

EXHIBIT E1:

Amendments to the New Zoning Code

San Pedro Zoning Code Update

CPC-2025-7122-GPA-ZC-CPIO-SP-CA; ENV-2020-6762-EIR-ADD4

Recommended by the City Planning Commission (CPC) on June 11, 2026

Amendments to the New Zoning Code (LAMC Chapter 1A) are denoted in a tracked change format. New text is underlined, while deleted text is indicated by a strikethrough. The New Zoning Code (LAMC Chapter 1A) is amended as follows:

ORDINANCE NO. _____

A proposed ordinance amending Articles 1, 2, 3, 4, 5, 8, 9, 10, 14 and 15 of Chapter 1A of the Los Angeles Municipal Code (LAMC), as recommended for approval by City Council through Council File XX-XXXX and amended by Council file XX-XXXX, to adopt zoning districts and applicable rules and regulations to implement the San Pedro Zoning Code Update.

THE PEOPLE OF THE CITY OF LOS ANGELES

DO HEREBY ORDAIN AS FOLLOWS:

Sec. 1. Paragraph 3. of Subsection B. of Section 1.5.5. (Targeted Planting Map) of Division 1.5. (Zoning Code Maps), of Article 1. (Introductory Provisions), of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

3. Coastal Harbor

Trees planted in these areas, and outlined in this category in the Targeted Planting List, shall be low in water use, or be limited to:

a. *Native plants* that occur naturally in the given geographic area, which can be trees, flowers, grasses, or any other plants, included in the California Native Plant Library. or

b. Species included in the Watershed Wise Plant List published by the Council for Watershed Health.

Sec. 2. Section 1.5.16.B.2. (Exclusions) of Division 1.5. (Zoning Code Maps), of Article 1. (Introductory Provisions), of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

a. Transit Oriented Incentive Sets shall not be mapped on lots in the boundary of the Downtown Community Plan, the Boyle Heights Community Plan, the Harbor Gateway Community Plan, the Wilmington-Harbor City Community Plan, ~~or the Cornfield Arroyo Seco Specific Plan,~~ the San Pedro Community Plan or the Orange Line Transit Neighborhood Plan.

Sec. 3. Division 2B.1. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

DIV. 2B.1. HILLSIDE FORM DISTRICTS

[Reserved]

Pursuant to Sec. 2A.1.4. (Form District Naming Convention), each Hillside Form District establishes minimum lot sizes ranging from smaller residential lots of 5,000 square feet to large lots of 217,000 square feet and apply slopeband-based FAR limits that generally range from modest allowances on gentler slopes of 45 percent to no allowances on the steepest slopes of 100 percent or greater.

SEC. 2B.1.1. HILLSIDE LARGE LOT 1 (HLG1)

[Reserved]

SEC. 2B.1.2. HILLSIDE LARGE LOT 2 (HLG2)

[Reserved]

SEC. 2B.1.3. HILLSIDE LARGE LOT 3 (HLG3)

[Reserved]

SEC. 2B.1.4. HILLSIDE LARGE LOT 4 (HLG4)

[Reserved]

SEC. 2B.1.5. HILLSIDE LARGE LOT 5 (HLG5)

A. Lot Parameters

	<u>[GRAPHIC]</u>	
<u>1. LOT SIZE</u>		<u>Div. 2C.1.</u>
	<u>Lot area (min)</u>	<u>217,800 sf</u>
	<u>Lot width (min)</u>	<u>300'</u>
<u>2. COVERAGE</u>		<u>Div. 2C.2.</u>
	<u>Building coverage (max)</u>	<u>25%</u>
	<u>Building setbacks</u>	
	<u>Primary street (min)</u>	<u>25'</u>
	<u>Side street (min)</u>	<u>25'</u>
	<u>Side (min)</u>	<u>10'</u>
	<u>Rear (min)</u>	<u>25'</u>
	<u>Alley (min)</u>	<u>10'</u>
	<u>Special: All (min)</u>	<u>15'</u>
	<u>Interior (min)</u>	<u>0'</u>
<u>3. AMENITY</u>		<u>Div. 2C.3.</u>
	<u>Not applicable</u>	

