (Appeals of CEQA Decisions) of Section 13B.11.1. (Environmental Review Procedures) of Division 13B.11. (California Environmental Quality Act (CEQA) Provisions) of Part 13B. (Processes & Procedures) of Article 13. (Administration) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

3. Exhaustion

No appeal of the *CEQA Clearance* shall be accepted by the City unless: ~~all project approval appeals were previously exhausted.~~

- a. The entitlement(s) for which the CEQA clearance was adopted have been appealed under all available appeals for the entitlement, and
- b. The appeal decisions are final and there is no available appeal to City Council for that entitlement.

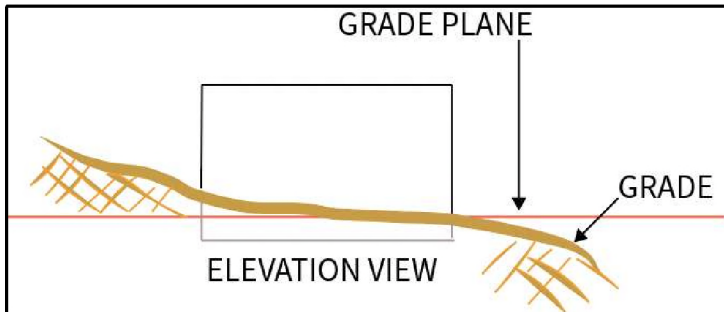
**Sec. 73.** Section 14.2.9. (Grade Plane Elevation) of Division 14.2. (General Standards & Measurement) of Article 14. (General Rules) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Sec. 14.2.9. ~~Grade Plane Elevation~~ Height Measurement

~~Grade plane elevation is defined as a reference plane, representing the average elevation of the existing ground level adjoining a building and its exterior walls, from which the height of a building or structure shall be measured.~~

## A. General Grade Plane Elevation

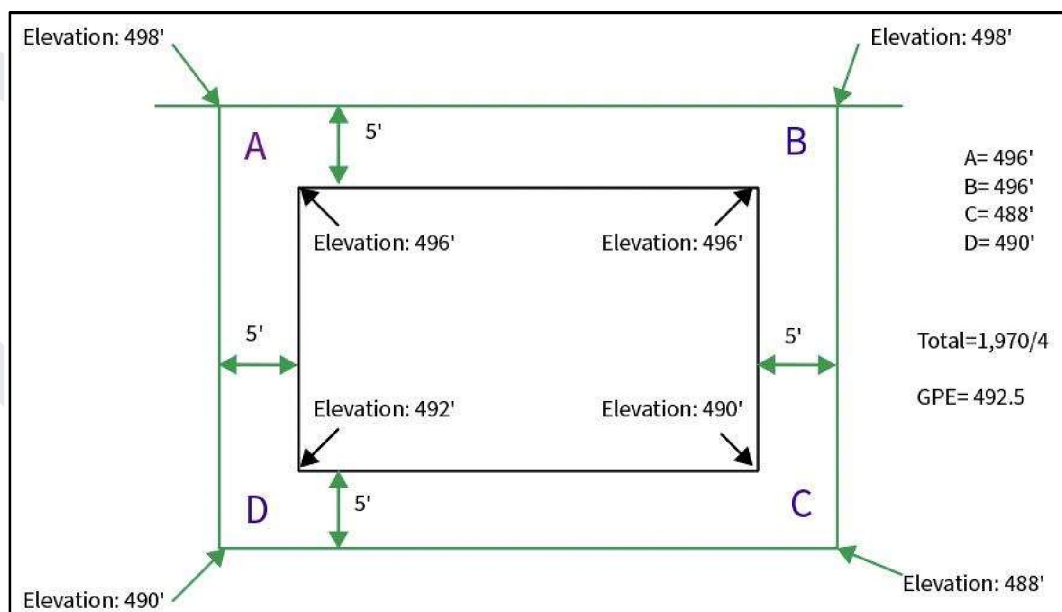
Grade plane elevation (GPE) is defined as a reference plane, representing the average elevation of the finished ground level adjoining a *building* and its *exterior walls*, from which the height of a *building* or *structure* shall be measured.



### 1. Average Grade Elevation General

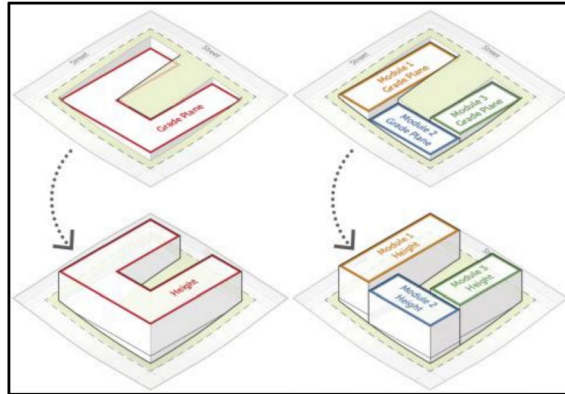
~~For all buildings and structures that have no applicable building perimeter pursuant to Subsection B. (Applicable Building Perimeter) below or for lots that contain an average natural slope of less than 15 percent slope, except lots located within the City's Hillside Area per Sec. 1.5.6. (Hillside Area Map), the grade plane elevation shall be established in accordance with Subsection E. (Average Grade Method) below.~~

GPE shall be established by taking the average of the lowest elevation points of each perimeter of the building, within five feet of the exterior wall at finished grade.



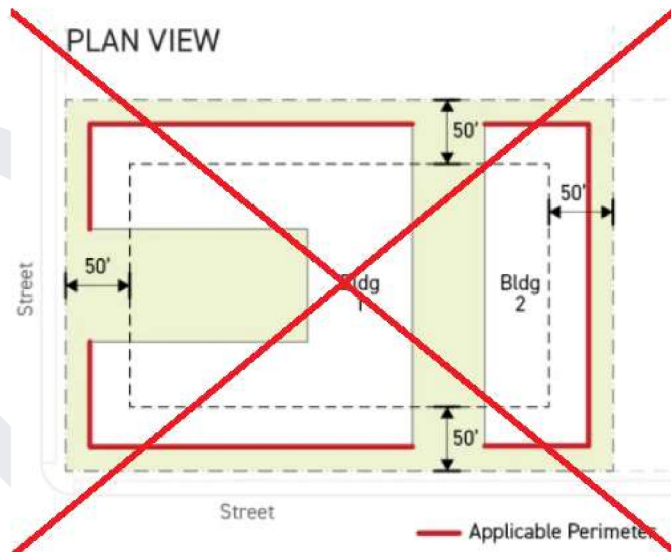
### 2. Full Building Method & Building Module Method

~~For buildings or structures located within the City's Hillside Area, the grade plane elevation may be established for either an entire building in accordance with Subsection C. (Full Building Method) below or separately for different building modules in accordance with Paragraph 3 (Rule of Measuring Grade Plane Elevation for Separate Building Modules) below. Subsection D. (Building Module Method) below. Using the Full Building Method, in accordance with Sec. 14.1.9.C. (Full Building Method) or for separate buildings using the Building Module Method in accordance with Sec. 14.1.9.D. (Building Module Method).~~

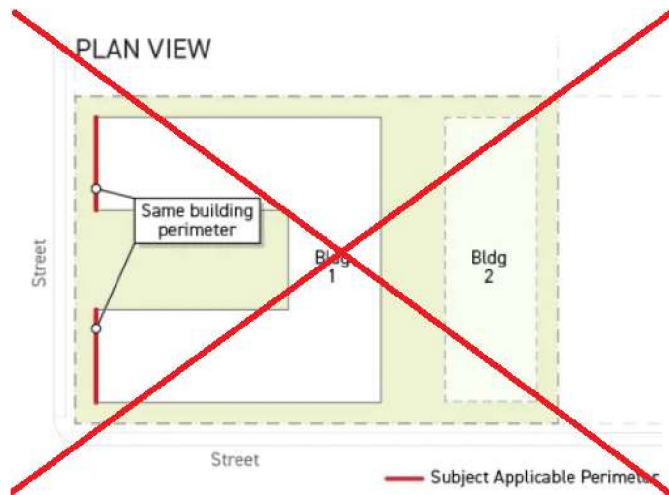


~~B. Applicable Building Perimeter~~

~~1. Only building perimeters located within 50 feet of the lot line that the building perimeter faces are considered applicable perimeters when calculating grade plane elevation using the Subsection C. (Full Building Method) below or Subsection D. (Building Module Method) below.~~



~~2. Applicable building perimeters associated with the same building and facing the same lot line are considered a singular or part of the same building perimeter even where they are not contiguous.~~



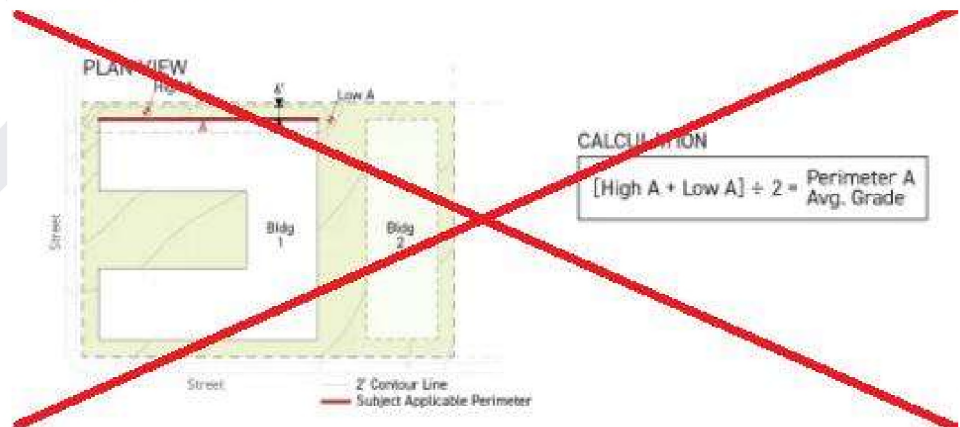
~~3. Where a building has no lot line-facing perimeter within 50 feet of a lot line, the grade plane elevation shall be established according to Subsection E. (Average Grade Method) below.~~

~~C. Full Building Method~~

- ~~1. When using the full building method, the entirety of each building perimeter shall be governed by a uniform weighted average elevation reference.~~
- ~~2. Where there are multiple buildings, each building shall independently establish its own weighted average elevation.~~
- ~~3. Establishing the weighted average elevation using the full building method is determined by following the steps below:~~

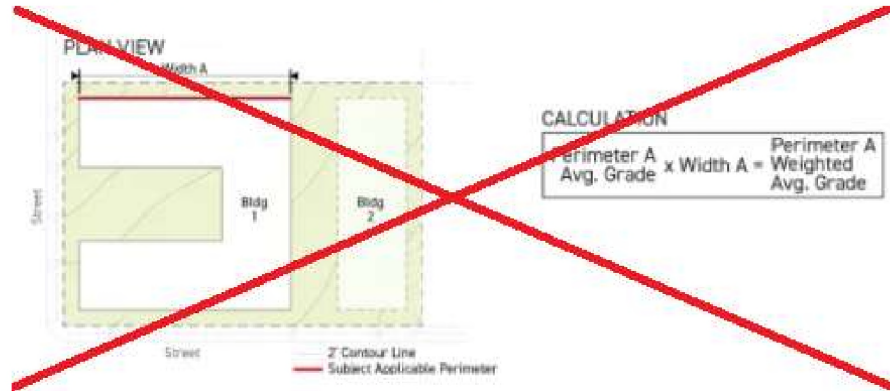
~~a. Step 1~~

~~For each applicable building perimeter pursuant to Sec. 14.2.9.B. (Applicable Building Perimeter), calculate the building perimeter average grade by averaging the highest and lowest elevation of on-site existing grade located within six feet of the subject applicable building perimeter.~~



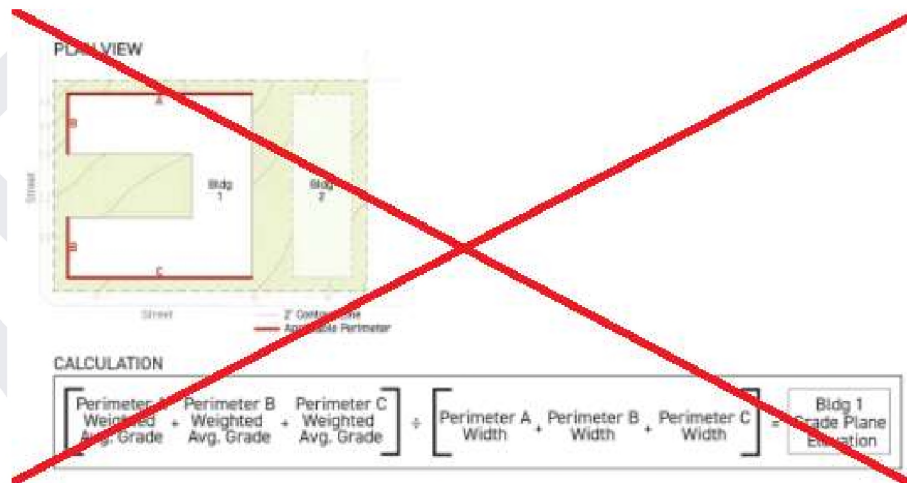
~~b. Step 2~~

~~For each applicable building perimeter pursuant to Sec. 14.2.9.B. (Applicable Building Perimeter), calculate the weighted building perimeter average existing grade by multiplying the building perimeter average existing grade by the width of the applicable building perimeter, measured parallel to the lot line that it faces.~~



~~c. Step 3~~

~~Sum the weighted building perimeter average existing grade (for all applicable building perimeters) and divide the sum by the cumulative total length of all applicable building perimeters associated with the building.~~



D. Building Module Method 3. Rule for Measuring Grade Plane Elevation for Separate Building Modules

1. When using the building module method, a building footprint may be broken up into multiple modules, each possessing its independently established weighted average elevation.
2. Building modules shall be delineated according to the following steps:
  - All portions of a building footprint shall be designated to a building module. When a building footprint contains multiple building pads,

grade plane elevation can be established independently for each building pad or building module, so long as:

a. All portions of the building footprint are contiguous.

b. All portions of a building footprint are designated to a building module.

c. Each building module does not encompass any area external to the building footprint.

d. Each building module has an individual building footprint and does not overlap with another building module's building footprint.

e. All components of a building module area are contiguous.

f. Building module perimeters does not include any interior angles greater than 180 degrees.

g. Building modules does not include a building footprint that extends beyond the width of its building perimeter.

h. Building modules shall not include a building footprint that extends beyond the width of its applicable building perimeter, measured parallel to the lot line that the applicable building perimeter faces.

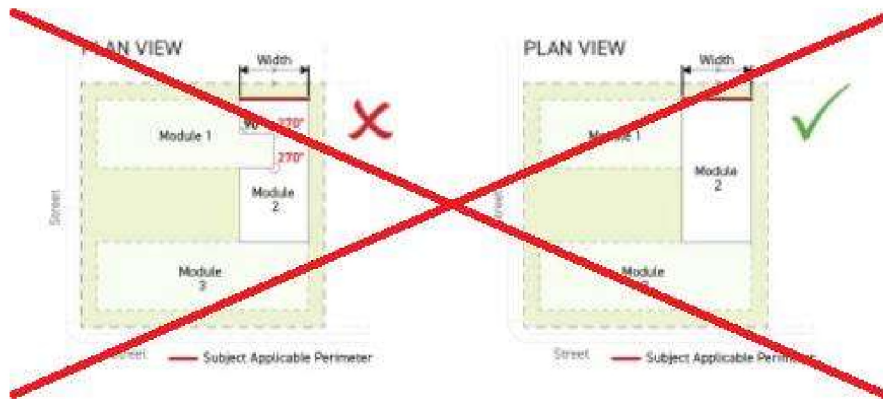
~~a. Each building module shall not encompass any area external to the building footprint.~~

~~b. Each building module shall have an individual building footprint and shall not overlap with another building module's building footprint.~~

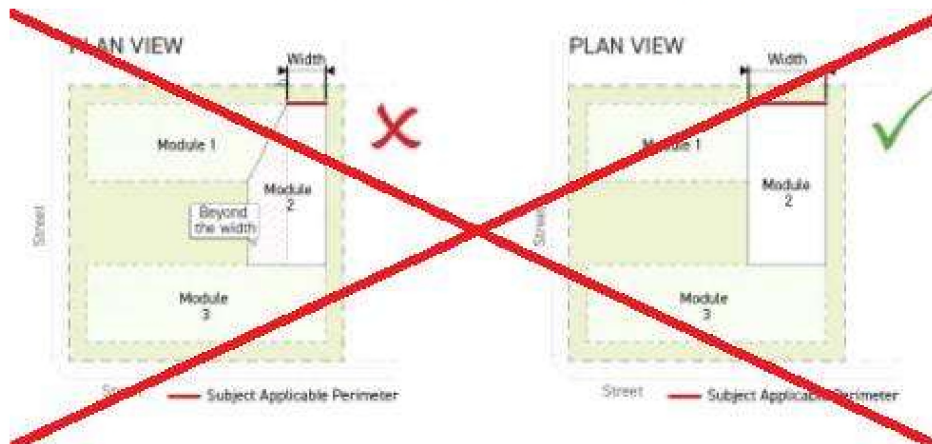
~~c. All components of a building module area shall be contiguous.~~

~~d. All building modules shall have at least one building perimeter qualifying as an applicable building perimeter pursuant to Subsection B. (Applicable Building Perimeter) above.~~

