PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2026-259-CA	ENV-2017-433-EIR; ENV-2017-433-EIR-ADD1; ENV-2016-2906-EIR; ENV-2019-3379-EIR	All
RELATED CASE NOS.:	**COUNCIL FILE NO:**	**PROCEDURAL REGULATIONS:**
☒ CF 12-0460-S4	**☒ N/A**	**☐ Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.)** **☒ Ch. 1A (Subject to Processes & Procedures Ord.)**
PROJECT ADDRESS / LOCATION:		
Citywide		
APPLICANT:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
City of Los Angeles		
APPLICANT'S REPRESENTATIVE:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
☒ N/A		
APPELLANT:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
☒ N/A		
APPELLANT'S REPRESENTATIVE:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
☒ N/A		
PLANNER CONTACT:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Ricky Reaser	(213) 482-7067	richard.reaser@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
☒ ***The preparation of a draft ordinance by the City Attorney will be required.*** ***Code Amendment (CA)***		
FINAL ENTITLEMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
☒ N/A		
ITEMS APPEALED:		
☒ N/A		

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
☒ Letter of Determination	☐	☐ Categorical Exemption (CE) (Notice of Exemption)	☐
☒ Findings of Fact	☐	☐ Statutory Exemption (SE) (Notice of Exemption)	☐
☒ Staff Recommendation Report	☐	☐ Negative Declaration (ND)	☐
☐ Conditions of Approval	☐	☐ Mitigated Negative Declaration (MND)	☐
☐ T Conditions	☐	☒ Environmental Impact Report (EIR)	☐
☒ Proposed Ordinance	☐	☐ Mitigation Monitoring Program (MMP)	☐
☐ Zone Change Map and Ordinance	☐	☐ Sustainable Communities Project Exemption (SCPE)	☐
☐ GPA Resolution	☐	☐ Sustainable Communities Environmental Assessment (SCEA)	☐
☐ Land Use Map	☐	☐ Sustainable Communities Environmental Impact Report (SCEIR)	☐
☐ Exhibit A – Plans	☐	☐ Appendices	☐
☒ Mailing List (both Word and PDF)	☐	☐ Other:	☐
☒ Interested Parties List	☐		
☐ Appeal	☐		
☐ Development Agreement	☐		
☐ Site Photographs	☐		
☐ Other:	☐		

NOTES / INSTRUCTIONS:

Please create new Council File with the title:
Zoning Code / Maintenance Ordinance / Los Angeles Municipal Code (LAMC) / Amendment

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
☐ 10 days	☐ Owner	☐ 10 days
☐ 15 days	☐ Applicant	☐ 15 days
☐ 24 days	☐ Adjacent/Abutting	☐ 24 days
☐ N/A / None	☐ 100’ radius	☐ N/A / None
☒ Other: Standard Brown Act Notice	☐ 300’ radius	☒ Other: Standard Brown Act Notice
	☐ 500’ radius	
	☐ Neighborhood Council	
	☒ Interested Parties	
	☒ Other: Standard Brown Act Notice	

FISCAL IMPACT STATEMENT:

☐ Yes ☒ No

*If determination states administrative costs are recovered through fees, indicate “Yes.”

PLANNING COMMISSION:

☒ City Planning Commission (CPC)	☐ North Valley Area Planning Commission
☐ Cultural Heritage Commission (CHC)	☐ South LA Area Planning Commission
☐ Central Area Planning Commission	☐ South Valley Area Planning Commission
☐ East LA Area Planning Commission	☐ West LA Area Planning Commission
☐ Harbor Area Planning Commission	

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
June 11, 2026	6 – 0
LAST DAY TO APPEAL:	**DATE APPEALED:**
N/A	N/A
COUNCIL TIME TO ACT:	**TIME TO ACT START:**
☐ **30 days** ☐ **45 days** ☐ **60 days** ☐ **75 days** ☒ **90 days** ☐ **120 days** ☐ **N/A / None** ☐ **Other: [enter here if applicable]**	☐ **Appeal Filing Date** ☒ **Received by Clerk** ☐ **Last Day to Appeal** ☐ **N/A / None** ☐ **Other: [enter here if applicable]**
TRANSMITTED BY:	**TRANSMITTAL DATE:**
Cecilia Lamas Commission Executive Assistant II	July 9, 2026

LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: JULY 9, 2026

Case No.: CPC-2026-259-CA Council District: ALL
CEQA: ENV-2017-433-EIR; ENV-2017-433-EIR-ADD1; Plan Area: Citywide
ENV-2016-2906-EIR; ENV-2019-3379-EIR

Project Site: Citywide

Applicant: City of Los Angeles

At its meeting of **June 11, 2026**, the Los Angeles City Planning Commission took the actions below in conjunction with the following Proposed Ordinance:

The Proposed Ordinance, amending Articles 1, 2, 3, 4, 5, 7, 10, 13 and 14 of Chapter 1A of the Los Angeles Municipal Code (LAMC), seeks to implement targeted amendments that will: 1) improve clarity and internal consistency by correcting errors, omissions, or ambiguous language within Chapter 1A of the LAMC; 2) strengthen existing zoning regulations through focused refinements to standards and procedures so they function as intended while maintaining adopted policy objectives; and 3) ensure correct and uniform application of Chapter 1A of the LAMC by aligning technical provisions, definitions, and cross-references with adopted Articles and Citywide procedures.