B. Bulk and Mass

	[GRAPHIC]	
1. FAR & HEIGHT		<u>Div. 2C.4.</u>
	<u>Slopeband FAR (max)</u>	
	<u>0%-14.99%</u>	<u>0.25</u>
	<u>15%-29.99%</u>	<u>0.20</u>
	<u>30%-44.99%</u>	<u>0.15</u>
	<u>45%-59.99%</u>	<u>0.10</u>
	<u>60%-99.99%</u>	<u>0</u>
	<u>100%+</u>	<u>0</u>
	<u>Guaranteed Floor Area</u>	<u>0.13/ 800sf</u>
	<u>Height in feet (max)</u>	<u>36'</u>
	<u>Envelope height</u>	<u>Required</u>
	<u>Overall Height (max)</u>	<u>45'</u>
2. BUILDING MASS		<u>Div. 2C.5.</u>
	<u>Building width (max)</u>	<u>160'</u>
	<u>Building break (min)</u>	<u>15'</u>
3. UPPER STORY BULK		<u>Div. 2C.6.</u>
	<u>Street step-back</u>	
	<u>Applicable lot line</u>	<u>Substandard</u> <u>Hillside</u> <u>Limited</u> <u>Street</u>
	<u>Height without step-back (max)</u>	<u>24'</u>
	<u>Step-back depth (min)</u>	<u>20'</u>

SEC. 2B.1.6. HILLSIDE HOUSE 1 (HH1)

A. Lot Parameters

	[GRAPHIC]	
1. LOT SIZE		<u>Div. 2C.1.</u>
	<u>Lot area (min)</u>	<u>5,000 sf</u>
	<u>Lot width (min)</u>	<u>50'</u>
2. COVERAGE		<u>Div. 2C.2.</u>
	<u>Building coverage (max)</u>	<u>45%</u>
	<u>Building setbacks</u>	
	<u>Primary street (min)</u>	<u>10'</u>
	<u>Side street (min)</u>	<u>5'</u>
	<u>Side (min)</u>	<u>4'</u>
	<u>Rear (min)</u>	<u>4'</u>
	<u>Alley (min)</u>	<u>0'</u>
	<u>Special: All (min)</u>	<u>10'</u>
	<u>Interior (min)</u>	<u>0'</u>

3. AMENITY	<u>Div. 2C.3.</u>
<u>Not Applicable</u>	

B. Bulk and Mass

	<u>[GRAPHIC]</u>	
	1. FAR & HEIGHT	<u>Div. 2C.4.</u>
	<u>Slopeband FAR (max)</u>	
	<u>0%-14.99%</u>	<u>0.45</u>
	<u>15%-29.99%</u>	<u>0.45</u>
	<u>30%-44.99%</u>	<u>0.4</u>
	<u>45%-59.99%</u>	<u>0.35</u>
	<u>60%-99.99%</u>	<u>0.3</u>
	<u>100%+</u>	<u>0</u>
	<u>Guaranteed Floor Area</u>	<u>0.25/800sf</u>
	<u>Height in feet (max)</u>	<u>33'</u>
	<u>Envelope Height</u>	<u>Required</u>
	<u>Overall Height (max)</u>	<u>45'</u>
	2. BUILDING MASS	<u>Div. 2C.5.</u>
	<u>Building width (max)</u>	<u>100'</u>
	<u>Building break (min)</u>	<u>10'</u>
	3. UPPER STORY BULK	<u>Div. 2C.6.</u>
	<u>Street step-back</u>	
	<u>Applicable lot line</u>	<u>Substandard</u> <u>Hillside</u> <u>Limited Street</u>
	<u>Height without step-back (max)</u>	<u>24'</u>
	<u>Step-back depth (min)</u>	<u>20'</u>

Sec. 4. Section 2B.2.4. (Large Lot 4 (LG4) of Division 2B.2. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

SEC. 2B.2.4. LARGE LOT 4 (LG4) **[Reserved]**

Sec. 5. Section 2B.2.5. (Large Lot 5 (LG5) of Division 2B.2. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

SEC. 2B.2.5. LARGE LOT 5 (LG5)

A. Lot Parameters

	[GRAPHIC]	
1. LOT SIZE		Div. 2C.1.
	<u>Lot area (min)</u>	<u>217,800 sf</u>
	<u>Lot width (min)</u>	<u>300'</u>
2. COVERAGE		Div. 2C.2.
	<u>Building coverage (max)</u>	<u>25%</u>
	<u>Building setbacks</u>	
	<u>Primary street (min)</u>	<u>25'</u>
	<u>Side street (min)</u>	<u>25'</u>
	<u>Side (min)</u>	<u>4'</u>
	<u>Rear (min)</u>	<u>4'</u>
	<u>Alley (min)</u>	<u>0'</u>
	<u>Special: All (min)</u>	<u>15'</u>
	<u>Interior (min)</u>	<u>0'</u>
3. AMENITY		Div. 2C.3.
	<u>Lot amenity space (min)</u>	<u>20%</u>
	<u>Required at-grade (min)</u>	<u>100%</u>
	<u>Residential amenity space (min)</u>	<u>10%</u>