~~e. Building module perimeters internal to a structure shall not include any interior angles greater than 180 degrees.~~



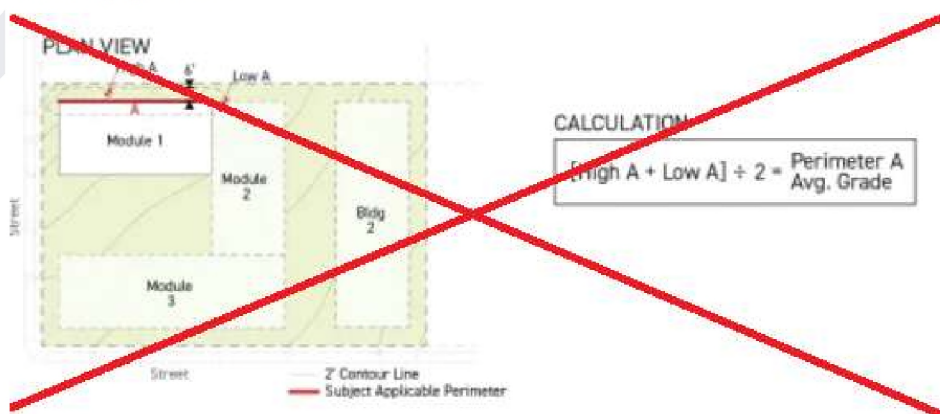
~~f. Building modules shall not include a building footprint that extends beyond the width of its applicable building perimeter, measured parallel to the lot line that the applicable building perimeter faces.~~



~~3. Using the building module method, grade plane elevation shall be established independently for each building module following the steps below:~~

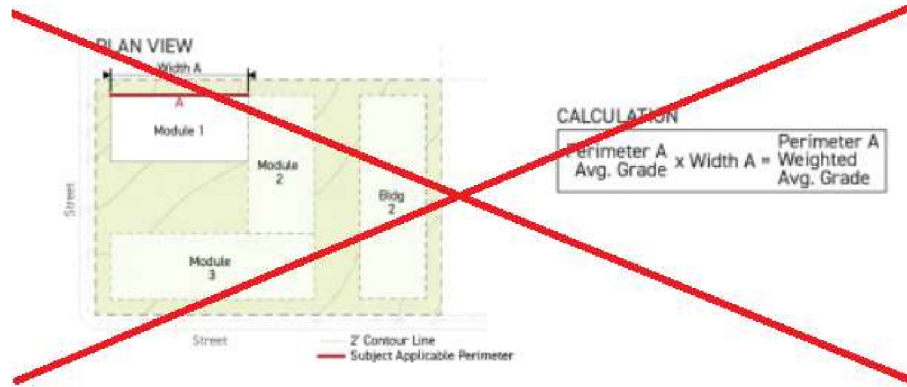
~~a. Step 1~~

~~For each applicable building perimeter pursuant to Subsection B. (Applicable Building Perimeter) above, calculate the building perimeter average grade by averaging the highest and lowest elevations within six feet of the applicable building perimeter of the existing grade.~~



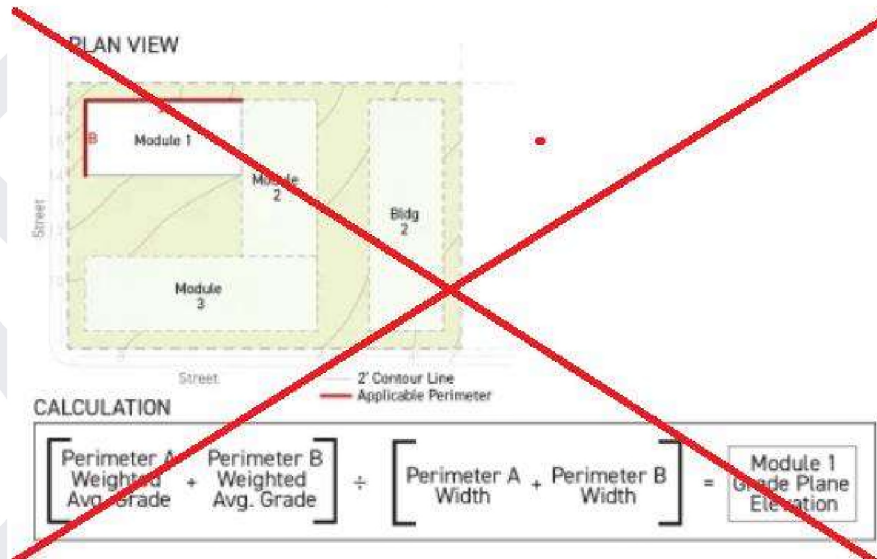
~~b. Step 2~~

~~For each applicable building perimeter pursuant to Subsection B. (Applicable Building Perimeter) above, calculate the weighted building perimeter average grade by multiplying the building perimeter average grade by the width of the applicable building perimeter, measured parallel to the lot line that it faces.~~



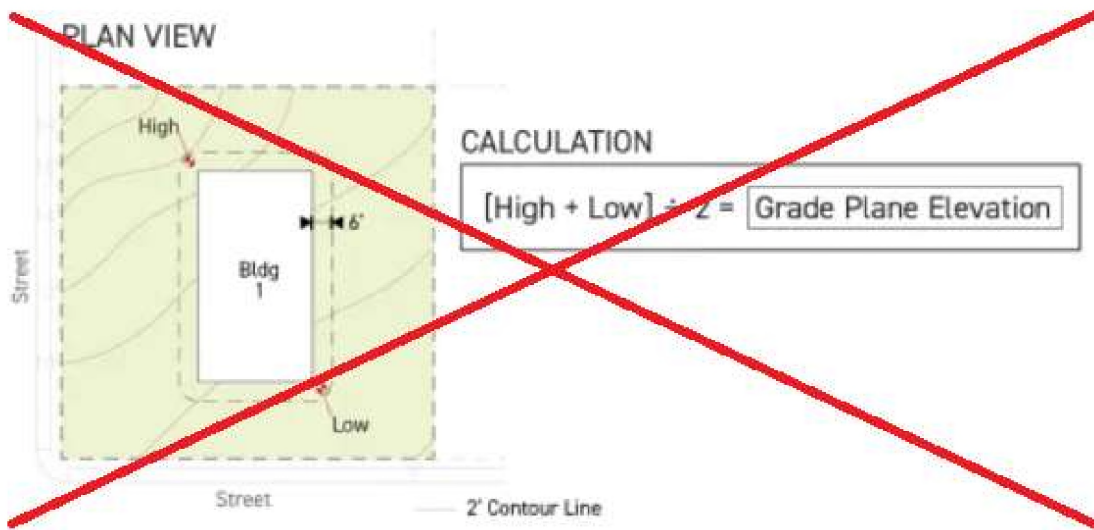
~~c. Step 3~~

~~Sum the weighted building perimeter average grade from all applicable building perimeters associated with the building module and divide this sum by the total cumulative length of all applicable perimeters associated with the building module.~~



~~E. Average Grade Method~~

~~When using the average grade method the grade plane elevation shall be established by averaging the building footprint elevation measured from the lowest and highest elevation points of the existing grade, within six feet of the exterior wall or lot line, whichever is less.~~



#### 4. Base Flood Elevation

In FEMA-designated flood zones A, AE, and VE, the grade plane elevation shall be adjusted by subtracting the Base Flood Elevation (BFE) from the GPE.

#### B. Envelope Height

Envelope (Height) Maximum is a reference plane, parallel to the topography of the lot and located above the structure, to which the height of a building or structure on a sloped lot is measured relative to grade.

##### 1. Establishment of Envelope Height

a. Envelope Height shall be established by taking the vertical distances between elevation points along a slope of a building site and a projected plane as described in Subparagraph e. of this Paragraph (Establishment of Envelope Height), below.

b. Elevation points along the slope shall originate from the existing grade.

c. Elevation points shall be taken at intervals no greater than 10 horizontal feet, with 2-foot vertical contour intermediates, used where available to refine the slope profile.

d. The distances between the elevation points and the envelope height shall correspond to the maximum Height in Feet allowed in the applied Form District (Part 2B.).

i. For example, if the maximum Height in Feet is 36', the distance from the grade to Envelope Height shall be 36'.

e. The collection of vertical offsets from the terrain to the specified height limit shall create a continuous projected plane resulting in a projected height profile to form the envelope height.

**Sec. 74.** Sub-subparagraph v. of Sub-paragraph e. (Other Lost Abutting More Than One Street) of Paragraph 1. (Primary Street Lot Line) of Subsection C. (Lot Line Designations) of Section 14.2.12. (Lot Line Determination) of Division 14.2. (General Standards & Measurement) of Article 14. (General Rules) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

v. The lot line ~~abutting adjoining a property zoned with a street that faces an publicly-accessible open space~~ Open Space Zone pursuant to Chapter I. (General Provisions and Zoning), Article 2 (Specific Planning - Zoning - Comprehensive Zoning Plan) for lots subject to Chapter I. or Open Space Use District pursuant to Div. 5B.1. (Open Space Use Districts) of this Zoning Code (Chapter 1A) for lots subject to this Chapter.;

**Sec. 75.** Existing definitions in Division 14.3. (Glossary) of Article 14. (General Rules) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows and appropriately alphabetized:

**GPE: Grade Plane Elevation**

**Certificate of Occupancy.** Certificate of Occupancy is defined as a certificate issued by the Department of Building and Safety in accordance with Chapter IX. (Building Regulations), Sec. 91.109. (Certificate of Occupancy) of this Code ~~authorizing the use of land, a building or structure or portion thereof, or a trailer park or portion thereof.~~

**Safety Barrier.** ~~For the purposes of vertical encroachments p~~Pursuant to Sec. 14.2.5.B.1.e. (Safety Barriers), a safety barrier is defined as a vertical barriers that is 45 inches in height or less and required for safety and protection by *Chapter IX. (Building Regulations)* of this Code to protect occupants from falling from walking surfaces including but not limited to parapets, railings, or banisters. ~~For the purposes of the remainder of this Zoning Code (Chapter 1A), a safety barrier is defined as anything put in place to prevent people from moving easily from one place to another for the purpose of mitigating risk including fences, walls, parapets, and railings.~~

**Unexpired.** ~~For the purposes of Div. 13B.12. (Redevelopment Plan Procedures), Pursuant to Sec. 13B.12.1.C. (Definitions) of this Code,~~ unexpired is defined as the applicable redevelopment regulations that are still in effect on the date of approval of a *redevelopment plan project or redevelopment plan amendment*, see Sec. 13B.12.1.C. (Definitions) of this Code.

**Sec. 76.** Every Section in Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows: Subsection A shall be deleted. The header of Subsection B. shall be deleted. All paragraphs of each Subsection B. (Allowed Uses & Use Limitations) shall be renumbered to Subsections starting with A. and ending with I. of the same Section.

Existing Subsection headers A. (Intent) and B. (Allowed Uses & Use Limitations) of each Section shall be removed. Example:

~~A. Intent~~

~~B. Allowed Uses & Use Limitations~~

- ~~1. A. RESIDENTIAL~~
- ~~2. B. PUBLIC & INSTITUTIONAL~~
- ~~3. C. OPEN SPACE & RECREATION~~
- ~~4. D. TRANSPORTATION~~
- ~~5. E. GENERAL COMMERCIAL~~
- ~~6. F. HEAVY COMMERCIAL~~
- ~~7. G. LIGHT INDUSTRIAL~~
- ~~8. H. HEAVY INDUSTRIAL~~
- ~~9. I. AGRICULTURAL~~

**Sec. 77. STYLE AND FORMATTING CORRECTIONS.** City Planning prior to publishing the Code shall ensure all of the following style and formatting corrections are made in consultation with the City Attorney's Office:

- A. All numbering of chapters, articles, parts, divisions, sections, subsections, paragraphs, subparagraphs, sub-subparagraphs, and sub-sub-subparagraphs shall match the existing numbering format, style, and hierarchy in Chapter 1A of the Los Angeles Municipal Code (e.g., all numbering ends with a period, except sub-sub-subparagraphs which are punctuated with a parenthetical).
- B. Formatting and typeface style for all headings shall match the existing formatting and typeface style in Chapter 1A of the Los Angeles Municipal Code, including the following, paragraph breaks after subsection headers, no periods at the end of headers, headers of divisions and sections in all caps, and headers of subsections or any lower ordinal in title case with the first letter of each word capitalized.
- C. All internal citations to the Los Angeles Municipal Code shall match the formatting and style of the existing Chapter 1A of the Los Angeles Municipal Code, including adding periods at the end of the citation number, including the title that matches the cited section in parenthesis after the period (e.g., "Sec. 5A.2.2. (Use Applicability))" or "Paragraph 2. (No Net Loss of Dwelling Units)"), and citations to Chapters of the Los Angeles Municipal Code shall use Roman numerals for the chapter number and include "of this Code" after the parenthetical of the title of the Chapter (e.g., "Chapter I. (General Provisions and Zoning) of this Code"). Internal citations shall be italicized.

- D. All internal citations within the Los Angeles Municipal Code referring to content modified by this ordinance shall be updated to reflect the latest titles and Section references.
- E. All internal citations within the Los Angeles Municipal Code shall be updated to the correct citation where the cited Section number does not exist, but the Section name is stated clearly (e.g. correct “Sec. 13.2.10. (Multiple Approvals)” to “Sec. 13A.2.10. (Multiple Approvals)” because Sec. 13.2.10. does not exist).
- F. All citations stating “section” shall be updated to “Sec.” and those stating “division” shall be updated to “Div.” This does not apply to citations internal to the Division or Section being referenced, in which case the full term of Section or Division shall be used (e.g. “The intent of this Section (Roof Materials) is to…”).
- G. All citations to State Code shall be updated to first state the name of the Code, followed by the referenced citation and the title of the referenced citation if available (e.g. California Government Code, Title 7. (Planning and Land Use)).
- H. Words and phrases that are included in the Glossary in Article 14 of Chapter 1A of the Los Angeles Municipal Code shall not be capitalized unless they are proper nouns, mapped areas under Article 1 of Chapter 1A, district names, or zone string components. Any glossary terms used in Chapter 1A shall be indicated by underline in the published Code and linked to the Glossary term in Article 14 of Chapter 1A of the Los Angeles Municipal Code. Glossary terms to be hyperlinked in this ordinance are italicized. But even if not italicized in this ordinance, shall be linked if the term is found in the glossary.
- I. Consistent with Sec. 11.01. (Definitions and Interpretation), which states that, “the singular number includes the plural, and the plural, the singular,” singular or plural versions of existing glossary terms may be added into the Glossary in Article 14 of Chapter 1A of the Los Angeles Municipal Code as needed to ensure exact matches in the use of the term in the text of the LAMC and its entry in the Glossary, which is a requirement of the New Interactive Web-based Zoning Code in order to allow the definition to appear in the pop-up of a term when the site-user clicks on the term. Terms added shall include a glossary entry redirecting to the originally defined term (e.g. Applicable Story: See *applicable stories*).
- J. Any defined term that is modified or added by this ordinance shall also have the same edit made to the secondary location in the list of defined terms housed in Division 14.3 of Article 14 of Chapter 1A of the Los Angeles Municipal Code.
- K. All fonts and/or typeface and spacing and layout (including indentations) of text, headings, graphs and tables, and colors shall match that of the existing published Chapter 1A of the Los Angeles Municipal Code.
- L. All numbers shall be written in accordance with the following protocol:

- a. Numbers one through nine shall be written out, unless within a table.
  - b. Numbers written as the first word of sentence shall be written out (e.g. “One hundred percent of all affordable housing...”)
  - c. Fractions and numbers including fractions shall be displayed as numerals (e.g. “½” instead of “one-half”, and 1½ instead of “one and ½”).
  - d. Ordinance numbers shall be written so that “Ordinance number” is abbreviated and includes a comma after 3 digits, and includes the effective or operative dates (e.g. “...as established by Ord. No. 176,445 (effective 3/9/05)...”)
  - e. FAR numbers remain per drafting standard.
    - i. Example: “... a FAR of 2.5:1 shall be...”,
  - f. Zoning District numbers remain as a number.
    - i. Example: “...those lots with a Density District 6 or more restrictive...”
- M. All instances of the percentage symbol (%) shall be updated to “percent” or “percentage” as appropriate unless the percentage is shown within a table, in which case the percentage symbol (%) shall be used.
- N. All instances of reference to an Ordinance number intended to refer to the ordinance being published shall be updated to include the Ordinance number issued prior to publication.

**Sec. 78. 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 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 subsequently be declared invalid or unconstitutional.

# EXHIBIT B

## Initial Draft Maintenance Ordinance

**ORDINANCE NO. \_\_\_\_\_**

A proposed ordinance amending Articles 1, 2, 3, 4, 5, 7, 10, 13, and 14 of Chapter 1A of the Los Angeles Municipal Code (LAMC) to make necessary technical corrections, clarifications, and improvements needed to support the implementation of the New Zoning Code.