1. **Determined**, 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 October 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. **Approved** and **recommended** that the City Council **adopt**, pursuant to Chapter 1A Section 13B.1.3.D.3. of the Los Angeles Municipal Code, the attached Proposed Zoning Code Amendment Ordinance;
3. **Adopted** the Staff Recommendation Report as the Commission's report; and
4. **Adopted** the attached Findings in the Staff Recommendation Report.

The vote proceeded as follows:

Moved:	Rosenstein
Second:	Klein
Ayes:	Choe, Johnson, Lawshe, Zamora
Absent:	Chavez, Diaz, Saitman

Vote: **6 – 0**

Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is final and not appealable.

Notice: If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Proposed Zoning Code Amendment Ordinance, Findings

cc: Shana M. M. Bonstin, Deputy Director
Kiran Rishi, Principal City Planner
Erin Coleman, Acting Senior City Planner
Richard Reaser, City Planner
Maxfield Vermy, City Planning Associate
Xaiver Smith, Planning Assistant

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 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 unit*s on the *lot* and no *loading space* is provided, the *Certificate of Occupancy* for any *building* thereon shall be valid only while all the *building*s on said *lot* are maintained for *dwellings* ~~said *use*~~ and the ~~certificate~~ *Certificate of Occupancy* shall bear a notation to that effect. If at any time any of the *building*s 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 unit*s 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 *building*s 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:

DRAFT

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:

2. BUILDING MASS		**Div. 2C.5.**
	~~Building break (min)~~	~~25'~~

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 unit*s 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:

Safety Barriers *(Sec. 14.2.5.B.1.e.)*			
Encroachment (max)	~~6'~~ 3'9"	~~6'~~ 3'9"	~~6'~~ 3'9"
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:

DRAFT

Safety Barriers *(Sec. 14.2.5.B.1.e.)*			
Encroachment (max)	~~6'~~ 3'9"	~~6'~~ 3'9"	~~6'~~ 3'9"
Setback from roof edge (min)	0'	0'	0'

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 *building*s or *structure*s. 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 building*s 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 *building*s on the same *lot* as separate *building*s for the purpose of measuring maximum *building width*, a *building break* shall be provided between the *building*s.
   c. *Building*s that are located on separate *lot*s, share no interior circulation, and are structurally independent, are considered separate *building*s 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 line*s and *side street lot line*s.
   e. All applicable *building*s and collections of *abutting building*s 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 *building*s 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 *building*s.
      ii. Medium: A 15'-foot *building break* between separate *building*s.

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, *building*s and *structure*s 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 *building*s or collections of *abutting building*s as separate *building*s 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*.

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

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 building*s 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:

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

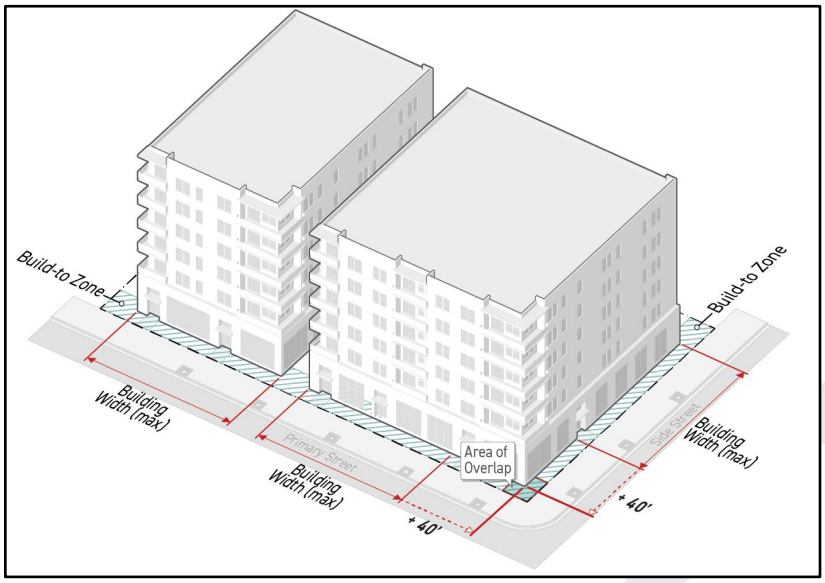
~~e.A minimum of 75 percent of the amenity space area shall meet the design standards in *Sec. 2C.3.3.C.2. (Pedestrian Amenity Space)*.~~

~~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)*.~~

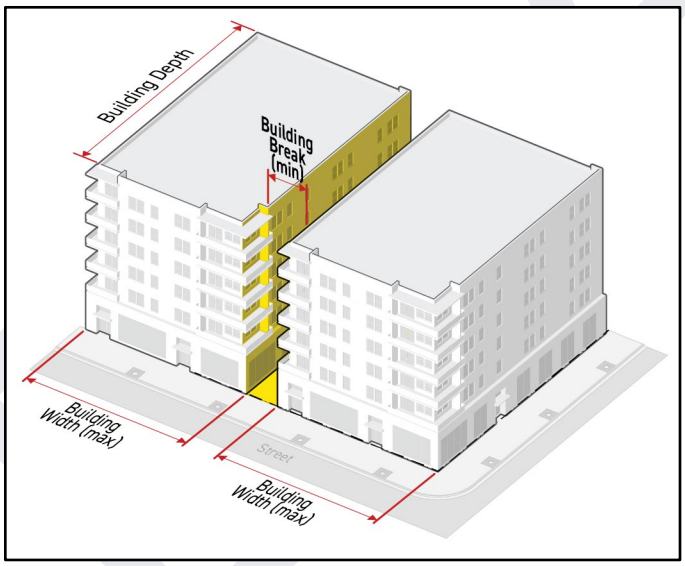
~~g.Any portion of the amenity space may count toward *lot amenity space* and *residential amenity space*, provided it meets all applicable standards.~~