B. Bulk and Mass

	[GRAPHIC]	
1. FAR & HEIGHT		Div. 2C.4.
	<u>Floor area ratio (FAR) (max)</u>	<u>0.25</u>
	<u>Height in feet (max)</u>	<u>45'</u>
2. BUILDING MASS		Div. 2C.5.
	<u>Building width (max)</u>	<u>160'</u>
	<u>Building break (min)</u>	<u>15'</u>
	<u>Wall plate height (max)</u>	<u>24'</u>

Sec. 6. Section 2B.9.10. (Low Medium 10 (LM10) of Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

SEC. 2B.9.10. LOW-RISE MEDIUM 10 (LM10)

A. Lot Parameters

	[GRAPHIC]	
1. LOT SIZE		Div. 2C.1.
	<u>Lot area (min)</u>	<u>1,000 sf</u>
	<u>Lot width (min)</u>	<u>25'</u>
2. COVERAGE		Div. 2C.2.

	Building coverage (max)	<u>100%</u>
	Building setbacks	
	Primary street (min)	<u>0'</u>
	Side street (min)	<u>0'</u>
	Side (min)	<u>0'</u>
	Rear (min)	<u>0'</u>
	Alley (min)	<u>0'</u>
	Special: All (min)	<u>0'</u>
	Interior (min)	<u>0'</u>
3. AMENITY		<u>Div. 2C.3.</u>
	Lot amenity space (min)	<u>15%</u>
	Residential amenity space (min)	<u>10%</u>

B. Bulk and Mass

[GRAPHIC]		
1. FAR & HEIGHT		<u>Div. 2C.4.</u>
	Floor area ratio (FAR) (max)	
	Base	<u>1.5</u>
	Bonus	<u>4.0</u>
	Height in stories (max)	
	Base	<u>3</u>
	Bonus	<u>6</u>
2. BUILDING MASS		<u>Div. 2C.5.</u>
	Building width (max)	
	Base	<u>150'</u>
	Bonus	<u>210'</u>
3. UPPER-STORY BULK		<u>Div. 2C.6.</u>
	Height transition	<u>Required</u>

Sec. 7. Section 2B.9.11.(Low Medium 11 (LM11)) of Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

SEC. 2B.9.11. LOW-RISE MEDIUM 11 (LM11)

[Reserved]

Sec. 8. Section 2B.9.12. (Low Medium 12 (LM12)) of Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

SEC. 2B.9.12. LOW-RISE MEDIUM 12 (LM12)

A. Lot Parameters

[GRAPHIC]

1. LOT SIZE		Div. 2C.1.
	Lot area (min)	1,000 sf
	Lot width (min)	25'
2. COVERAGE		Div. 2C.2.
	Building coverage (max)	80%
	Building setbacks	
	Primary street (min)	6'
	Side street (min)	0'
	Side (min)	3'
	Rear (min)	4'
	Alley (min)	0'
	Special: All (min)	6'
	Interior (min)	0'
3. AMENITY		Div. 2C.3.
	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

B. Bulk and Mass

[GRAPHIC]		
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	
	Base	1.5
	Tier 1 Bonus	3.5
	Tier 2 Bonus	4.0
	Height in stories (max)	
	Base	3
	Tier 1 Bonus	5
	Tier 2 Bonus	6
2. BUILDING MASS		Div. 2C.5.
	Building width (max)	
	Base	50'
	Tier 1 Bonus	100'
	Tier 2 Bonus	150'
	Building break (min)	12'
3. UPPER-STORY BULK		Div. 2C.6.
	Height transition	Required

Sec. 9. Section 2B.9.13. (Low Medium 13 (LM13)) of Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

SEC. 2B.9.13. LOW-RISE MEDIUM 13 (LM13)