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

**Sec. 1.** Sub-paragraph b. of Paragraph 2. (Certificate of Occupancy for Off-Site Parking, Alleys, Loading Zones, & Residential Planned Developments) of Subsection C. (Certificate Of Occupancy) of Section 1.4.2. (Applicability of this Zoning Code) of Division 1.4. (Introductory Provisions) of Article 1. (Introductory Provisions) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

b. Whenever a *lot abutting* a public *alley* in a Commercial-Mixed Use District (Div. 5B.5.) is developed and used solely for *dwelling* purposes with no more than 20 *dwelling units* on the *lot* and no *loading space* is provided, the *Certificate of Occupancy* for any *building* thereon shall be valid only while all the *buildings* on said *lot* are maintained for ~~*dwelling*~~ ~~*said use*~~ and the ~~*certificate*~~ *Certificate of Occupancy* shall bear a notation to that effect. If at any time any of the *buildings* on said *lot* ~~*go through a major remodel.*~~ ~~*new construction.*~~ ~~*use modification to any use not in the residential use category.*~~ ~~*or the total number of dwelling units on said lot exceeds 20 dwelling units.*~~ ~~*are structurally altered or enlarged.*~~ ~~*or the use thereof is changed to a hospital, hotel, institution, commercial or industrial purposes, or a dwelling so as to exceed 20 dwelling units on the lot.*~~ the ~~*certificate*~~ *Certificate of Occupancy* shall become void and none of the *buildings* on said *lot* shall thereafter be occupied or used until the required *loading space* is provided and a new *Certificate of Occupancy* is issued.

**Sec. 2.** The Building Break (min) Form District Standard in Paragraph 2. (Building Mass) of Subsection B. (Bulk and Mass) of Section 2B.3.1. (House 1 (H1)) and Section 2B.3.2. (House 2 (H2)) of Division 2B.3. (House Form Districts); Section 2B.4.1. (Very Low-Rise Narrow 1 (VN1)), Section 2B.4.2. (Very Low-Rise Narrow 2 (VN2)) and Section 2B.4.3. (Very Low-Rise Narrow 3 (VN3)) of Division 2B.4. (Very Low-Rise Narrow Form Districts); Section 2B.8.1. (Low-Rise Narrow 1 (LN1)) and Section 2B.8.2. (Low-Rise Narrow 2 (LN2)) of Division 2B.8. (Low-Rise Narrow Form Districts); Section 2B.12.1. (Mid-Rise Narrow 1 (MN1)) of Division 2B.12. (Mid-Rise Narrow Form Districts) of Part 2B. (Form Districts) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

2. BUILDING MASS		Div. 2C.5.
	Building break (min)	6'

**Sec. 3.** The Building Break (min) Form District Standard in Paragraph 2. (Building Mass) of Subsection B. (Bulk and Mass) of Section 2B.2.3. (Large Lot 3 (LG3)) of Division 2B.2. (Estate Form Districts); Section 2B.5.1. (Very Low-Rise Medium 1 (VM1)) and Section 2B.5.2. (Very Low-Rise Medium (VM2)) of Division 2B.5. (Very Low-Rise Medium Form Districts); Section 2B.9.1. (Low-Rise Medium 1 (LM1)), Section 2B.9.2. (Low-Rise Medium 2 (LM2)), Section 2B.9.3. (Low-Rise Medium 3 (LM3)), Section 2B.9.4. (Low-Rise Medium 4 (LM4)), Section 2B.9.5. (Low-Rise Medium 5 (LM5)), Section 2B.9.6. (Low-Rise Medium 6 (LM6)), Section 2B.9.7. (Low-Rise Medium 7 (LM7)), Section 2B.9.8. (Low-Rise Medium 8 (LM8)) and Section 2B.9.9. (Low-Rise Medium 9 (LM9)) of Division 2B.9. (Low-Rise Medium Form Districts); Section 2B.10.4. (Low-Rise Broad 4 (LB4)) of Division 2B.10. (Low-Rise Broad Form Districts); Section 2B.13.1. (Mid-Rise Medium 1 (MM1)) of Division 2B.13. (Mid-Rise Medium Form Districts); Section 2B.14.4. (Mid-Rise Broad 4 (MB4) and Section 2B.14.5. (Mid-Rise Broad 5 (MB5)) of Division 2B.14. (Mid-Rise Broad Form District) of Part 2B. (Form Districts); Section 2B.16.1 (Moderate-Rise Medium 1 (DM1)), Section 2B.16.2. (Moderate-Rise Medium 2 (DM2)), Section 2B.16.3. (Moderate-Rise Medium 3 (DM3)), Section 2B.16.4. (Moderate-Rise Medium 4 (DM4)), Section 2B.16.5. (Moderate-Rise Medium 5 (DM 5)) of Division 2B.16 (Moderate-Rise Medium Form Districts); Section 2B.19.1. (High-Rise Medium 1 (HM1), Section 2B.19.2. (High-Rise Medium 2 (HM2)) of Division 2B.19. (High-Rise Medium Form Districts) of Part 2B. (Form Districts) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

2. BUILDING MASS		Div. 2C.5.
	Building break (min)	15'

**Sec. 4.** The Building Break (min) Form District Standard in Paragraph 2. (Building Mass) of Subsection B. (Bulk and Mass) of Section 2B.10.1. (Low-Rise Broad 1 (LB1)), Section 2B.10.2. (Low-Rise Broad 2 (LB2)) and Section 2B.10.3. (Low-Rise Broad 3 (LB3)) of Division 2B.10 (Low-Rise Broad Form Districts); Section 2B.14.1. (Mid-Rise Broad (MB1)) and Section 14.2. (Mid-Rise Broad 2 (MB2)) of Division 2B.14. (Mid-Rise Broad Form Districts); Section 2B.20.1. (High-Rise Broad 1 (HB1)), Section 2B.20.2. (High- Rise Broad 2 (HB2)), Section 2B.20.3. (High-Rise Broad 3 (HB3)), Section 2B.20.4. (High-Rise Broad 4 (HB4)), Section 2B.20.5. (High-Rise Broad 5 (HB5)) and Section 2B.20.6. (High-Rise Broad 6 (HB6)) of Division 2B.20. (High-Rise Board Form Districts) of Part 2B. (Form Districts) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

<b>2. BUILDING MASS</b>	<b>Div. 2C.5.</b>
<b>Building break (min)</b>	<b>25'</b>

**Sec. 5.** Subsection B. (Applicability) of Section 2C.3.2. (Residential Amenity Space) of Division 2C.3. (Amenity) of Article 3. (Form) of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

**B. Applicability**

*Residential amenity space standards apply to any project that includes five or more new dwelling units on a lot and involves any of the following *project activities*: new construction, a major remodel, a lot modification, or a use modification.*

**Sec. 6.** The Safety Barriers exception within the Allowed Vertical Encroachments table in Paragraph 1. of Subsection E. (Exceptions) of Section 2C.4.2. (Height in Feet) of Division 2C.4. (Floor Area Ratio & Height) of Part 2C. (Form Rules) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

<b>Safety Barriers (Sec. 14.2.5.B.1.e.)</b>			
Encroachment (max)	<u>6' 3'9"</u>	<u>6' 3'9"</u>	<u>6' 3'9"</u>
Setback from roof edge (min)	0'	0'	0'

**Sec. 7.** The Safety Barriers exception within the Allowed Vertical Encroachments table in Paragraph 1. of Subsection E. (Exceptions) of Section 2C.4.3. (Height in Stories) of Division 2C.4. (Floor Area Ratio & Height) of Part 2C. (Form Rules) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

<b>Safety Barriers (Sec. 14.2.5.B.1.e.)</b>			
Encroachment (max)	<u>6' 3'9"</u>	<u>6' 3'9"</u>	<u>6' 3'9"</u>
Setback from roof edge (min)	0'	0'	0'

**Sec. 8.** Subsections B. (Applicability), C. (Standards), D. (Measurement), and E. (Exceptions) of Section 2C.5.1. (Building Width) of Division 2C.5. (Building Mass) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

**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*.

## C. Standards

### 1. General Building Width

- a. No applicable *building* or collection of *abutting buildings* located on the same *lot* shall be wider than the maximum *building width* specified by the applied *Form District (Part 2B.)*.
- b. In order to establish *buildings* on the same *lot* as separate *buildings* for the purpose of measuring maximum *building width*, a *building break* shall be provided between the *buildings*.
- c. *Buildings* that are located on separate *lots*, share no interior circulation, and are structurally independent, are considered separate *buildings* for the purpose of measuring *building width*.
- d. A *building* on a corner *lot* within the build-to zone area of overlap is allowed to exceed the maximum *building width* by up to 40 feet along both *primary street lot lines* and *side street lot lines*.
- e. All applicable *buildings* and collections of *abutting buildings* located on the same *lot* shall be separated by at least the minimum *building break* dimension for the full depth of the *building* in order to establish them as separate *buildings* for the purpose of measuring *building width*.
- ~~f. No *building* or *structure* shall encroach into the *building break*, except where allowed in *Subsection E. (Exceptions)* below.~~

### 2. Building Break

- a. When a building has reached its maximum width as required by the applied *Form District (Part 2B.)*, a building break is required before another building can be sited, corresponding to the following:
  - i. Narrow: A 6'-foot *building break* between separate *buildings*.
  - ii. Medium: A 15'-foot *building break* between separate *buildings*.
  - iii. Broad: A 25'-foot *building break* between separate *buildings*.
- b. No *building* or *structure* shall encroach into the *building break*, except where allowed in *Subsection E. (Exceptions)* below.

### 3. Bonus Building Width

- a. Notwithstanding *Paragraph 1. (Building Width)*, above, *buildings* and *structures* may exceed the maximum *building width* up to the *bonus building width* in feet of the applied *Form District (Part 2B.)* as allowed by *Div. 9.3. (Community Benefits Program)*, if the participating project provides the required *restricted affordable units* or other public benefits.
- b. Projects participating in incentive programs intended to implement State law, including the *State Density Bonus Program (Sec. 9.2.1.)*, the *Opportunity Corridors Housing Incentive Program (Sec. 9.2.2.)*, the *Corridor Transitions Incentive Program (Sec. 9.2.3.)*, *Transit Oriented Incentive Program (Sec. 9.2.4.)*, the *Permanent Supportive Housing Incentive Program (Sec. 9.4.1.)*, or the *Accessory Dwelling Unit Incentive Program (Div. 9.5.)*, may exceed the maximum *bonus building width* of the applied *Form District (Part 2B.)*.

### 4. Building Break Amenity Space Alternative

As an alternative to a *building break*, a street-facing amenity space that meets the following standards may be used to establish *buildings* or *collections of abutting buildings* as separate *buildings* for the purpose of measuring maximum *building width*:

- a. The amenity space design standards of an amenity space type pursuant to Sec. 2C.3.3. (*Amenity Space Types*) and for outdoor space pursuant to Sec. 2C.3.4.C.1. (*Outdoor Space*).
- b. The amenity space width shall be at least two times the minimum *building break* dimension specified in the applied *Form District (Part 2B.)* Standards above, measured parallel to the applicable *street lot line*.
- c. The amenity space width shall not exceed the maximum *building width*, measured parallel to the applicable *street lot line*.

<u>Building width</u>	<u>Building Break (min)</u>	<u>Courtyard width (min)</u>	<u>Courtyard depth (min)</u>
<u>Narrow (25' - 75')</u>	<u>6'</u>	<u>12'</u>	<u>30"</u>
<u>Medium (100' - 210')</u>	<u>15'</u>	<u>30'</u>	<u>60'</u>
<u>Broad (280' - 490')</u>	<u>25'</u>	<u>50'</u>	<u>60'</u>
<u>Full (n/a)</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

- d. A minimum of 75 percent of the amenity space area shall meet the design standards in Sec. 2C.3.3.C.2. (*Pedestrian Amenity Space*).
- e. The amenity space may count toward the required minimum build-to width required by the applied *Frontage District (Part 3B.)*, provided it meets the requirements of Sec. 3C.1.3.E. (*Exceptions*).
- f. Any portion of the amenity space may count toward *lot amenity space* and *residential amenity space*, provided it meets all applicable standards.

#### 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.
2. For *lot line-facing*, see Sec. 14.2.6. (*Facing*).
3. For measuring building width on irregular lot lines, see Sec. 14.2.14. (*Irregular Lot lines*).
4. A *building break* is measured perpendicular to the outermost surface of each applicable portion of a *building* both vertically and horizontally.
5. Courtyard depth is measured from the exterior of the *building* into the *building* from the outermost surface of each applicable *facade* both vertically and horizontally. The width of a courtyard shall correspond to the width of the

required building break pursuant to the table in Sec. 2C.5.1.C.4.c. (Building Break Amenity Space Alternative).

E. Exceptions

Encroachments

The following are allowed to encroach into the *building break*, as listed below:

<b>Allowed Horizontal Encroachments</b>	
<b>Architectural Details</b> (Sec. 14.2.5.A.1.a.)	
Encroachment (max)	2'
Clear width (min)	3'
<b>Roof Projections</b> (Sec. 14.2.5.A.1.b.)	
Encroachment (max)	2.5'
Clear width (min)	3'
<b>Unenclosed Structures: Above Ground Story</b> (Sec. 14.2.5.A.1.d. - Sec. 14.2.5.A.1.d.)	
Encroachment (max)	5'
Clear width (min)	3'
<b>Mechanical/Electrical Equipment</b> (Sec. 14.2.5.A.1.f. - Sec. 14.2.5.A.1.g.)	
Encroachment (max)	1.5'
Clear width (min)	3'

~~1. Building Break Amenity Space Alternative~~

~~As an alternative to a building break, a street-facing amenity space that meets the following standards may be used to establish buildings or collections of abutting buildings as separate buildings for the purpose of measuring maximum building width:~~

~~a. The amenity space design standards of an amenity space type pursuant to Sec. 2C.3.3. (Amenity Space Types) and for outdoor space pursuant to Sec. 2C.3.4.C.1. (Outdoor Space).~~

~~b. The amenity space width shall be at least two times the minimum building break dimension specified in the applied Form District (Part 2B.) Standards above, measured parallel to the applicable street lot line.~~

~~c. The amenity space width shall not be greater than the maximum building width, measured parallel to the applicable street lot line.~~

~~d. The amenity space depth shall be at least five four times the minimum building break dimension specified in the applied Form District (Part 2B.) Standards above, measured perpendicular to the street lot line.~~

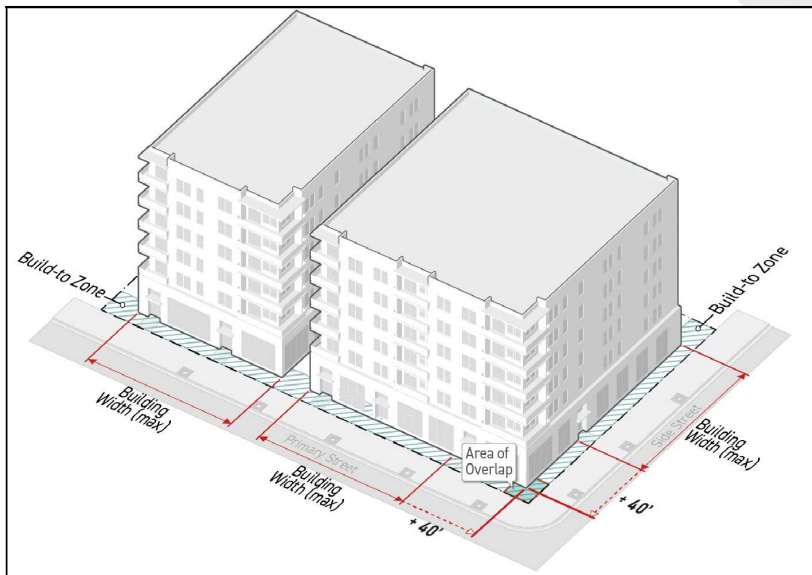
~~e. A minimum of 75 percent of the amenity space area shall meet the design standards in Sec. 2C.3.3.C.2. (Pedestrian Amenity Space).~~

~~f. The amenity space may count toward the required minimum build-to-width required by the applied Frontage District (Part 3B.); provided it meets the requirements of Sec. 3C.1.3.E. (Exceptions).~~

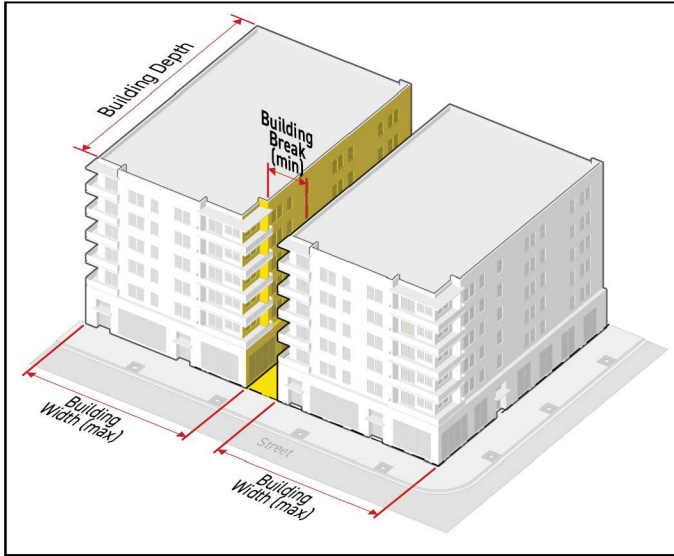
~~g. Any portion of the amenity space may count toward lot amenity space and residential amenity space, provided it meets all applicable standards.~~

[graphic]

**Sec. 9.** Subparagraph d. of Paragraph 1. (General) of Subsection C. (Standards) of Section 2C.5.1. (Building Width) of Division 2C.5. (Building Mass) of Part 2C. (Form Rules) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code graphic shall be added as follows:



**Sec. 10.** Subparagraph f. of Paragraph 1. (General) of Subsection C. (Standards) of Section 2C.5.1. (Building Width) of Division 2C.5. (Building Mass) of Part 2C. (Form Rules) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code graphic shall be added as follows:



**Sec. 11.** Subsection B. (Applicability) of Section 2C.6.1. (Street Step-Back) of Division 2C.6. (Upper-Story Bulk) of Article 2.(Form) of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

**B. Applicability**

Street step-back standards apply to *new construction, a major remodel, or an façade exterior modification of buildings or structures on a lot that faces a frontage lot line.*

**Sec. 12.** The Safety Barriers exception within the Allowed Vertical Encroachments table in Subsection E. (Exceptions) of Section 2C.6.1. (Street Step-Back) of Division 2C.6. (Upper-Story Bulk) of Part 2C. (Form Rules) of Article 2. (Form) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

<b>Safety Barriers (Sec. 14.2.5.B.1.e.)</b>	
Encroachment (max)	<b>4' 3'9"</b>
Setback from roof edge (min)	0'

**Sec. 13.** Paragraph 3. (Ground Story) of Subsection B. (Façade) of Section 3B.3.1. (General 1 (G1)) and Section 3B.3.2. (General 2 (G2)) of Division 3B.3. (General Frontage Districts) of Part 3C. (General Frontage Rules) of Article 3. (Frontage) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

<b>3. GROUND STORY</b>		Div. 3C.6.	
F	<b>Ground story height (min)</b>	<b><del>10'</del> 12'</b>	<b><del>10'</del> 12'</b>
G	<b>Ground floor elevation (min/max)</b>	-2'15'	-2'15'

**Sec. 14.** Subparagraph e. (Type A5) of Paragraph 2 (Frontage Yard Fence & Wall

Types) of Subsection C. (Standards) of Section 3C.3.2.(Frontage Yard Fence & Wall) of Division 3C.3. (Landscaping) of Part 3C. (General Frontage Rules) of Article 3. (Frontage) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

[graphic]

DIMENSIONAL STANDARDS	For measurement see Sec. 3C.3.2.D.
Hedge height (max)	8'
Fence/wall height (max)	8'
<u>Fence/wall setback (min)</u>	<u>3'</u>
<u>Planting Area Depth (min)</u>	<u>3'</u>

**Sec. 15.** Paragraph 6 (Fence/Wall Setback (min)) and Paragraph 7. (Planting Area Depth (min)) of Subsection D. (Measurement) of Section 3C.3.2. (Frontage Yard Fence & Wall) of Division 3C.3. (Landscaping) of Part 3C. (General Frontage Rules) of Article 3. (Frontage) of Chapter 1A of the Los Angeles Municipal Code shall be added as follows:

6. Fence/Wall setback (min)

- a. The frontage fence & wall setback is measured perpendicular to the frontage lot line.
- b. For measurement on portions of a lot required for dedication of land, see Sec. 14.2.11. (Lot).
- c. For measurement on a lot affected by a public access easement, the setback is measured perpendicular to the interior edge of the public access easement when such an easement is located in a frontage yard.

7. Planting Area Depth (min)

The planting area depth is measured perpendicular to the frontage lot line starting from the minimum fence & wall setback and continuing inward away from the frontage lot line.

**Sec. 16.** Subsection E. (Exceptions) and Subsection F. (Relief) of Section 3C.3.2. (Frontage Yard Fence & Wall) of Division 3C.3. (Landscaping) of Part 3C. (General Frontage Rules) of Article 3. (Frontage) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

E. Exceptions

1. Fences and walls located in a frontage yard may integrate outdoor lighting, entry arbors, and other accessory encroaching elements that exceed the maximum fence/wall height specified by the applicable frontage yard fence & wall type, provided all of the following are met:

a. 4. The cumulative length of *fence* or *wall* that includes encroaching elements is no more than 10 percent of the total *fence* length located in the *frontage yard*,

b. 2. No individual encroaching element may be wider than six feet, measured along the length of the *fence* or *wall*,

c. 3. One encroaching element for each 40 feet of *fence* length may exceed the maximum *fence* and *wall* height by up to 40 inches. All other encroaching elements shall only exceed the maximum *fence* and *wall* height up to 18 inches.

2. A project involving a sensitive use, including supportive housing but excluding all other residential uses, may select to be subject to the full standards of Frontage Yard Fence & Wall Type A3 (Sec. 3C.3.2.C.2.c.) or Type A5 (Sec. 3C.3.2.C.2.e.) rather than the frontage yard fence & wall type allowed by the applied Frontage District (Part 3B.).

#### F. Relief

1. A deviation of up to ~~45 percent~~ one foot from any allowed *frontage yard fence & wall type dimensional height* standard, and 25 percent from any allowed frontage yard fence & wall type opacity standard, may be granted in accordance with Sec. 13B.5.2. (*Adjustment*).
2. A deviation from any allowed *frontage yard fence & wall type* standard may be granted as a variance in accordance with Sec. 13B.5.3. (*Variance*).

**Sec. 17.** Subsection F. (Relief) of Section 3C.6.2.(Ground Floor Elevation) of Division 3C.6. (Ground Story) of Part 3C. (General Frontage Rules) of Article 3. (Frontage) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

#### F. Relief

1. A deviation in minimum or maximum ground floor elevation of up to ~~40 percent~~ two feet may be granted in accordance with Sec. 13B.5.2. (*Adjustment*).

**Sec. 18.** Division 4B.1. (Development Standards District Group "A") of Part 4B. (Development Standards Districts) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows without amending any of the subsequent Sections:

~~DIV. 4B.1 DEVELOPMENT STANDARDS DISTRICT GROUP "A"~~

DIV. 4B.1. NEIGHBORHOOD DEVELOPMENT STANDARDS DISTRICTS

These Districts are pedestrian-oriented, but enable easy auto access and are intended for areas expecting low to medium densities and a lower mix of uses, while wanting to accommodate foot traffic.

**Sec. 19.** Division 4B.2. (Development Standards District Group "B") of Part 4B. (Development Standards Districts) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows without amending any of the subsequent Sections:

~~DIV. 4B.2. DEVELOPMENT STANDARDS DISTRICT GROUP "B"~~

DIV. 4B.2. MIXED USE DEVELOPMENT STANDARDS DISTRICTS

These Districts are pedestrian-oriented, discourage auto access to and from lots, and are intended for areas expected to experience higher densities, a mix of uses, and multi-modal access.

**Sec. 20.** Division 4B.3. (Development Standards District Group "C") of Part 4B. (Development Standards Districts) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows without amending any of the subsequent Sections:

~~DIV. 4B.3. DEVELOPMENT STANDARDS DISTRICT GROUP "C"~~

DIV. 4B.3. GENERAL DEVELOPMENT STANDARDS DISTRICTS

These Districts are auto-oriented, but with an eye toward pedestrianism, and are intended for areas expecting the introduction or continuation of some industrial uses, but with the potential for transition/use mixing.

**Sec. 21.** Division 4B.4. (Development Standards District Group "D") of Part 4B. (Development Standards Districts) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows without amending any of the subsequent Sections:

~~DIV. 4B.4. DEVELOPMENT STANDARDS DISTRICT GROUP "D"~~

DIV. 4B.4. FLEX DEVELOPMENT STANDARDS DISTRICTS

These Districts are auto-oriented and intended for areas which feature heavier industrial uses, or uses for which auto access is an expectation if not a necessity. In these Districts, pedestrianism is not expected, though not neglected.

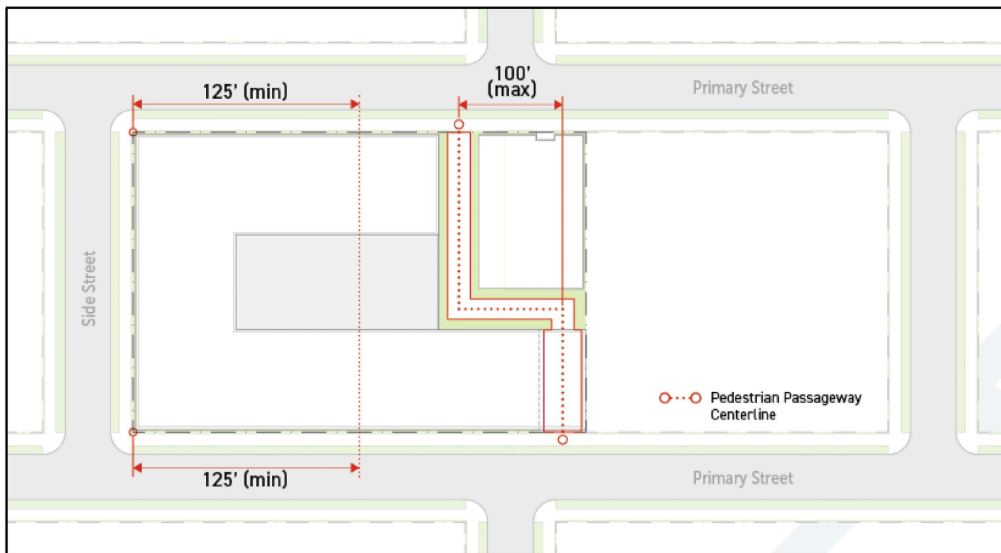
**Sec. 22.** Subsection B. (Applicability) of Section 4C.1.1. (Pedestrian Access Packages) of Division 4C.1. (Pedestrian Access) of Part 4C. (Development Standard Rules) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

**B. Applicability**

1. *Pedestrian access package standards apply to new construction, a major remodel, a site modification, or an exterior modification, and are applied to a project as determined by the pedestrian access package assigned by the Development Standards District (Part 4B.) as provided below:*
  - a. 'Site access' standards only apply to *street-facing entrances* required by the applicable *Frontage District (Part 3B.)* and all *frontage yards*.
  - b. 'Through Access' standards ~~only~~ apply when ~~the lot area is greater than 30,000 feet, or the lot width is equal to or greater than the pedestrian passageway spacing minimum of the pedestrian access package assigned by the applicable Development Standards District (Part 4B.), or the lot is a through lot or abuts either a public right-of-way, public access easement, or a lot zoned with an Open Space Use District (Div. 5B.1.) on at least two opposing lot lines, or any of the above lot characteristics combined.~~ two or more of the following conditions are met:
    - i. The lot area is greater than 30,000 feet.
    - ii. The lot width is equal to or greater than the pedestrian passageway spacing minimum of the pedestrian access package assigned by the applicable Development Standards District (Part 4B.).
    - iii. The lot is a through lot.
    - iv. The lot abuts either public rights-of-way, public access easements, or lots zoned with an Open Space Use District (Div. 5B.1.) on at least two opposing lot lines.

**Sec. 23.** Sub-subparagraphs vii. and viii. of Sub-paragraph a. (Pedestrian Passageway) of Paragraph 3. (Through Access) of Subsection C. (Standards) of Section 4C.1.1. (Pedestrian Access Packages) of Division 4C.1. (Pedestrian Access) of Part 4C. (Development Standards Rules) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

- vii. The centerline of any portion of the pedestrian passageway shall be located within ~~75~~ 100 feet of ~~the~~ centerline of the sidewalk access point on the primary street, measured perpendicular to the primary street lot line.
- viii. Shall take access from the sidewalk along the primary street lot line at least 125 feet from a street intersection.



**Sec. 24.** The “Number of Access Lanes” portion of the tables within Subparagraph a. and b. of Paragraph 1. (Automobile Access Packages) of Subsection C. (Standards) of Section 4C.2.1. (Automobile Access Packages) of Division 4C.2. (Automobile Access) of Part 4C. (Development Standards Rules) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

a. Automobile Access Package 1

	Access Lanes
Number of Access Lanes	Sec. 4C.2.1.C.4.
<b>Boulevard or Avenue</b>	
0'- 400' lot width	2
<u>Greater than</u> 400' lot width	4
<b>Collector or Local</b>	
0'-120' lot width	1
<u>Greater than</u> 120' to 400' lot width	2
<u>Greater than</u> 400' lot width	4
<b>Alley</b>	Unlimited

b. Automobile Access Package 2

	Access Lanes
Number of Access Lanes	Sec. 4C.2.1.C.4.

<b>Boulevard or Avenue</b>	
0'-200' lot width	2
<u>Greater than</u> 200' lot width	4
<b>Collector or Local</b>	
0'-80' lot width	1
<u>Greater than</u> 80' to 200' lot width	2
<u>Greater than</u> 200' lot width	4
<b>Alley</b>	Unlimited

**Sec. 25.** Subparagraphs a. (General) and b. (Horizontal Storage) of Paragraph 2. (Bicycle Parking Space Design) of Subsection C. (Standards) of Sec. 4C.3.3. (Long-Term Bicycle Parking Design) of Div. 4C.3. (Bicycle Parking) of Article 4 (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

2. Bicycle Parking Space Design

a. General

- i. Long-term bicycle parking shall be secured from the general public and protected from inclement weather. All long-term bicycle parking shall be fully *enclosed and covered*.
- ii. Acceptable examples of long-term bicycle parking include bicycle lockers, *bicycle rooms*, *bicycle cages*, or commercially operated attended bicycle facilities.
- iii. Except in the case of lockers and commercially operated attended bicycle parking, all long-term bicycle parking shall provide a means of securing the bicycle frame at two points to a securely anchored rack.
- iv. If more than 20 long-term bicycle parking spaces are provided, a workspace of 100 square feet shall be provided adjacent to the long-term bicycle parking to allow bicyclists to maintain their bicycles. However, where long-term bicycle parking is provided in more than one location, a single workspace may be provided adjacent to the location with the greatest number of long-term bicycle parking spaces.

b. Horizontal Storage

Long-term bicycle parking spaces shall be sized to permit safe, efficient, and convenient access to each individual bicycle parking space without interference from bicycles in *adjoining* spaces, as described below:

- i. Individual racks installed beside each other within *bicycle rooms* or *bicycle cages* that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center.
- ii. Racks installed parallel to walls shall be a minimum of 30 inches from the wall, with the exception that bicycle parking spaces that provide a tray into which the bicycle wheels may be inserted may be placed a minimum of 20 inches from the wall, or 14 inches from the *wall* if such spaces are on the upper level of a stacked, two-tier rack.
- iii. Triangular lockers with varying widths may be used so long as the opening is at least two feet wide.
- iv. Bicycle parking spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in *adjoining* spaces may be spaced a minimum of 16 inches on center.
- v. ~~If more than 20 long-term bicycle parking spaces are provided, a workspace of 100 square feet shall be provided adjacent to the long-term bicycle parking to allow bicyclists to maintain their bicycles. However, where long-term bicycle parking is provided in more than one location, a single workspace may be provided adjacent to the location with the greatest number of long-term bicycle parking spaces.~~

**Sec. 26.** Subsection B. (Applicability) of Section 4C.4.4. (Parking Lot Design) of Division 4C.4. (Automobile Parking) of Part 4C. (Development Standard Rules) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

**B. Applicability**

1. *Parking lot* design standards apply to *new construction*, a *major remodel*, or a *site modification*, ~~or a use modification~~, subject to the following:
  - a. *Parking lot* design standards apply to all *parking areas* not contained within a *parking structure*.
  - b. *Parking lot* landscaping standards apply to all *parking areas* containing five or more automobile *parking stalls*.

**Sec. 27.** Subsection B. (Applicability) of Section 4C.4.5. (Parking Structure Design) of Division 4C.4. (Automobile Parking) of Part 4C. (Development Standard Rules) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

**B. Applicability**

1. *Parking structure* design standards apply to *new construction*, a *major remodel*, a *site modification*, or an *exterior modification*, ~~or a use modification~~ subject to the following:

- a. *Parking structure* design standards apply to *parking structures* possessing a *primary street lot line*, *secondary street lot line*, *side street lot line*, or *special lot line* designation.
- b. *Parking structure* design standards apply to both standalone and integrated *parking structures* as a part of a broader development, and to all levels of *parking structures*.

**Sec. 28.** Sub-paragraph b. of Paragraph 1. (Trees Required Based on Floor Area) of Subsection C. (Standards) of Section 4C.6.2. (Required Trees) of Division 4C.6. (Plants) of Part 4C. (Development Standard Rules) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

b. In meeting the requirements of this Paragraph (Trees Required Based on Floor Area), one small species tree planted in a *pedestrian amenity space* or *public amenity space* is permitted in lieu of two small trees. One large tree planted in a *parkway, pedestrian amenity space* or *public amenity space* is permitted in lieu of two large trees.

**Sec. 29.** Paragraph 2. (Total Sign Area Allowed), of Subsection C. (Standards) of Section 4C.11.5. (Sign Packages) of Div. 4C.11. (Signs) of Part 4C. (Development Standard Rules) of Article 4 (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be added as follows:

2. Total Sign Area Allowed

- a. The maximum total area of *on-site signs* allowed on a *lot* is specified by a Sign Package according to the category of the applied Use District (Part 5B.) as indicated below:

	Sign Package 1	Sign Package 2
AGRICULTURAL, RESIDENTIAL & OPEN SPACE USE DISTRICTS		
Total sign area allocation for all sign types allowed (max)	30 SF	30 SF
ALL OTHER USE DISTRICTS		
Total sign area allocation for all sign types allowed (max)	4 SF per foot of <i>street frontage</i>	4 SF per foot of <i>building frontage</i>

Combined sign area of illuminated canopy signs, roof signs, roof sign: open panels, & wall signs facing the same direction (max)	2 SF per foot of street frontage, + 1 SF for each foot of building frontage	n/a
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- b. In Sign Package 1, awning signs, high-rise signs and marquee signs do not count towards the total sign area allocation of four square feet per foot of street frontage.
- c. In Sign Package 2, awning signs and high-rise signs do not count towards the total sign area allocation of four square feet per foot of building frontage.
- d. Wall signs in compliance with the standards in Sec. 4C.11.6.C.12. (Wall Sign) are exempt from Subparagraph a. above when the wall sign is provided on a building with two or more tenant spaces.