~~[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 *building*s or *structure*s 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:

Safety Barriers *(Sec. 14.2.5.B.1.e.)*	
Encroachment (max)	~~4'~~ 3'9"
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	**Ground story height (min)**	~~10'~~ 12'	~~10'~~ 12'
G	**Ground floor elevation (min/max)**	-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'
Fence/wall setback (min)	3'
Planting Area Depth (min)	3'

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:

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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

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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 entrance*s 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 entrance*s 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 *entrance*s 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:

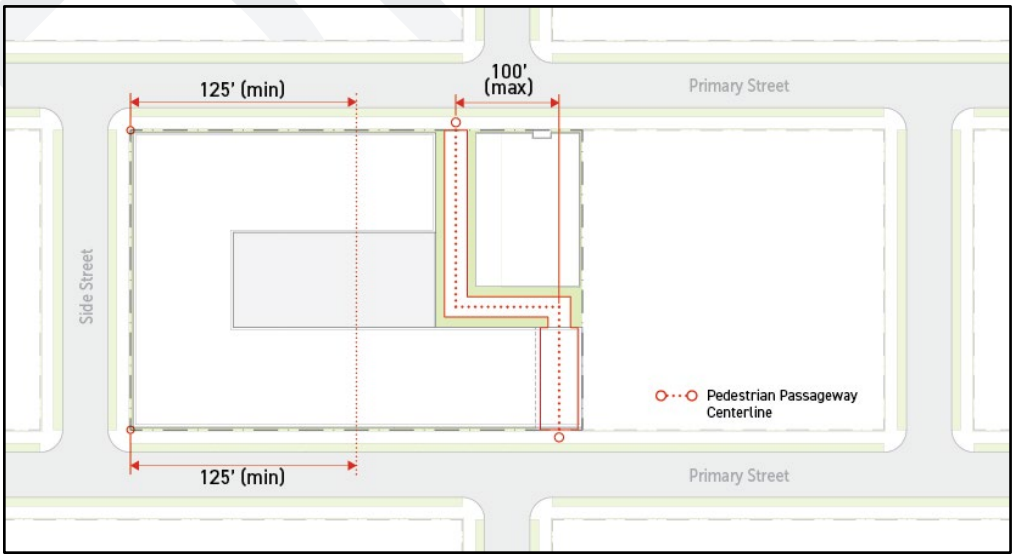
i. The *lot area* is greater than 30,000 feet.

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 abut*s 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 line*s.

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.
Boulevard or Avenue	
0'- 400' lot width	2
Greater than 400' lot width	4
Collector or Local	
0'-120' lot width	1
Greater than 120' to 400' lot width	2
Greater than 400' lot width	4
Alley	Unlimited

b. Automobile Access Package 2

	Access Lanes
Number of Access Lanes	Sec. 4C.2.1.C.4.
Boulevard or Avenue	
0'-200' lot width	2
Greater than 200' lot width	4
Collector or Local	
0'-80' lot width	1
Greater than 80' to 200' lot width	2
Greater than 200' lot width	4

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Alley	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 room*s, *bicycle cage*s, 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 room*s or *bicycle cage*s 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.

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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 area*s not contained within a *parking structure*.
    b. *Parking lot* landscaping standards apply to all *parking area*s containing five or more automobile *parking stall*s.

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 structure*s 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 structure*s as a part of a broader development, and to all levels of *parking structures*.

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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.

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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
AGRICULTURAL, RESIDENTIAL, RESIDENTIAL-MIXED, & 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 *street frontage*	4 SF per foot of *building frontage*
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

   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, RESIDENTIAL-MIXED & 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, RG, & RX ~~& RG~~ 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, RG, & RX ~~& RG~~ 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, RG, & RX ~~& RG~~ Use Districts	20 SF	20 SF
	All other Use Districts	n/a	12 SF
B	Sign display height (max)	1’	1’

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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, RG, & RX ~~& RG~~ 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, RG, & RX ~~& RG~~ Use Districts	○	○
All other Use Districts	○	●
● = 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, RG, & RX ~~& RG~~ Use Districts	○	○
All other Use Districts	●	○
● = Sign type allowed ○ = Sign type not allowed		

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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, RG, & RX ~~& RG~~ Use Districts	○	○
All other Use Districts	●	●
● = 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
c. SIGN TYPE PERMISSIONS		
All OS, A, RG, & RX ~~& RG~~ 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 monument signs (max)			
All OS, A, RG, & RX ~~& RG~~ 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, RG, & RX ~~& RG~~ Use Districts	9 SF per sign face	9 SF per sign face

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	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, RG, & RX ~~& RG~~ 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, RG, & RX ~~& RG~~ 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, RG, & RX ~~& RG~~ Use Districts	○	○
All other Use Districts	●	●
● = 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:

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	Sign Package 1	Sign Package 2
c. SIGN TYPE PERMISSIONS		
All OS, A, RG, & RX ~~& RG~~ Use Districts	●	○
All other Use Districts	●	○
● = Sign type allowed ○ = Sign type not allowed		

		All Sign Packages
d. DIMENSIONAL STANDARDS		
Combined sign area for all pole signs (max)		
All OS, A, RG, & RX ~~& RG~~ 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, RG, & RX ~~& RG~~ 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, RG, & RX ~~& RG~~ Use Districts	9 SF per sign face
	All other Use Districts	400 SF per sign face
B	Height[1] (max) including pole (max)	
	All OS, A, RG, & RX ~~A & RG~~ Use Districts	6’