**Sec. 30.** Sub-paragraph d. (Dimensional Standards) of Paragraph 12. (Wall Sign) of Subsection C. (Standards) of Section 4C.11.6. (Sign types) of Div. 4C.11. (Signs) of Part 4C. (Development Standards Rules) of Article 4 (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

	Sign Package 1	Sign Package 2
<b>d. DIMENSIONAL STANDARDS</b>		
<b>Combined sign area for all wall signs (max)</b>		
<del>All OS, A, &amp; RG Use Districts</del>	n/a	n/a
<del>All other Use Districts</del>		
<del>Single Story Buildings</del>	<del>2 SF per foot of street frontage, + 1 SF for each foot of building frontage.</del>	<del>3 SF per foot of building frontage</del>
<del>Multistory Buildings</del>	<del>2 SF per foot of street frontage, + 1 SF for each foot of building frontage, + 10% for each additional story (not to exceed 150% of single story max).</del>	<del>2 SF per foot of building frontage</del>

<b>Area of individual wall sign (max)</b>		
<del>—All OS, A, &amp; RG Use Districts</del>	<del>20 SF</del>	<del>20 SF</del>
<del>—All other Use Districts</del>	<del>n/a</del>	<del>80 SF</del>
<b>Projection from building face (max)</b>	<b>2'</b>	<b>4'</b>

**d. DIMENSIONAL STANDARDS**

**i. Sign Package 1**

	<u>Combined sign area for all wall signs (max)</u>	<u>Area of Individual wall sign (max)</u> <b>A [graphic label]</b>	<u>Projection from building face (max)</u> <b>B [graphic label]</b>
<b><u>OS, A, or RG Use District</u></b>	<u>n/a</u>	<u>20 SF</u>	<u>2'</u>
<b><u>All other Use Districts, single-story building</u></b>			
<u>— Single tenant space</u>	<u>2 SF per foot of street frontage, + 1 SF for each foot of building frontage.</u>	<u>n/a</u>	<u>2'</u>
<u>— Two or more tenant spaces</u>	<u>2 SF per foot of street frontage, + 1 SF for each foot of building frontage, or compliance with area of individual wall sign maximums in the column to the right</u>	<u>Compliance with the combined sign area for all wall signs in the column to the left, or 3 SF per linear foot of exterior tenant space frontage</u>	<u>2'</u>
<b><u>All other Use Districts, multistory buildings</u></b>			

<u>Single tenant space</u>	<u>2 SF per foot of street frontage, + 1 SF for each foot of building frontage, + 10% for each additional story (not to exceed 150% of single story max).</u>	<u>n/a</u>	<u>2'</u>
<u>Two or more tenant spaces</u>	<u>2 SF per foot of street frontage, + 1 SF for each foot of building frontage, + 10% for each additional story (not to exceed 150% of single story max), or compliance with area of individual wall sign maximums in the column to the right</u>	<u>Compliance with the combined sign area for all wall signs in the column to the left, or 3 SF per linear foot of exterior tenant space frontage plus 10% for each additional story not to exceed 150%</u>	<u>2'</u>

ii. Sign Package 2

	<u>Combined sign area for all wall signs (max)</u>	<u>Area of Individual wall sign (max) A [graphic label]</u>	<u>Projection from building face (max) B [graphic label]</u>
<u>OS, A, or RG Use District</u>	<u>n/a</u>	<u>20 SF</u>	<u>1'</u>
<u>All other use districts, single-story building</u>			
<u>Single tenant space</u>	<u>3 SF per foot of building frontage</u>	<u>80 SF</u>	<u>1'</u>
<u>Two or more tenant spaces</u>	<u>3 SF per foot of building frontage not to exceed 80 SF per sign, or compliance with area of individual wall sign maximums in the column to the right.</u>	<u>Compliance with the combined sign area for all wall signs in the column to the left, or 2 SF per linear foot of exterior tenant space frontage but not to exceed 80 SF</u>	<u>1'</u>
<u>All other use districts.</u>			

<b><u>multi-story building</u></b>			
<u>Single tenant space</u>	<u>2 SF per foot of building frontage</u>	<u>80 SF</u>	<u>1'</u>
<u>Two or more tenant spaces</u>	<u>2 SF per foot of building frontage not to exceed 80 SF per sign, or compliance with area of individual wall sign maximums in the column to the right.</u>	<u>Compliance with the combined sign area for all wall signs in the column to the left, or 2 SF per linear foot of exterior tenant space frontage but not to exceed 80 SF</u>	<u>1'</u>

**Sec. 31.** Subsection B. (Applicability) of Section 4C.12.1. (Roof-Mounted Equipment) of Division 4C.12. (Site Elements) of Part 4C. (Development Standards Rules) of Article 4. (Development Standards) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

**B. Applicability**

*Roof-mounted equipment standards apply to new construction, a major remodel, a site modification, or an exterior modification, or a use modification. When roof-mounted equipment standards apply, the standards apply to all mechanical equipment or utility equipment located on a roof. In addition to the screening standards in this Section (Roof-Mounted Equipment), *utilities: wireless facility, rooftop* uses shall be designed according to Sec. 4C.12.4. (Wireless Telecommunication Facilities).*

**Sec. 32.** The first unnumbered paragraph of Division 5B.1. (Open Space Use Districts) of Part 5B. of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Open Space Use Districts regulate open spaces to be preserved as natural resources or used for outdoor recreation opportunities and to allow for the efficient management of municipal resources.

**Sec. 33.** The first unnumbered paragraph of Division 5B.2. (Agricultural Use Districts) of Part 5B. of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Agricultural Use Districts emphasize agriculture-related uses while also allowing for residential uses and the efficient management of municipal resources.

**Sec. 34.** The first unnumbered paragraph of Division 5B.3. (Residential Use Districts) of Part 5B. of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Residential Use Districts emphasize residential uses and a wide variety of housing types, and **only** allow a minimal amount of compatible services and amenities.

**Sec. 35.** The first unnumbered paragraph of Division 5B.4. (Residential-Mixed Use Districts) of Part 5B. of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Residential-Mixed Use Districts emphasize residential uses and **only** allow a minimal amount of compatible services and amenities and limited commercial and agricultural uses.

**Sec. 36.** The first unnumbered paragraph of Division 5B.5. (Commercial-Mixed Use Districts) of Part 5B. of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Commercial-Mixed Use Districts promote neighborhoods with a mixture of uses including commercial and residential while also supporting public & institutional and recreational uses.

**Sec. 37.** The first unnumbered paragraph of Division 5B.7. (Industrial Use Districts) of Part 5B. of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be added as follows:

Industrial Use Districts promote commercial and industrial uses while prohibiting residential uses.

**Sec. 38.** Paragraph 4. (Transportation) of Subsection B. (Allowed Uses & Use Limitations) of Section 5B.5.1. (Commercial-Mixed 1 (CX1) of Division 5B.5. (Commercial-Mixed Use Districts); Section 5B.5.2 (Commercial-Mixed 2 (CX2)) of Division 5B.5. (Commercial-Mixed Use Districts) and Section 5B.5.4. Commercial-Mixed 4 (CX4)) of Division 5B.5. (Commercial-Mixed Use Districts) of Part 5B. (Use Districts) of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Use	Permission	Use Standard	Specification
<b>4. TRANSPORTATION</b>			
<b>Airport</b>	--		
<b>Freight Railway Facility</b>	--		
<b>Freight Transfer Facility</b>	--	<b>Accessory to:</b>	<del>Other allowed use</del>
<b>Heliport</b>	CU2*	<b>Accessory to:</b>	<u>Other allowed use</u>

Use	Permission	Use Standard	Specification
Passenger Transit Facility	P		

**Sec. 39.** The Gas Station, Standard Vehicle use within the Fueling Station use group in Paragraph 6. (Heavy Commercial) of Subsection B. (Allowed Uses & Use Limitations) of Section 5B.5.3. (Commercial-Mixed 3 (CX3)) of Division 5B.5. (Commercial-Mixed Use Districts) of Part 5B. (Use Districts) of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Use	Permission	Use Standard	Specification
Gas Station, Standard Vehicle	P*	<b>Separation (min):</b>	
		<i>Sensitive use</i>	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		<b>Screening:</b>	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
		<del>Hours of operation (open/close)</del>	<del>7AM/7PM</del>
		<b>Supplemental standards:</b>	Sec. 5C.2.5.C.1.

**Sec. 40.** The Household Moving Truck Rental use within the Motor Vehicle Sales & Rental use group in Paragraph 6. (Heavy Commercial) of Subsection B. (Allowed Uses & Use Limitations) of Section 5B.5.3. (Commercial-Mixed 3 (CX3)) of Division 5B.5. (Commercial-Mixed Use Districts) of Part 5B. (Use Districts) of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Use	Permission	Use Standard	Specification
Household Moving Truck Rental	P*	<b>Separation (min):</b>	
		<i>Sensitive use</i>	<del>500</del> <u>200'</u>
		Residential, Residential-Mixed, or Agricultural Use District	<del>500</del> <u>200'</u>

		Relief	CU2
		<b>Screening:</b>	
		<i>Frontage Screen</i>	F-Screen 3
		<i>Transition Screen</i>	T-Screen 1
		<b>Supplemental standards:</b>	<i>Sec. 5C.2.5.D.1.</i>

**Sec. 41.** The Gas Station, Standard Vehicle use within the Fueling Station use group in Paragraph 6. (Heavy Commercial) of Subsection B. (Allowed Uses & Use Limitations) of Section Section 5B.5.4. (Commercial-Mixed 4 (CX4)) of Division 5B.5. (Commercial-Mixed Use Districts) of Part 5B. (Use Districts) of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Use	Permission	Use Standard	Specification
<b>Fueling Station:</b>			
Gas Station, Standard Vehicle	P*	<b>Incidental to:</b>	<b>Motor vehicle sales and rental</b>
		<b>Screening</b>	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
		<del>Hours of operation (open/close)</del>	<del>7AM/7PM</del>
		<b>Supplemental standards:</b>	Sec. 5C.2.5.C.1.

**Sec. 42.** The Gas Station, Standard Vehicle use within the Fueling Station use group in Paragraph 6. (Heavy Commercial) of Subsection B. (Allowed Uses & Use Limitations) of Section 5B.6.2. (Industrial-Mixed 2 (IX2)) of Division 5B.6. (Industrial-Mixed Use Districts) of Part 5B. (Use Districts) of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Use	Permission	Use Standard	Specification
<b>Fueling Station:</b>			
Gas Station, Standard Vehicle	P*	<b>Separation (min):</b>	
		<i>Sensitive use</i>	200'
		Residential, Residential-Mixed, or	200'

Use	Permission	Use Standard	Specification
		Agricultural Use District	
		Relief	CU2
		<b>Screening:</b>	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		<b>Hours of operation (open/close)</b>	<b>7AM/7PM</b>
		<b>Supplemental standards:</b>	Sec. 5C.2.5.C.1.

**Sec. 43.** Household Moving Truck Rental use within the Motor Vehicle Sales & Rental use group in Paragraph 6. (Heavy Commercial) of Subsection B. (Allowed Uses & Use Limitations) of Section 5B.7.1. (Industrial 1 (I1)) and Section 5B.7.2. (Industrial 2 (I2)) of Division 5B.7. (Industrial Use Districts) of Part 5B. (Use Districts) of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Use	Permission	Use Standard	Specification	
Household Moving Truck Rental	P*	<b>Separation (min):</b>		
		<u>Sensitive use</u>	<u>200'</u>	
		<u>Residential, Residential-Mixed, or Agricultural Use District</u>	<u>200'</u>	
		<u>Relief</u>	<u>CU2</u>	
		<b>Screening:</b>		
		Frontage screen	F-Screen 3	
		Transition screen	T-Screen 1	
		<b>Supplemental standards:</b>	Sec. 5C.2.5.D.1.	

**Sec. 44.** The Gas Station, Standard Vehicle use within the Fueling Station use group in Paragraph 6. (Heavy Commercial) of Subsection B. (Allowed Uses & Use Limitations) of Section 5B.7.3. (Industrial 3 (I3)) of Division 5B.7. (Industrial Use Districts) of Part 5B. (Use Districts) of Article 5. (Use) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Use	Permission	Use Standard	Specification	
<b>Fueling Station:</b>				
Gas Station, Standard Vehicle	P*	<b>Separation (min):</b>		
		<i>Sensitive use</i>	200'	
		Residential, Residential-Mixed, or Agricultural Use <i>District</i>	200'	
		Relief	CU2	
		<b>Screening:</b>		
		<i>Frontage screen</i>	F-Screen 3	
		<i>Transition screen</i>	T-Screen 1	
		<del>Hours of operation (open/close)</del>	<del>7AM/7PM</del>	
		<b>Supplemental standards:</b>	Sec. 5C.2.5.C.1.	

**Sec. 45.** Paragraph 1. (Supplemental Findings) of Subsection H. (Mineral & Ore Extraction) of Section 5C.2.7. (Heavy Industrial Uses) of Division 5C.2. (Supplemental Use Standards, Procedures & Findings) of Part 5C. (Use Rules) of Article 5. (Uses) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

### 1. Supplemental Findings

In addition to a Conditional Use Permit with approval by the City Planning Commission, pursuant to Sec. 13B.2.3. (Class 3 Conditional Use Permit), new mineral & ore extraction facilities and existing facilities expanding operations beyond the current property lines are required to:

- a. Comply with all of the required Unified Programs (Unified Hazardous Waste and Hazardous Materials Management Regulatory Program). California Environmental Reporting System (CERS) database submittals may serve as proof of compliance;
- b. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures; and

~~e. Submit a health assessment of the project for the surrounding vicinity identifying pollution and population indicators, such as, but not limited to, those analyzed in the California Communities Environmental Health Screening Tool; the number of people affected by the project; short term or permanent impacts caused by the project; likelihood that impacts will occur; and recommended mitigation measures; and mitigation measures; and~~

~~c.d.~~ Submit a truck routing plan that minimizes the incidence of a commercial truck traveling past residences, churches, *schools*, *hospitals*, public playgrounds, nursing homes, child care centers, and other similar *uses*.

**Sec. 46.** Section 5D.1.4. (Specified Uses) of Division 5D.1. (Use Definitions) of Part 5D. (Use Definitions) of Article 5. (Uses) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

**SEC. 5D.1.4. SPECIFIED USES**

Use definitions may include a list of specific uses that share common attributes to support a definition's broader qualitative description. These specific *uses* are provided as illustrative examples to guide users in interpretation and implementation, but are not intended to represent an exhaustive list. The *Zoning Administrator* has the authority to establish and maintain a Specific Use List administratively as deemed necessary and appropriate for the purposes of ensuring consistent application and alignment of specific *uses* with the use ~~definitions~~ definitions in this code.

**Sec. 47.** Subsection A. (Light) of Section 5D.7.1. (Motor Vehicle Services) of Division 5D.7. (Heavy Commercial Uses) of Part 5C. (Use Rules) of Article 5. (Uses) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

**A.Light**

Motor vehicle services: light is defined as any *motor vehicle services use* involving the mechanical or electrical repair, diagnosis, maintenance or servicing of standard *motor vehicles*. This *use* includes automotive emissions testing; electrical diagnostic, battery testing, and charging; tire removal, replacement, and repair; mechanical adjustment; oil change; lubrication; sound system or alarm service and installation; and window repair or window tinting. This *use* does not include uses defined in the following Sections: Sec. 5D.7.1.B. (Motor Vehicle Services: Heavy), Sec. 5D.7.1.C. (Motor Vehicle Services: Large Vehicle), or Sec. 5D.7.1.D. (Motor Vehicle Services: Car Wash).

**Sec. 48.** Sub-paragraph c. (Ground Story) of Paragraph 2. (Facade) of Subsection E. (Frontage Standards) of Section 7B.1.1. (Civic Institution 1) of Division 7B.1. (Institutional) of Part 7B. of Article 7. (Alternate Typologies) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

<b><u>c. GROUND STORY</u></b>		<b><u>Sec. 7C.1.2.</u></b>	
<b>Ground story height</b> (min)		<u>n/a</u>	<u>n/a</u>
<b>Residential</b> (min)		<u>n/a</u>	<u>n/a</u>
<b>Non-residential</b> (min)		<u>46'</u>	<u>46'</u>
<b>Ground floor elevation</b> (min/max)		n/a	n/a

**Sec. 49.** Subsection D. of Section 10.1.2. (Requirements) of Division 10.1. (Street Dedication & Improvement) of Article 10. (Streets & Parks) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

D. The maximum area of land required to be so dedicated shall not exceed 25 percent of the area of any such *lot* which was of record on March 1, 1962 in the Los Angeles County Recorder's Office. In no event shall such dedication reduce the *lot* below ~~a width of 50 feet or an area of 5,000 square feet~~ the minimum *lot* width nor minimum *lot* area as required by the applied Form District (Part 2B.) of the subject *lot*.

**Sec. 50.** Subsection C. (Waivers for a Map Modification) of Section 10.1.10. (Waiver & Appeals) of Division 10.1. (Street Dedication & Improvement) of Article 10 (Streets and Parks) Chapter 1A of the Los Angeles Municipal Code shall be amended and renumbered as follows:

C. Waivers for a Map Modification

~~Notwithstanding the parcel map, tentative tract map, or final tract map modification procedures set forth in Article 13. (Administration), p~~Projects that have an approved or recorded map, and where the street standards for which the original dedication or improvements were revised after the map was either approved or recorded, may apply for a waiver from a street dedication or improvement using the procedures in Sec. 13B.7.3.H (Modification of Entitlement), or Sec. 13B.7.4.H. (Modification of Recorded Final Tract Map), or Sec. 13B.7.5.H (Modification of Entitlement), or Sec. 13B.7.6.H. (Modification of Recorded Final Parcel Map). Sec. 10.1.10.A. (Waivers for By Right Projects), with the Director acting for the Advisory Agency.

**Sec. 51.** The Division of Land in Table 4 - Summary of Notice Requirements of Subsection F. (Notice Requirements of Each Process) of Section. 13A.2.4. (Notice of Public Hearing) of Division 13A.2. (General Procedural Elements) of Article 13. (Administration) of Chapter 1A of the Los Angeles Municipal Code, shall be amended as follows:

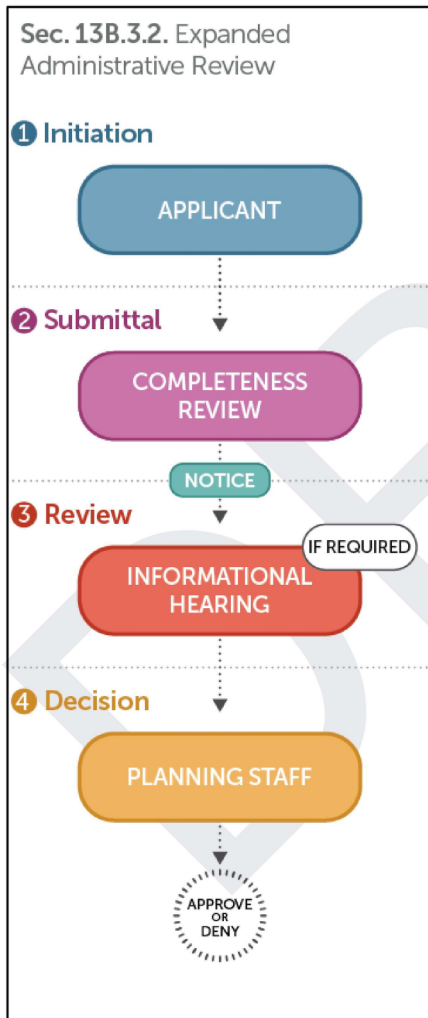
Action	Reference	Publication	Mail	Posting
<b>Division of Land</b>	<i>Div. 13B.7.</i>			
Parcel Map Exemption/ Lot Line Adjustment	<i>Div. 13B.7.2.</i>			
Tentative Tract Map	<i>Div. 13B.7.3.</i>	■	■	■
Final Tract Map	<i>Div. 13B.7.4.</i>			
Preliminary Parcel Map	<i>Div. 13B.7.5.</i>	■	■	■
Final Parcel Map	<i>Div. 13B.7.6.</i>			
Private Street Map	<i>Div. 13B.7.7.</i>	■	■	■
Subdivision Appeal	<i>Div. 13B.7.8.</i>		■	

**Sec. 52.** Sub-subparagraph ii. of Sub-paragraph b. (Appeals) of Paragraph 6. (Advisory Agency) of Subsection C. (Decision makers and Procedures) of Section

13A.2.10. (Multiple Approvals) of Division 13A.2. (General Procedural Elements) of Part 13A. (General Provisions) of Article 13. (Administration) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

ii. Hearings for and consideration of appeals of *Subdivision Approvals* by the *Advisory Agency* shall be scheduled for the same time as any hearing and decision by the Area Planning Commission or *City Planning Commission*, whichever has jurisdiction over the other approvals. In the event that the Appeal Board as determined by *Div. 13B.8. 13B.7. (Division of Land)* is the *City Planning Commission*, the hearing for and consideration of the appeals shall be heard by the *City Planning Commission*.

**Sec. 53.** The graphic in Sec. 13B.3.2. (Expanded Administrative Review) of Div. 13B.3. (Ministerial Action) of Part 13B. (Processes and Procedures) of Article 13 (Administration) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:



**Sec. 54.** Subsection F. (Scope of Action) of Section 13B.3.1. (Administrative Review) of Division 13B.3. (Ministerial Action) of Part 13B. (Processes & Procedures) of

Article 13. (Administration) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

#### **F. Scope of Action**

After the Administrative Review determines that the *application* is in compliance with the applicable regulations and standards, the following actions must comply with the approved plans:

1. The erection, enlargement or maintenance of *buildings*;
2. Any development or construction work; ~~or~~
3. Issuance of a grading, building, demolition, or change of use permit; ~~or~~
4. A use modification.

**Sec. 55.** Amend Paragraph 1. of Subsection H. (Modification of Entitlement) of Section 13.B.7.3. (Tentative Tract Map) of Division 13.B.7. (Division of Land) of Article 13 (Processes and Procedures) to read as follows:

#### H. Modification of Entitlement

1. The Advisory Agency may grant modifications to any of the provisions of *Chapter I. (General Provisions and Zoning), Article 7 (Division of Land Regulations), or Article 10 (Streets and Parks), or Article 11 (Division of Land)* of this Zoning Code (Chapter 1A) on its own initiative or upon recommendation of any member of the *Subdivision Committee* whenever the property to be divided is of such size or shape, is subject to such title limitations of record, is affected by such topographical location or subsurface or topographical conditions, is to be devoted to such use, is subject to such regulation by the provisions of *Chapter I. (General Provisions and Zoning), Article 1. (General Provisions)* that it is impractical to conform to the strict application of the requirements of *Chapter I. (General Provisions and Zoning), Article 7 (Division of Land Regulations), or Article 10 (Streets and Parks), or Article 11 (Division of Land)* of this Zoning Code (Chapter 1A) for *lots* subject to this Chapter.

**Sec. 56.** Paragraph 3. (Exhaustion) of Subsection F. (Appeals of CEQA Decisions) of Section 13B.11.1. (Environmental Review Procedures) of Division 13B.11. (California Environmental Quality Act (CEQA) Provisions) of Part 13B. (Processes & Procedures) of Article 13. (Administration) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

#### 3. Exhaustion

No appeal of the *CEQA Clearance* shall be accepted by the City unless: ~~all project approval appeals were previously exhausted.~~

- a. The entitlement(s) related to the project have been appealed and the City's decision has become final.

- b. The decision on the entitlement became final at a level below the City Council.

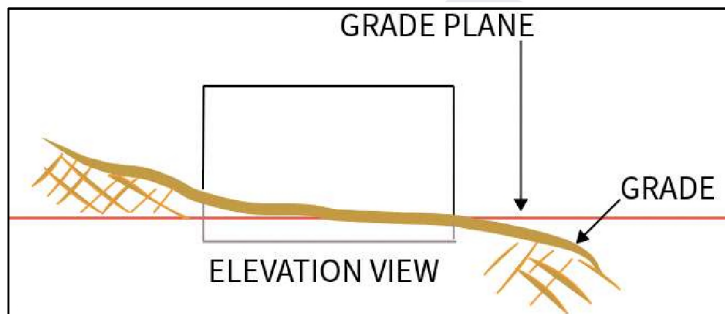
**Sec. 57.** Section 14.2.9. (Grade Plane Elevation) of Division 14.2. (General Standards & Measurement) of Article 14. (General Rules) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Sec. 14.2.9. Grade Plane Elevation Height Measurement

~~Grade plane elevation is defined as a reference plane, representing the average elevation of the existing ground level adjoining a building and its exterior walls, from which the height of a building or structure shall be measured.~~

A. General Grade Plane Elevation

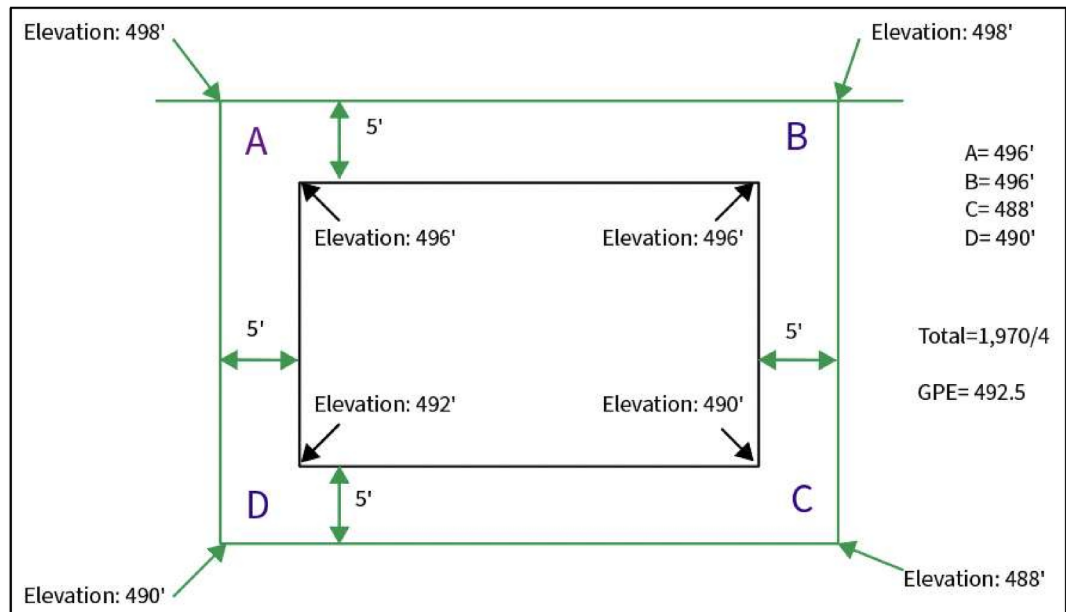
Grade plane elevation (GPE) is defined as a reference plane, representing the average elevation of the finished ground level adjoining a *building* and its *exterior walls*, from which the height of a *building* or *structure* shall be measured.



1. Average Grade Elevation General

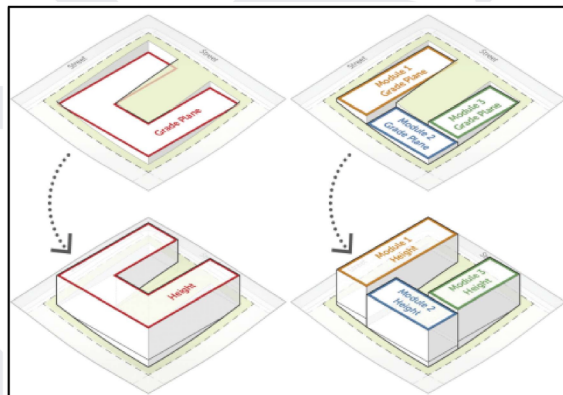
~~For all buildings and structures that have no applicable building perimeter pursuant to Subsection B. (Applicable Building Perimeter) below or for lots that contain an average natural slope of less than 15 percent slope; except lots located within the City's Hillside Area per Sec. 1.5.6. (Hillside Area Map), the grade plane elevation shall be established in accordance with Subsection E. (Average Grade Method) below:~~

GPE shall be established by taking the average of the lowest elevation points of each perimeter of the building, within five feet of the exterior wall at finished grade.



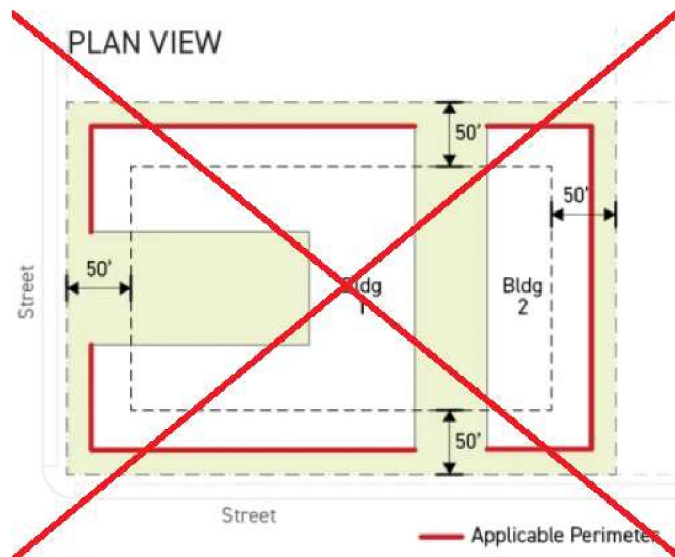
## 2. Full Building Method & Building Module Method

~~For buildings or structures located within the City's Hillside Area, the~~ grade plane elevation may be established for either an entire *building* ~~in accordance with Subsection C. (Full Building Method) below~~ or separately for different *building modules* in accordance with Paragraph 3 (Rule of Measuring Grade Plane Elevation for Separate Building Modules) below. ~~Subsection D. (Building Module Method) below. Using the Full Building Method, in accordance with Sec. 14.1.9.C. (Full Building Method) or for separate buildings using the Building Module Method in accordance with Sec. 14.1.9.D. (Building Module Method).~~

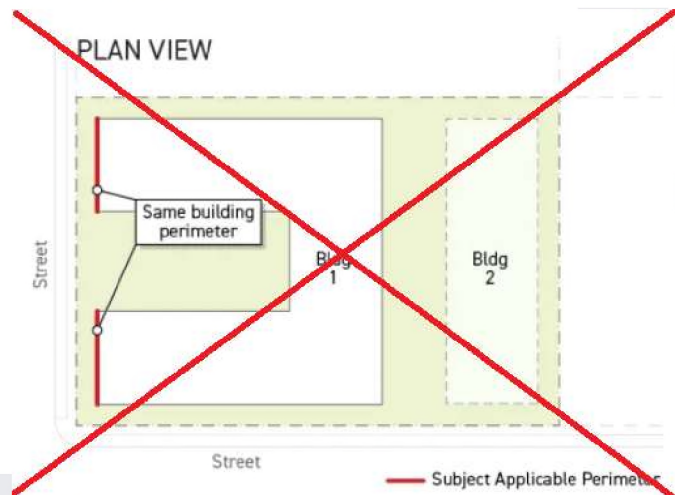


### ~~B. Applicable Building Perimeter~~

~~1. Only building perimeters located within 50 feet of the lot line that the building perimeter faces are considered applicable perimeters when calculating grade plane elevation using the Subsection C. (Full Building Method) below or Subsection D. (Building Module Method) below.~~



~~2. Applicable building perimeters associated with the same building and facing the same lot line are considered a singular or part of the same building perimeter even where they are not contiguous.~~



~~3. Where a building has no lot line facing perimeter within 50 feet of a lot line, the grade plane elevation shall be established according to Subsection E. (Average Grade Method) below:~~

~~C. Full Building Method~~

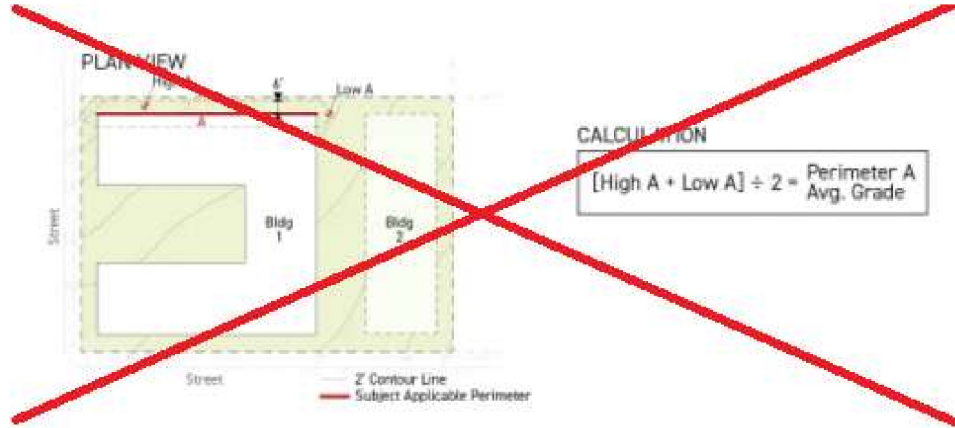
~~1. When using the full building method, the entirety of each building perimeter shall be governed by a uniform weighted average elevation reference.~~

~~2. Where there are multiple buildings, each building shall independently establish its own weighted average elevation.~~

~~3. Establishing the weighted average elevation using the full building method is determined by following the steps below:~~