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	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, RG, & RX ~~& RG~~ Use Districts	○	○
All other Use Districts	●	●
● = 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, RG, & RX ~~& RG~~ Use Districts	○	○
All other Use Districts	●	○
● = Sign type allowed ○ = Sign type not allowed		

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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, RG, & RX ~~& RG~~ Use Districts	○	○
All other Use Districts	○	●
● = 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
c. SIGN TYPE PERMISSIONS		
All OS, A, RG, & RX ~~& RG~~ 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 wall signs (max)**~~		
~~All OS, A, & RG Use Districts~~	~~n/a~~	~~n/a~~
~~All other Use Districts~~		

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~~Single Story Buildings~~	~~2 SF per foot of street frontage, + 1 SF for each foot of building frontage.~~	~~3 SF per foot of building frontage~~
~~Multistory Buildings~~	~~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~~
~~**Area of individual wall sign (max)**~~		
~~All OS, A, & RG Use Districts~~	~~20 SF~~	~~20 SF~~
~~All other Use Districts~~	~~n/a~~	~~80 SF~~
~~**Projection from building face (max)**~~	~~2'~~	~~1'~~

d. DIMENSIONAL STANDARDS

i. Sign Package 1

	Combined sign area for all wall signs (max)	Area of Individual wall sign (max) **A [graphic label]**	Projection from building face (max) **B [graphic label]**
OS, A, RG, & RX *Use District*	n/a	20 SF	2'
All other *Use Districts*, single-*story building*			
Single tenant space	2 SF per foot of *street frontage*, + 1 SF for each foot of *building* frontage.	n/a	2'
Two or	2 SF per foot of *street*	Compliance with the	2'

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more tenant spaces	*frontage*, + 1 SF for each foot of *building* frontage, or compliance with area of individual wall sign maximums in the column to the right	combined sign area for all *wall signs* in the column to the left, or 3 SF per linear foot of exterior tenant space frontage	
All other Use Districts, multistory *buildings*			
Single tenant space	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).	n/a	2’
Two or more tenant spaces	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	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%	2’

ii. Sign Package 2

	Combined sign area for all wall signs (max)	Area of Individual wall sign (max) **A [graphic label]**	Projection from building face (max) **B [graphic label]**
OS, A, RG, & RX Use District	n/a	20 SF	1’
All other use districts, *single-story building*			

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Single tenant space	3 SF per foot of building frontage	80 SF	1’
Two or more tenant spaces	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.	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	1’
All other use districts, *multi-story building*			
Single tenant space	2 SF per foot of building frontage	80 SF	1’
Two or more tenant spaces	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.	Compliance with the combined sign area for all *wall sign*s in the column to the left, or 2 SF per linear foot of exterior tenant space frontage but not to exceed 80 SF	1’

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
c. SIGN TYPE PERMISSIONS		
All OS, A, RG, & RX ~~& RG~~ Use Districts	○	○
All other Use Districts	●	●
● = 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
c. SIGN TYPE PERMISSIONS		
All OS, A, RG, & RX ~~& RG~~ Use Districts	●	●
All other Use Districts	○	○
● = Sign type allowed ○ = Sign type not allowed		

		All Sign Packages
d. DIMENSIONAL STANDARDS		
Combined sign area for all yard signs (max)		n/a
A	Area of individual yard sign (max)	
	Agricultural Use Districts	20 SF
	All OS, RG, & RX ~~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).

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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:

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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*	**Separation (min):**	
		Sensitive use	200’
		Residential, Residential-Mixed, or Agricultural *Use District*	200’
		Relief	CU2
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		~~**Hours of operation (open/close)**~~	~~7AM/7PM~~
		Supplemental standards:	*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:

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Use	Permission	Use Standard	Specification
Household Moving Truck Rental	P*	**Separation (min):**	
		Sensitive use	~~500~~ ~~'~~200'
		Residential, Residential-Mixed, or Agricultural *Use District*	~~500~~ ~~'~~200'
		Relief	CU2
		Screening:	
		Frontage Screen	F-Screen 3
		Transition Screen	T-Screen 1
		Supplemental standards:	*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 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
Fueling Station:			
Gas Station, Standard Vehicle	P*	**Incidental to:**	**Motor vehicle sales and rental**
		Screening	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		~~**Hours of operation (open/close)**~~	~~7AM/7PM~~
		Supplemental standards:	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-

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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
Fueling Station:			
Gas Station, Standard Vehicle	P*	**Separation (min):**	
		Sensitive use	200’
		Residential, Residential-Mixed, or Agricultural *Use District*	200’
		Relief	CU2
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		~~**Hours of operation (open/close)**~~	~~7AM/7PM~~
		Supplemental standards:	*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*	**Separation (min):**	
		Sensitive use	200’
		Residential, Residential-Mixed, or Agricultural Use District	200’
		Relief	CU2
		Screening:	
		Frontage screen	F-Screen 3

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

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:

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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, *school*s, *hospital*s, public playgrounds, nursing homes, child care centers, and other similar *use*s.

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 *use*s 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 *use*s with the use ~~definitioins~~ 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 vehicle*s. 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:

c. GROUND STORY		Sec. 7C.1.2.	
	Ground story height (min)	n/a	n/a
	~~Residential (min)~~	~~n/a~~	~~n/a~~
	~~Non-residential (min)~~	~~16'~~	~~16'~~
	Ground floor elevation (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~~*P*rojects 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:

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

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 Approval*s 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:

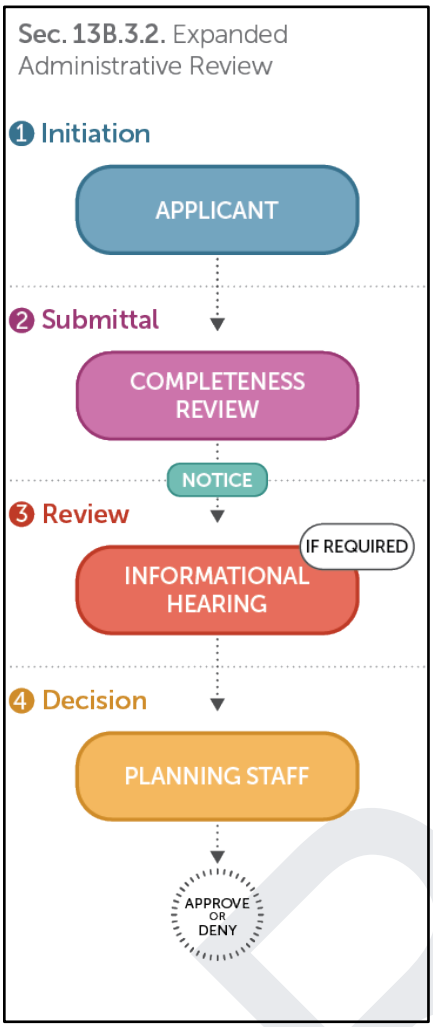
F. Scope of Action

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 *building*s;
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

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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 *lot*s 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.

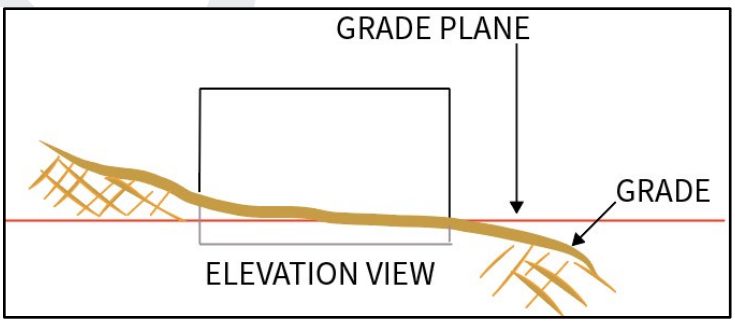
Sec. 73. Section 14.2.9. (Grade Plane Elevation) of Division 14.2. (General Standards & Measurement) of Article 14. (General Rules) of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

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

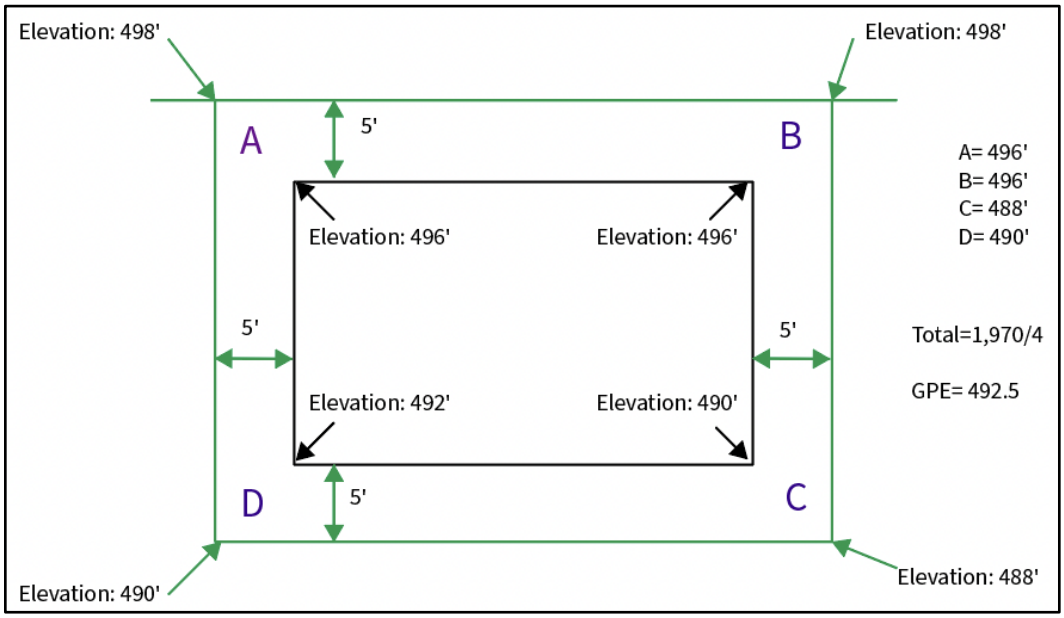
Grade plane elevation (GPE) is defined as a reference plane, representing the average elevation of the finished ground level adjoining a *building* and its *exterior wall*s, from which the height of a *building* or *structure* shall be measured.