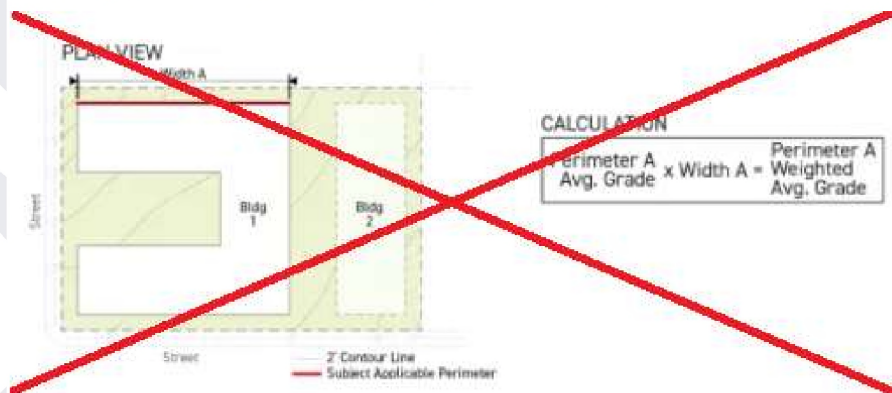
~~a. Step 1~~

~~For each applicable building perimeter pursuant to Sec. 14.2.9.B. (Applicable Building Perimeter), calculate the building perimeter average grade by averaging the highest and lowest elevation of on-site existing grade located within six feet of the subject applicable building perimeter.~~



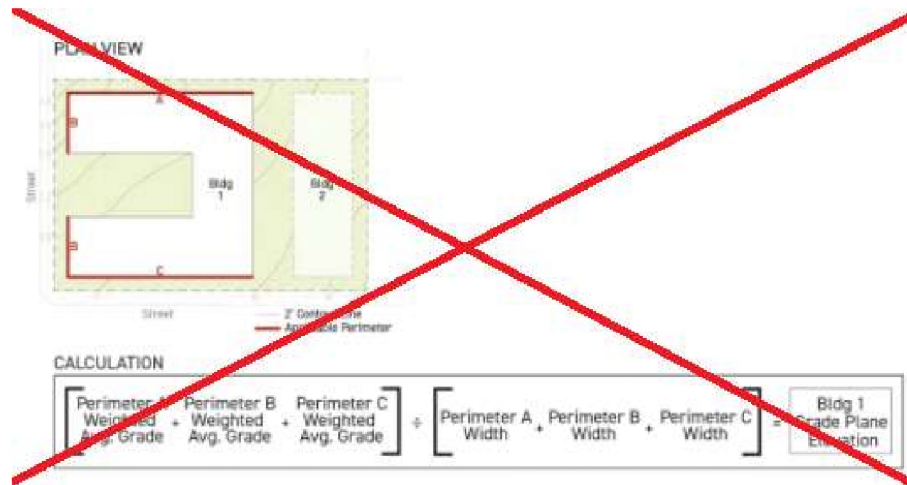
~~b. Step 2~~

~~For each applicable building perimeter pursuant to Sec. 14.2.9.B. (Applicable Building Perimeter), calculate the weighted building perimeter average existing grade by multiplying the building perimeter average existing grade by the width of the applicable building perimeter, measured parallel to the lot line that it faces.~~



~~c. Step 3~~

~~Sum the weighted building perimeter average existing grade (for all applicable building perimeters) and divide the sum by the cumulative total length of all applicable building perimeters associated with the building.~~



~~D. Building Module Method 3. Rule for Measuring Grade Plane Elevation for Separate Building Modules~~

~~1. When using the building module method, a building footprint may be broken up into multiple modules, each possessing its independently established weighted average elevation.~~

~~2. Building modules shall be delineated according to the following steps:~~

~~All portions of a building footprint shall be designated to a building module. When a building footprint contains multiple building pads, grade plane elevation can be established independently for each building pad or building module, so long as:~~

~~a. All portions of the building footprint are contiguous.~~

~~b. All portions of a building footprint are designated to a building module.~~

~~c. Each building module does not encompass any area external to the building footprint.~~

~~d. Each building module has an individual building footprint and does not overlap with another building module's building footprint.~~

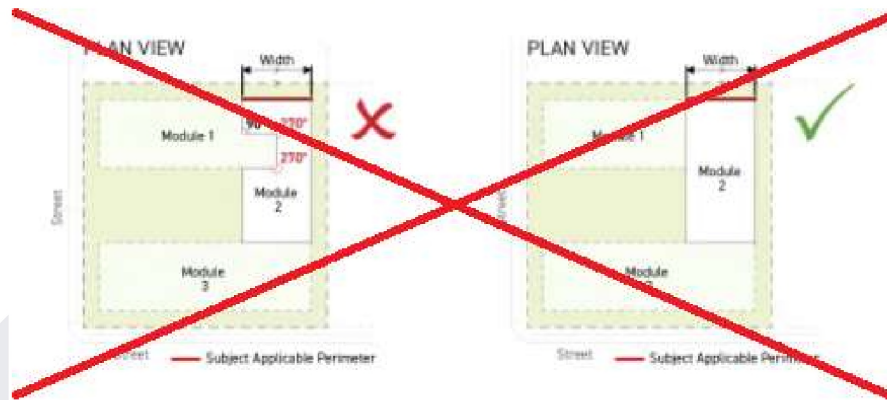
~~e. All components of a building module area are contiguous.~~

~~f. Building module perimeters does not include any interior angles greater than 180 degrees.~~

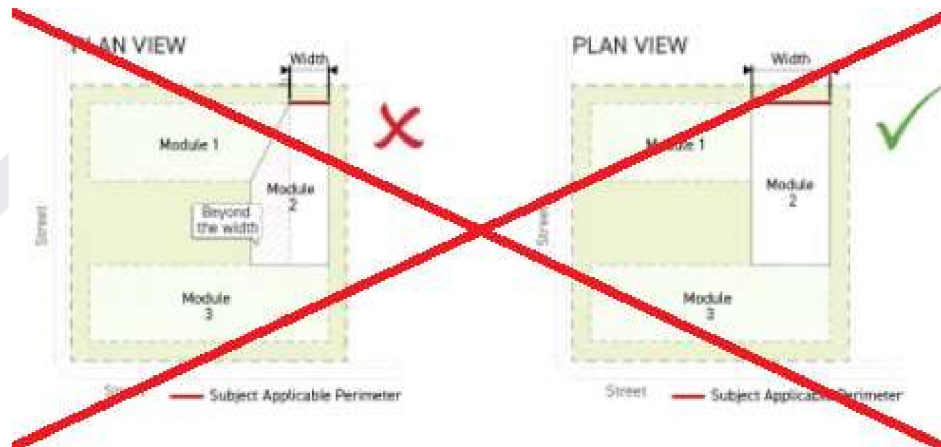
~~g. Building modules does not include a building footprint that extends beyond the width of its building perimeter.~~

*h. Building modules shall not include a building footprint that extends beyond the width of its applicable building perimeter, measured parallel to the lot line that the applicable building perimeter faces.*

- ~~a. Each building module shall not encompass any area external to the building footprint.~~
- ~~b. Each building module shall have an individual building footprint and shall not overlap with another building module's building footprint.~~
- ~~c. All components of a building module area shall be contiguous.~~
- ~~d. All building modules shall have at least one building perimeter qualifying as an applicable building perimeter pursuant to Subsection B. (Applicable Building Perimeter) above.~~
- ~~e. Building module perimeters internal to a structure shall not include any interior angles greater than 180 degrees.~~



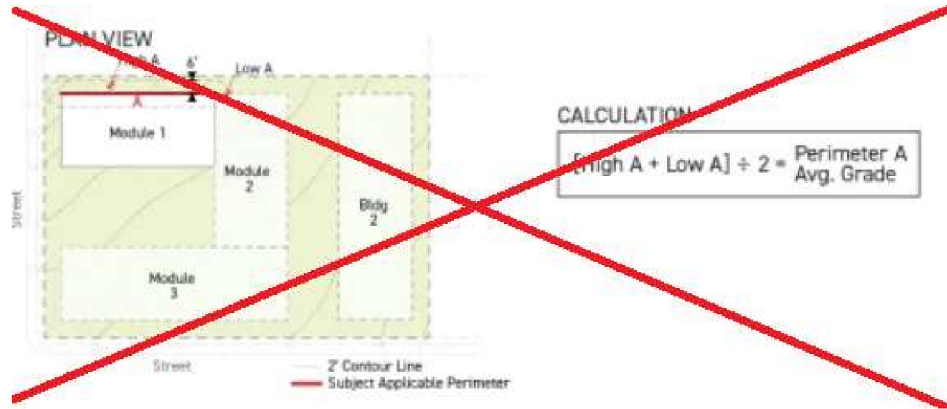
- ~~f. Building modules shall not include a building footprint that extends beyond the width of its applicable building perimeter, measured parallel to the lot line that the applicable building perimeter faces.~~



3. Using the building module method, grade plane elevation shall be established independently for each building module following the steps below:

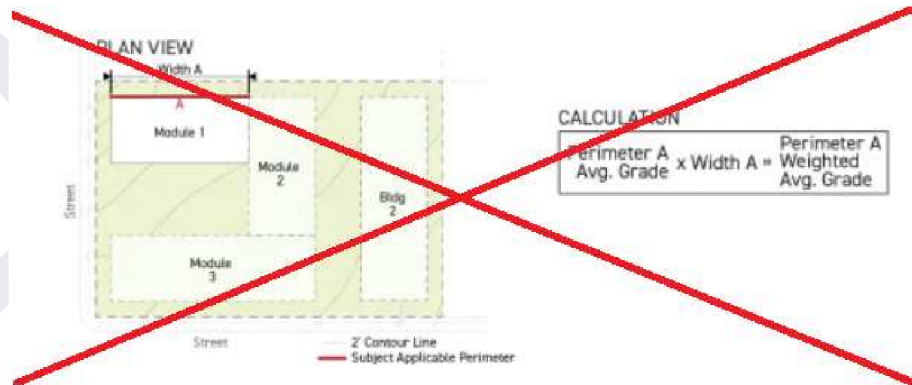
a. Step 1

For each applicable building perimeter pursuant to Subsection B. (Applicable Building Perimeter) above, calculate the building perimeter average grade by averaging the highest and lowest elevations within six feet of the applicable building perimeter of the existing grade.



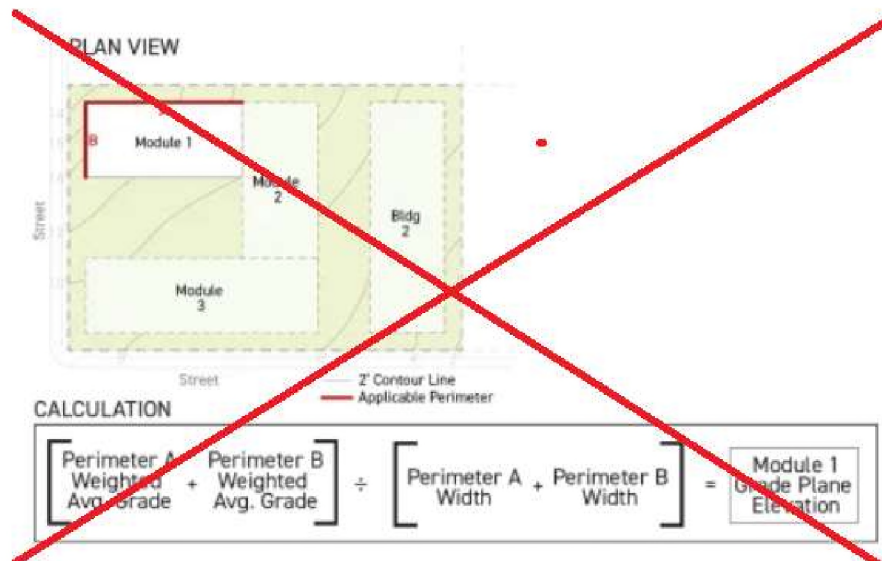
b. Step 2

For each applicable building perimeter pursuant to Subsection B. (Applicable Building Perimeter) above, calculate the weighted building perimeter average grade by multiplying the building perimeter average grade by the width of the applicable building perimeter, measured parallel to the lot line that it faces.



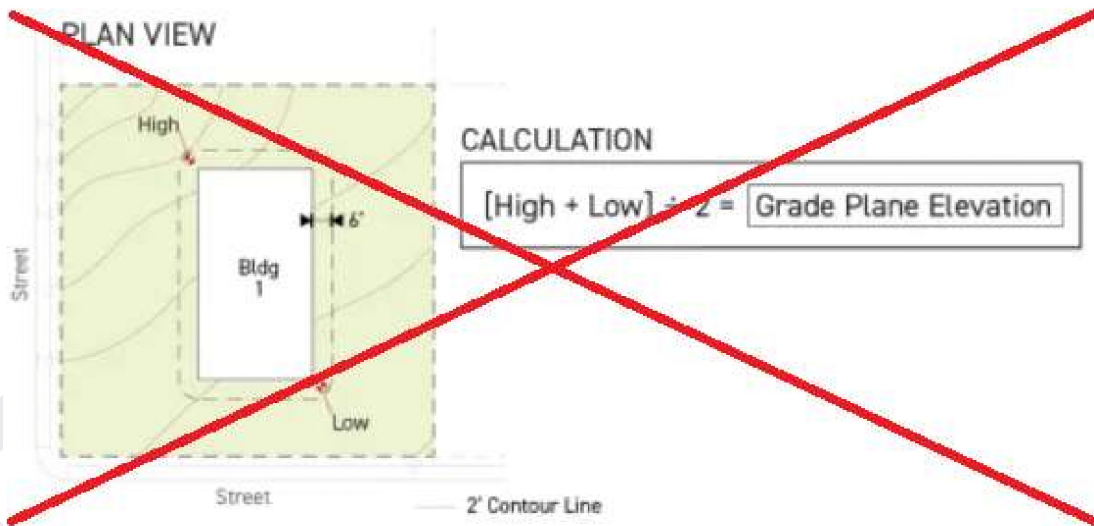
c. Step 3

Sum the weighted building perimeter average grade from all applicable building perimeters associated with the building module and divide this sum by the total cumulative length of all applicable perimeters associated with the building module.



#### E. Average Grade Method

When using the average grade method the grade plane elevation shall be established by averaging the building footprint elevation measured from the lowest and highest elevation points of the existing grade, within six feet of the exterior wall or lot line, whichever is less.



#### 4. Base Flood Elevation

In FEMA-designated flood zones A, AE, and VE, the grade plane elevation shall be adjusted by subtracting the Base Flood Elevation (BFE) from the GPE.

#### B. Envelope Height

Envelope (Height) Maximum is a reference plane, parallel to the topography of the lot and located above the structure, to which the height of a building or structure on a sloped lot is measured relative to grade.

##### 1. Establishment of Envelope Height

- a. Envelope Height shall be established by taking the vertical distances between elevation points along a slope of a building site and a projected plane as described in Subparagraph e. of this Paragraph (Establishment of Envelope Height). below.
- b. Elevation points along the slope shall originate from the existing grade.
- c. Elevation points shall be taken at intervals no greater than 10 horizontal feet, with 2-foot vertical contour intermediates, used where available to refine the slope profile.
- d. The distances between the elevation points and the envelope height shall correspond to the maximum Height in Feet allowed in the applied Form District (Part 2B.).
  - i. For example, if the maximum Height in Feet is 36', the distance from the grade to Envelope Height shall be 36'.
- e. The collection of vertical offsets from the terrain to the specified height limit shall create a continuous projected plane resulting in a projected height profile to form the envelope height.

**Sec. 58.** Existing definitions in Division 14.3. (Glossary) of Article 14. (General Rules) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows and appropriately alphabetized:

**GPE: Grade Plane Elevation**

**Certificate of Occupancy.** Certificate of Occupancy is defined as a certificate issued by the Department of Building and Safety in accordance with Chapter IX. (Building Regulations), Sec. 91.109. (Certificate of Occupancy) of this Code ~~authorizing the use of land, a building or structure or portion thereof, or a trailer park or portion thereof.~~

**Safety Barrier.** ~~For the purposes of vertical encroachments p~~Pursuant to Sec. 14.2.5.B.1.e. (Safety Barriers), a safety barrier is defined as a vertical barriers that is 45 inches in height or less and required for safety and protection by *Chapter IX. (Building Regulations)* of this Code to protect occupants from falling from walking surfaces including but not limited to parapets, railings, or banisters. ~~For the purposes of the remainder of this Zoning Code (Chapter 1A), a safety barrier is defined as anything put in place to prevent people from moving easily from one place to another for the purpose of mitigating risk including fences, walls, parapets, and railings.~~

**Unexpired.** ~~For the purposes of Div. 13B.12. (Redevelopment Plan Procedures), Pursuant to Sec. 13B.12.1.C. (Definitions) of this Code;~~ unexpired is defined as the applicable redevelopment regulations that are still in effect on the date of

approval of a *redevelopment plan project* or *redevelopment plan amendment*, see Sec. 13B.12.1.C. (Definitions) of this Code.

**Sec. 59.** Every Section in Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows: Subsection A shall be deleted. The header of Subsection B. shall be deleted. All paragraphs of each Subsection B. (Allowed Uses & Use Limitations) shall be renumbered to Subsections starting with A. and ending with I. of the same Section.