1. ~~Average Grade Elevation~~ General

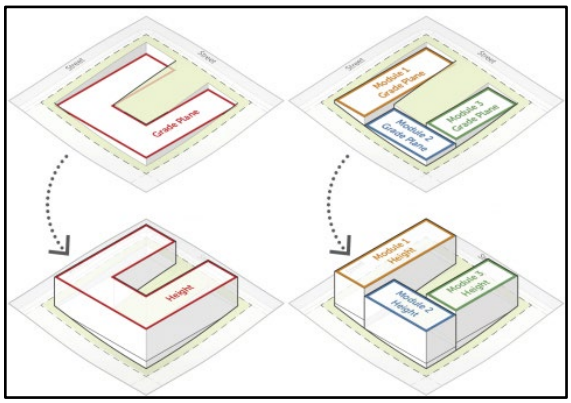
~~For all buildings and structures that have no applicable building perimeter pursuant to Subsection B. (Applicable Building Perimeter) below or for lots that contain an average natural slope of less than 15 percent slope, except lots located within the City's Hillside Area per Sec. 1.5.6. (Hillside 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.



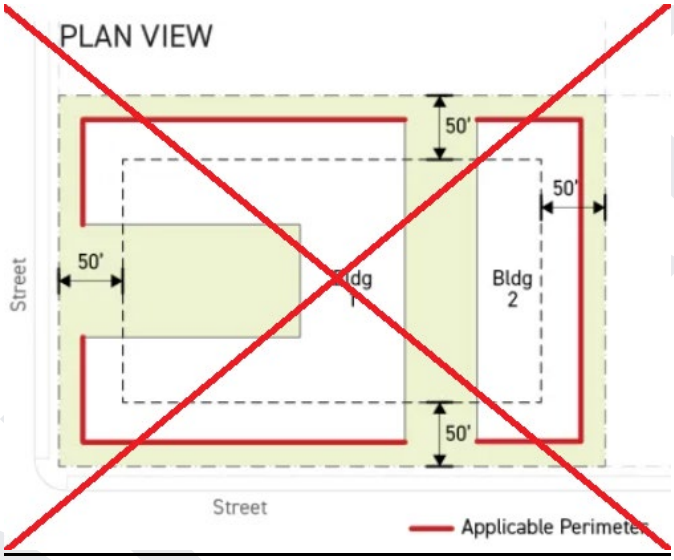
2. Full Building Method & Building Module Method

~~For buildings or structures located within the City's Hillside Area, t~~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 module*s 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).~~

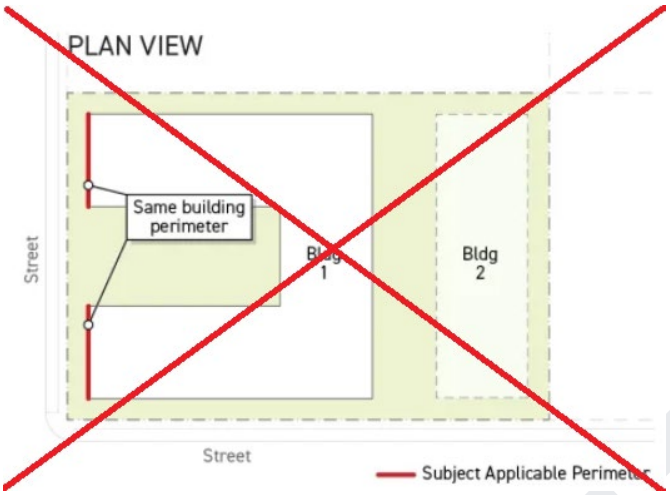


~~B. Applicable Building Perimeter~~

~~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

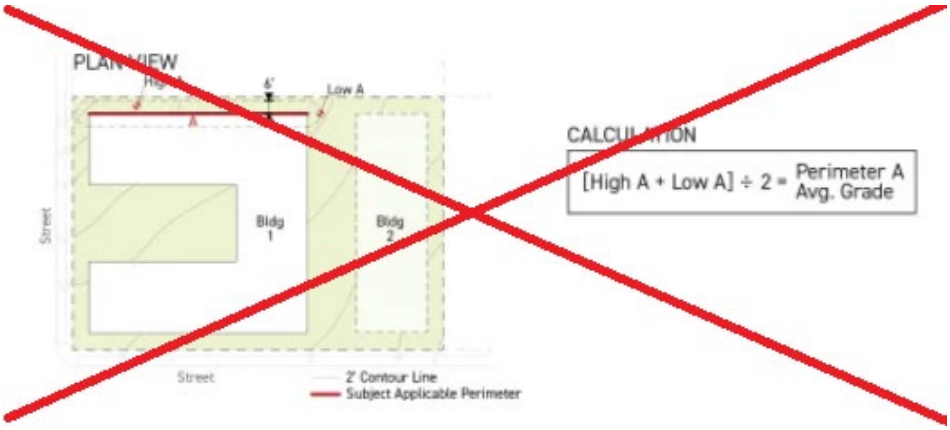
1. When using the full building method, the entirety of each building perimeter shall be governed by a uniform weighted average elevation reference.

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:

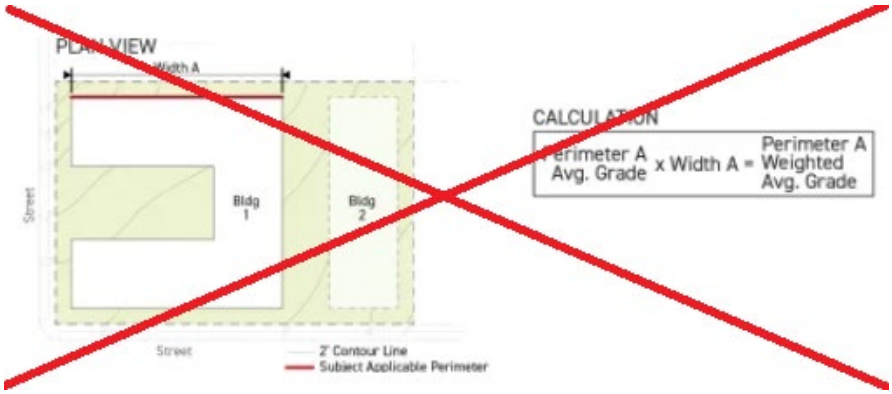
a. Step 1

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.



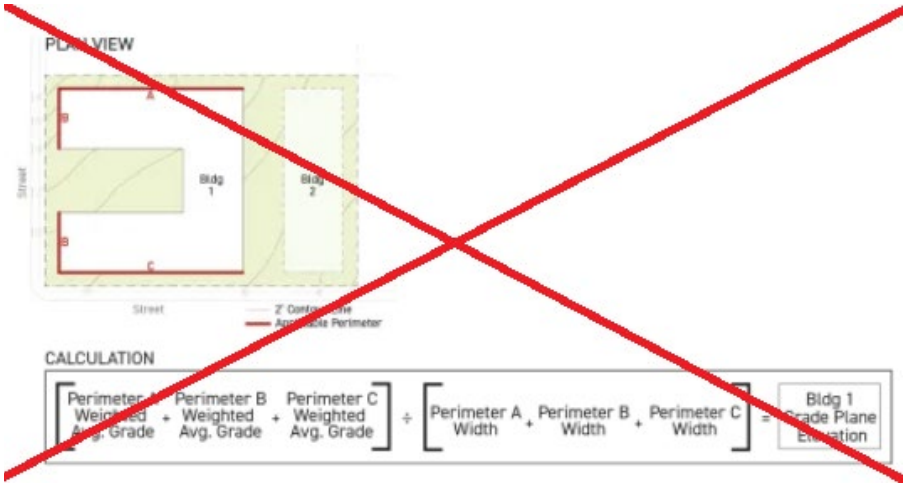
~~b. Step 2~~

~~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 module*s does not include a *building footprint* that extends beyond the width of its *building perimeter.*

*h. Building module*s 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.*~~

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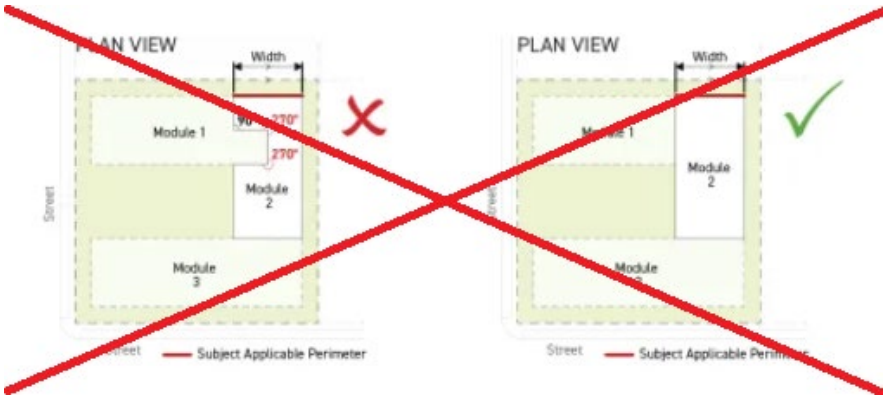
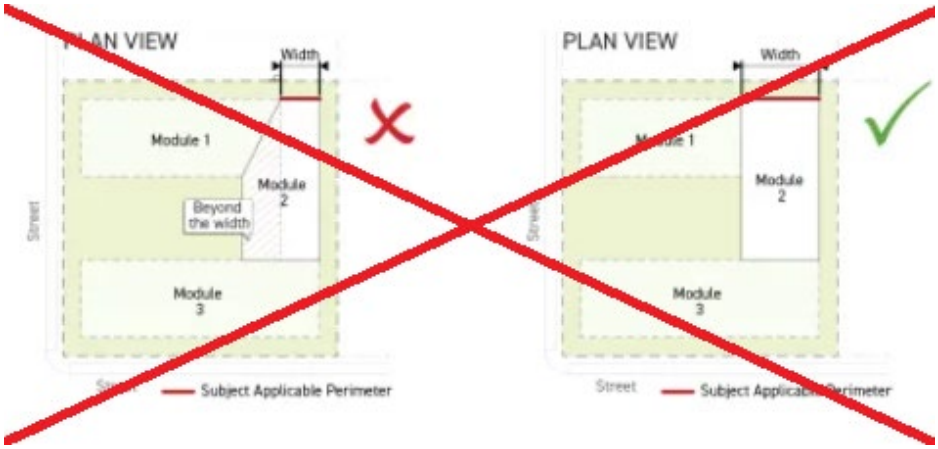


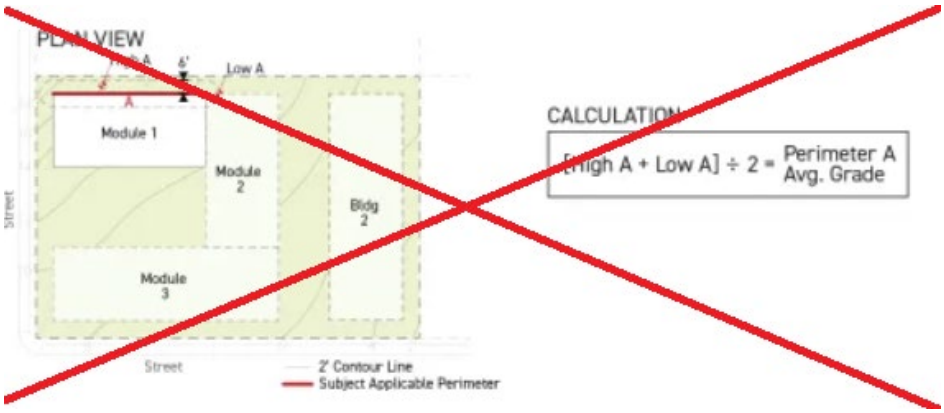
~~f. *Building modules shall not include a building footprint that extends beyond the width of its applicable building perimeter, measured parallel to the lot line that the applicable building perimeter faces.*~~