Existing Subsection headers A. (Intent) and B. (Allowed Uses & Use Limitations) of each Section shall be removed. Example:

~~A. Intent~~

~~B. Allowed Uses & Use Limitations~~

- ~~1. A. RESIDENTIAL~~
- ~~2. B. PUBLIC & INSTITUTIONAL~~
- ~~3. C. OPEN SPACE & RECREATION~~
- ~~4. D. TRANSPORTATION~~
- ~~5. E. GENERAL COMMERCIAL~~
- ~~6. F. HEAVY COMMERCIAL~~
- ~~7. G. LIGHT INDUSTRIAL~~
- ~~8. H. HEAVY INDUSTRIAL~~
- ~~9. I. AGRICULTURAL~~

**Sec. 60. STYLE AND FORMATTING CORRECTIONS.** City Planning prior to publishing the Code shall ensure all of the following style and formatting corrections are made in consultation with the City Attorney's Office:

- A. All numbering of chapters, articles, parts, divisions, sections, subsections, paragraphs, subparagraphs, sub-subparagraphs, and sub-sub-subparagraphs shall match the existing numbering format, style, and hierarchy in Chapter 1A of the Los Angeles Municipal Code (e.g., all numbering ends with a period, except sub-sub-subparagraphs which are punctuated with a parenthetical).
- B. Formatting and typeface style for all headings shall match the existing formatting and typeface style in Chapter 1A of the Los Angeles Municipal Code, including the following, paragraph breaks after subsection headers, no periods at the end of headers, headers of divisions and sections in all caps, and headers of subsections or any lower ordinal in title case with the first letter of each word capitalized.
- C. All internal citations to the Los Angeles Municipal Code shall match the formatting and style of the existing Chapter 1A of the Los Angeles Municipal Code, including adding periods at the end of the citation number, including the title that matches the cited section in parenthesis after the period (e.g., "Sec. 5A.2.2. (Use Applicability))" or

“Paragraph 2. (No Net Loss of Dwelling Units)”), and citations to Chapters of the Los Angeles Municipal Code shall use Roman numerals for the chapter number and include “of this Code” after the parenthetical of the title of the Chapter (e.g., “Chapter I. (General Provisions and Zoning) of this Code”). Internal citations shall be italicized.

- D. All internal citations within the Los Angeles Municipal Code referring to content modified by this ordinance shall be updated to reflect the latest titles and Section references.
- E. All internal citations within the Los Angeles Municipal Code shall be updated to the correct citation where the cited Section number does not exist, but the Section name is stated clearly (e.g. correct “Sec. 13.2.10. (Multiple Approvals)” to “Sec. 13A.2.10. (Multiple Approvals)” because Sec. 13.2.10. does not exist).
- F. All citations stating “section” shall be updated to “Sec.” and those stating “division” shall be updated to “Div.” This does not apply to citations internal to the Division or Section being referenced, in which case the full term of Section or Division shall be used (e.g. “The intent of this Section (Roof Materials) is to...”).
- G. All citations to State Code shall be updated to first state the name of the Code, followed by the referenced citation and the title of the referenced citation if available (e.g. California Government Code, Title 7. (Planning and Land Use)).
- H. Words and phrases that are included in the Glossary in Article 14 of Chapter 1A of the Los Angeles Municipal Code shall not be capitalized unless they are proper nouns, mapped areas under Article 1 of Chapter 1A, district names, or zone string components. Any glossary terms used in Chapter 1A shall be indicated by underline in the published Code and linked to the Glossary term in Article 14 of Chapter 1A of the Los Angeles Municipal Code. Glossary terms to be hyperlinked in this ordinance are italicized. But even if not italicized in this ordinance, shall be linked if the term is found in the glossary.
- I. Consistent with Sec. 11.01. (Definitions and Interpretation), which states that, “the singular number includes the plural, and the plural, the singular,” singular or plural versions of existing glossary terms may be added into the Glossary in Article 14 of Chapter 1A of the Los Angeles Municipal Code as needed to ensure exact matches in the use of the term in the text of the LAMC and its entry in the Glossary, which is a requirement of the New Interactive Web-based Zoning Code in order to allow the definition to appear in the pop-up of a term when the site-user clicks on the term. Terms added shall include a glossary entry redirecting to the originally defined term (e.g. Applicable Story: See *applicable stories*).
- J. Any defined term that is modified or added by this ordinance shall also have the same edit made to the secondary location in the list of defined terms housed in Division 14.3 of Article 14 of Chapter 1A of the Los Angeles Municipal Code.

- K. All fonts and/or typeface and spacing and layout (including indentations) of text, headings, graphs and tables, and colors shall match that of the existing published Chapter 1A of the Los Angeles Municipal Code.
- L. All numbers shall be written in accordance with the following protocol:
- a. Numbers one through nine shall be written out, unless within a table.
  - b. Numbers written as the first word of sentence shall be written out (e.g. “One hundred percent of all affordable housing...”)
  - c. Fractions and numbers including fractions shall be displayed as numerals (e.g. “½” instead of “one-half”, and 1½ instead of “one and ½”).
  - d. Ordinance numbers shall be written so that “Ordinance number” is abbreviated and includes a comma after 3 digits, and includes the effective or operative dates (e.g. “...as established by Ord. No. 176,445 (effective 3/9/05)...”)
  - e. FAR numbers remain per drafting standard.
    - i. Example: “... a FAR of **2.5:1** shall be...”,
  - f. Zoning District numbers remain as a number.
    - i. Example: “...those lots with a Density District **6** or more restrictive...”
- M. All instances of the percentage symbol (%) shall be updated to “percent” or “percentage” as appropriate unless the percentage is shown within a table, in which case the percentage symbol (%) shall be used.
- N. All instances of reference to an Ordinance number intended to refer to the ordinance being published shall be updated to include the Ordinance number issued prior to publication.

**Sec. 61. 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 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 subsequently be declared invalid or unconstitutional.

# EXHIBIT C

## Public Comment



Richard Reaser <[richard.reaser@lacity.org](mailto:richard.reaser@lacity.org)>

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## Zoning code update - question regarding fence height for schools

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**Richard Reaser** <[richard.reaser@lacity.org](mailto:richard.reaser@lacity.org)>  
To: Jared Johnson <[Jared.Johnson@psomas.com](mailto:Jared.Johnson@psomas.com)>

Thu, Feb 12, 2026 at 3:47 PM

Yes i will add your email to the interested party list

On Thu, Feb 12, 2026 at 3:28 PM Jared Johnson <[Jared.Johnson@psomas.com](mailto:Jared.Johnson@psomas.com)> wrote:

Hi Rick,

Got it, thank you for the feedback. Can you please add me to the interested parties list so that I can stay up to date as the ordinance proceeds?

Thank you,

Jared

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**From:** Richard Reaser <[richard.reaser@lacity.org](mailto:richard.reaser@lacity.org)>  
**Sent:** Thursday, February 12, 2026 3:25 PM  
**To:** Jared Johnson <[Jared.Johnson@Psomas.com](mailto:Jared.Johnson@Psomas.com)>  
**Subject:** Re: Zoning code update - question regarding fence height for schools

Good afternoon Jared,

Your reading is correct, that this maintenance ordinance for the new zoning code would allow your school site to select the A5 fence, go up to 8 feet in height, but would require a 3-foot setback from the property line. Alternatively, you can select the A3 fence and build it up to 6 feet with no setback, provided you meet the standards.

However this is just a draft, that code language could change as we have not gone to CPC or City Council yet. Also this ordinance might take a while to get fully adopted. The Processes and Procedures Maintenance Ordinance, which my counterparts on the Code Studies team worked on, is still in the form and legality phase and they went to [City Council on October 2024](#).

On Thu, Feb 12, 2026 at 1:43 PM Jared Johnson <[Jared.Johnson@psomas.com](mailto:Jared.Johnson@psomas.com)> wrote:

Hi Ricky,

Hope this email finds you well. I was hoping to clarify with you that my reading of the proposed code update is correct. Just some background, Psomas has been working with the Colburn school downtown on their expansion that includes a new concert venue, classrooms, etc. located at 130 Olive in DTLA.

We have been considering adding a fence around some of the outdoor areas. As I read the code, due to our site's designation for an A2 Frontage Yard Fence/Wall Type, the site is limited to just 3.5 feet. I confirmed this with Matthew Quan at the counter as well. So, we were assuming we'd need to request a variance to allow for an 8 ft. fence.

However, I just saw the notice for the new zoning code maintenance ordinance, and it looks like we may be eligible for an up to 8 ft. fence under new Exception 2, because our project involves a "sensitive use" (school). Am I interpreting this correctly?

Also, as I read it, we can choose between types A3 or A5 in lieu of our underlying district A2. But the ordinance is also proposing a 3 ft. setback for A5 fences, is that correct?

That means if we want an 8 ft. fence, it will need to be set back 3 ft. Otherwise, the A3 fence height (6 ft. max) could be at the property line.

Thanks,

Jared

**Jared Johnson**

Project Planner I

Office: 213 223 1527

Address:

865 S. Figueroa St., Suite 3200

Los Angeles, CA 90017

**PSOMAS**

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**Ricky Reaser**

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Richard Reaser <richard.reaser@lacity.org>

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## New Zoning Code Maintenance Ordinance comment letter

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Richard Reaser <richard.reaser@lacity.org>

Tue, Apr 21, 2026 at 1:14 PM

To: Jamie Poster <jamie@craiglawson.com>

Cc: Shane Swerdlow <shane@craiglawson.com>, Erick Lopez <erick.lopez@lacity.org>

Good afternoon Jamie,

Thank you for your interest, for submitting your comment letter, and for attending our public hearing. We greatly appreciate your input and participation.

As the public comment period for our staff level public hearing closed on March 31st, and we are working to finalize our staff report for City Planning Commission (CPC) consideration, we are not at a point in our process where we can have a town hall or additional meetings regarding the maintenance ordinance, but thank you for offering. I have, however, cc'd Erick Lopez from the New Zoning Code Implementation Section, who could work with you to potentially coordinate a training session on the New Zoning Code.

If you have any additional recommendations regarding clarifications or corrections in Chapter 1A of the LAMC you would like considered as part of our maintenance ordinance specifically, please send any comments directly to the City Planning Commission (CPC) at [cpc@lacity.org](mailto:cpc@lacity.org). Please include Planning Case Number CPC-2026-259-CA with your comment to make sure it is considered in a timely manner.

Additionally, if in applying the New Zoning Code to a project you find any of the regulations are unclear, you may also feel free to contact our New Zoning Code Implementation Section at: [planning.NewZoningCode@lacity.org](mailto:planning.NewZoningCode@lacity.org) to help you understand the regulations.

As a useful training resource on the New Zoning Code, you may be interested in watching the [May 2025 AIA| LA virtual workshop on the New Zoning Code](#).

On Wed, Apr 8, 2026 at 8:04 AM Richard Reaser <richard.reaser@lacity.org> wrote:

Good morning Jamie,

I'm going to need some more time to respond to your offers regarding meeting with architects and holding a town hall.

On Mon, Apr 6, 2026 at 1:51 PM Jamie Poster <jamie@craiglawson.com> wrote:

Thanks Richard,

Please also let us know if the City would like to have meetings with some architects to see how they would try to apply the New Code. We work with many architects and I think they would be happy to workshop the existing (and proposed revisions) with the City to shine some light on how difficult it is to use.

Additionally, I am the president of the Westside Urban Forum and I think WUF would also be happy to hold a town hall about the New Code if the City is amenable to these options. So far, it seems the City has been pretty insular about this, but everyone has a vested interest in making sure development continues in Downtown and beyond, so I feel confident we could schedule items to get the development community more involved to set everyone up for success.

Thanks,

*Please note: While I am regularly checking office emails, please do not hesitate to text me at 818-970-1402 if you require an immediate response.*

Jamie Poster Rosenberg, AICP

Project Manager

Craig Lawson & Co., LLC

8675 Washington Blvd., Suite 204

Culver City, CA 90232

Office: 310-838-2400 x 107

Mobile: 818-970-1402

---

**From:** Richard Reaser <[richard.reaser@lacity.org](mailto:richard.reaser@lacity.org)>

**Sent:** Wednesday, April 1, 2026 8:38 AM

**To:** Jamie Poster <[jamie@craiglawson.com](mailto:jamie@craiglawson.com)>

**Cc:** Shane Swerdlow <[shane@craiglawson.com](mailto:shane@craiglawson.com)>

**Subject:** Re: New Zoning Code Maintenance Ordinance comment letter

Good morning Jamie,

Thank you for your letter. I will add it to the case file and note it in the staff report.

On Tue, Mar 31, 2026 at 5:29 PM Jamie Poster <[jamie@craiglawson.com](mailto:jamie@craiglawson.com)> wrote:

Hi Richard,

Attached, please a written comment letter that elaborates on my comment during the public hearing regarding the New Zoning Code Maintenance Ordinance.

Thank you,

*Please note: While I am regularly checking office emails, please do not hesitate to text me at 818-970-1402 if you require an immediate response.*

Jamie Poster Rosenberg, AICP

Project Manager

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March 31, 2026

***Sent via e-mail***

To: Ricky Reaser, City Planner  
richard.reaser@lacity.org

**Re: New Zoning Code Maintenance Ordinance**

Thank you for the opportunity to submit this comment letter. As a land use consultant at Craig Lawson & Co., LLC, land use consultants, I have had several opportunities to analyze the New Zoning Code for clients on various properties. However, none of these analyses have led to a development project, largely due to the complexities of the New Zoning Code.

There are several significant issues that the City's proposed revisions are not resolving. The New Zoning Code is a complex approach to zoning that overregulates many aspects of a project's design and is structured around overlapping regulations and dense cross-references. This makes development standards extraordinarily difficult to interpret, even for experienced land use professionals. The proposed revisions treat the symptoms of the New Zoning Code rather than the underlying problem that **the New Code is too complicated and overregulates development in a one-size-fits-all fashion that fails to account for the realities of individual sites.**

Given the New Zoning Code's scope, it is difficult to comment on the proposed revisions. This letter instead urges the City to revisit the Code holistically with the goal of treating new development as an investment in the City rather than a burden to be managed. To that end, the City and the development community would benefit greatly from a collaborative review of the New Zoning Code's provisions as applied to a specific site, conducted alongside architects, before the regulations are finalized and recommended for adoption. Such a review would illuminate whether the City's goals can actually be achieved under the current regulatory framework without stifling new development. This step is especially critical given that we are in an unprecedented housing crisis.

It is also counterproductive to layer additional barriers on top of the already complex and often competing regulatory environment that every project must navigate including Mobility Plan requirements, LADWP transformer installation and clearance standards, LAFD access requirements for life safety, use-specific requirements, and site-specific conditions such as slope, available infrastructure, proximity to intersections, existing trees, and the possible presence of surveyed historic resources and dwelling units with tenants in the past 5 years. The New Zoning Code then adds layers of complexity *on top of* obligations that are themselves frequently in tension with one another. As a result, instead of creating high-quality development as I believe the City intended, it results in developers finding other cities to invest in.

In addition to the layers of regulation in the New Zoning Code, it is also often difficult to determine what development standards apply to any given project. The following examples illustrate how even a threshold applicability question before the substance of any standard is reached requires navigating multiple layers of cross-references.

- Example: Street Facing Entrances

LAMC Section 3C.5.1.B states the Applicability of Street Facing Entrances: “Street-facing entrance standards apply to new construction, a major remodel, or an exterior modification. When the street-facing entrance standards apply, the standards apply to those portions of buildings and structures where frontage standards apply pursuant to Sec. 3A.2.2.B. (Applicable Components of Lots, Buildings, & Structures).”

So, one must then reference LAMC Section 3A.2.2.B.1: “Frontage standards apply only to the applicable facades, portions of a lot, and building depth, as specified in *Paragraph 3. (Frontage Applicable Facades)* below. Specific Frontage District standards or rules may further limit which components of buildings and lots are required to comply with the standard within Part 3C. (General Frontage Rules) and Part 3D. (Character Frontage Rules).”

Then, one must reference Paragraph 3, which says “Frontage standards apply to the following facades up to the top of the 12th story, unless otherwise specified by the applied Frontage District (Part 3B.)” and then goes on to explain three different scenarios when frontage standards apply.

This is very confusing just to determine whether frontage standards apply, let alone what the applicable Street Facing Entrance requirements are, which was the original development standard being reviewed.

- Example: Lot Amenity Space

LAMC Section 2C.3.1.B says “Lot amenity space standards apply to new construction that results in an increase of 20 percent or more floor area, or to any lot modifications.” Lot Modifications are defined as “the modification of the lot lines of any existing lot through the Subdivision Map Act and Article 11. (Division of Land), including the division of land as defined in California Government Code, Title 7. (Planning and Land Use), Sec. 66424.” As a result, a Lot Modification may not include any new construction especially in the instance of an adaptive reuse project with an accompanying subdivision request for condominium purposes.

While there is an exception in LAMC Section 2C.3.1.E.2 for when a “lot modification involves an air space lot subdivision, the air space lot area is not used in the calculation for required lot amenity space,” this does not typically preclude a condominium request. A typical condominium request would include a vesting tentative tract map for merger of all lots to create one master ground lot and the resubdivision to create airspace lots and for condominium purposes. So, do Lot Amenity requirements apply for an adaptive reuse project with for-sale units? Treating a condominium map as a “lot modification” triggering amenity space requirements, when no such requirement would apply to an otherwise identical rental project, disincentivizes for-sale housing at a moment when the City should be encouraging it.

Thank you again for the opportunity to provide input on the New Zoning Code. I reiterate my recommendation that the City conduct a site-specific review of the New Zoning Code alongside architects and developers outside of the Department of City Planning before finalizing its recommendations to the City Planning Commission. I am optimistic the City can make further improvements, in addition to the corrections and clarifications already proposed, in order to make the New Zoning Code an approachable and understandable document for land use professionals, architects, developers, investors and the broader public.

Please do not hesitate to reach out with any questions. I would be thrilled to continue the conversation.

Sincerely,

Jamie Poster, AICP  
Project Manager, Craig Lawson & Co., LLC  
310-838-2400 x 107  
jamie@craiglawson.com