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

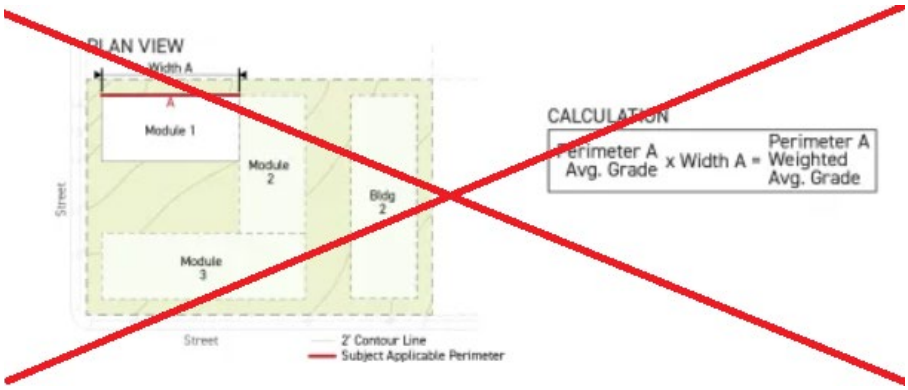
~~a. Step 1~~

~~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.~~



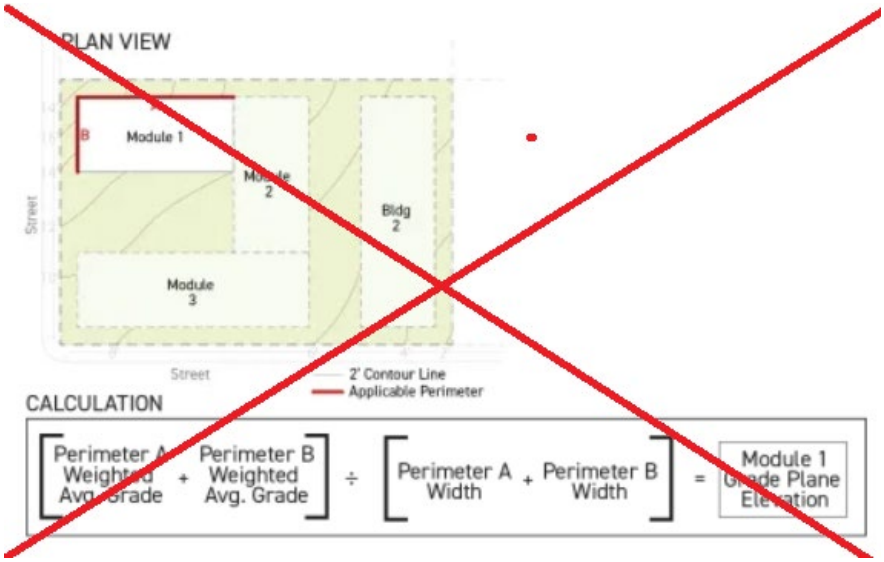
~~b. Step 2~~

~~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.~~



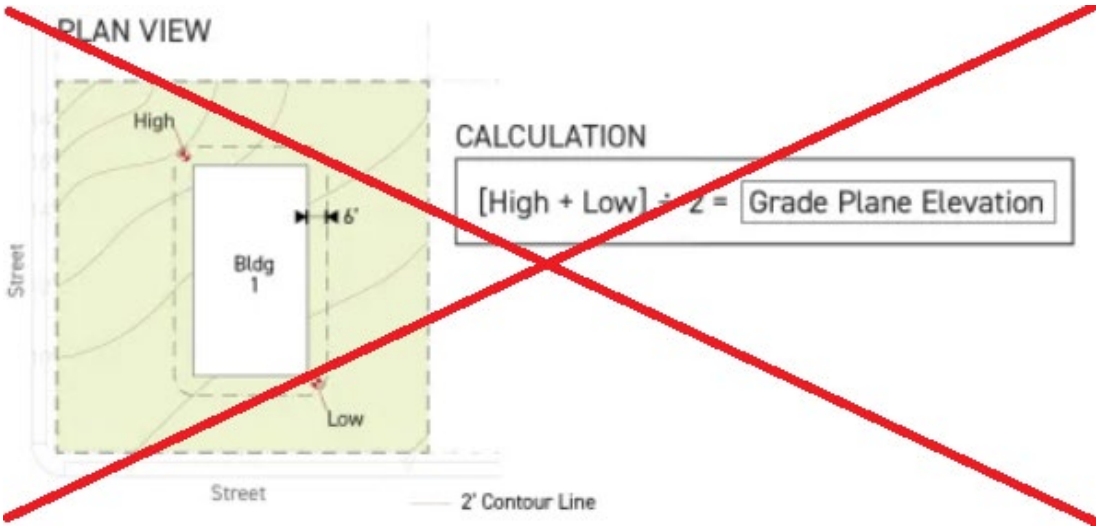
~~c. Step 3~~

~~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 barrier~~s~~ 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

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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

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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.

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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.

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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