A. Lot Parameters

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

B. Bulk and Mass

[GRAPHIC]		
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	
	Base	1.5
	Tier 1 Bonus	3.5
	Tier 2 Bonus	4.0
	Height in stories (max)	
	Base	3
	Tier 1 Bonus	5
	Tier 2 Bonus	6
2. BUILDING MASS		Div. 2C.5.
	Building width (max)	
	Base	150'
	Tier 1 Bonus	180'
	Tier 2 Bonus	210'
3. UPPER-STORY BULK		Div. 2C.6.
	Height transition	Required

Sec. 10. Section 2B.9.14. (Low Medium 14 (LM14)) of Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

SEC. 2B.9.14. LOW-RISE MEDIUM 14 (LM14)

[Reserved]

Sec. 11. Section 2B.9.15. (Low Medium 15 (LM15)) of Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

SEC. 2B.9.15. LOW-RISE MEDIUM 15 (LM15)

A. Lot Parameters

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

B. Bulk and Mass

[GRAPHIC]		
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	
	<u>Base</u>	<u>3.0</u>
	<u>Tier 1 Bonus</u>	<u>4.5</u>
	<u>Tier 2 Bonus</u>	<u>5.0</u>
	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
	Building width (max)	
	<u>Base</u>	<u>150'</u>
	<u>Tier 1 Bonus</u>	<u>180'</u>
	<u>Tier 2 Bonus</u>	<u>210'</u>
3. UPPER-STORY BULK		Div. 2C.6.
	Height transition	Required

Sec. 12. Section. 2B.9.16. (Low Medium 16 (LM16)) of Division 2B.9. of Part 2B of Article 2 of Chapter 1A shall be added as follows:

SEC. 2B.9.16. LOW-RISE MEDIUM 16 (LM16)

A. Lot Parameters

	[GRAPHIC]	
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	1,000 sf
	Lot width (min)	25'
2. COVERAGE		Div. 2C.2.
	Building coverage (max)	80%
	Building setbacks	
	Primary street (min)	6'
	Side street (min)	0'
	Side (min)	3'
	Rear (min)	4'
	Alley (min)	0'
	Special: All (min)	6'
	Interior (min)	0'
3. AMENITY		Div. 2C.3.
	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

B. Bulk and Mass

	[GRAPHIC]	
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	4.0
	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
	Building width (max)	150'
3. UPPER-STORY BULK		Div. 2C.6.
	Height transition	Required

Sec. 13. Section 2B.9.17. (Low Medium 17 (LM17)) of Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

SEC. 2B.9.17. LOW-RISE MEDIUM 17 (LM17)

[Reserved]

Sec. 14. Section 2B.9.18. (Low Medium 18 (LM18)) of Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

SEC. 2B.9.18. LOW-RISE MEDIUM 18 (LM18)

[Reserved]

Sec. 15. Section 2B.9.19. (Low Medium 19 (LM19)) of Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

SEC. 2B.9.19. LOW-RISE MEDIUM 19 (LM19)

[Reserved]

Sec. 16. Section 2B.9.20. (Low Medium 20 (LM20)) of Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

SEC. 2B.9.20. LOW-RISE MEDIUM 20 (LM20)

[Reserved]

Sec. 17. Section 2B.9.21. (Low Medium 21 (LM21)) of Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

SEC. 2B.9.21. LOW-RISE MEDIUM 21 (LM21)**A. Lot Parameters**

[GRAPHIC]		
<u>1. LOT SIZE</u>		<u>Div. 2C.1.</u>
	<u>Lot area (min)</u>	<u>1,000 sf</u>
	<u>Lot width (min)</u>	<u>25'</u>
<u>2. COVERAGE</u>		<u>Div. 2C.2.</u>
	<u>Building coverage (max)</u>	<u>80%</u>
	<u>Building setbacks</u>	
	<u>Primary street (min)</u>	<u>6'</u>
	<u>Side street (min)</u>	<u>0'</u>
	<u>Side (min)</u>	<u>3'</u>
	<u>Rear (min)</u>	<u>4'</u>
	<u>Alley (min)</u>	<u>0'</u>
	<u>Special: All (min)</u>	<u>6'</u>
	<u>Side, interior (min)</u>	<u>0'</u>
<u>3. AMENITY</u>		<u>Div. 2C.3.</u>
	<u>Lot amenity space (min)</u>	<u>15%</u>
	<u>Residential amenity space (min)</u>	<u>10%</u>

B. Bulk and Mass

[GRAPHIC]

1. FAR & HEIGHT		<u>Div. 2C.4.</u>
	Floor area ratio (FAR) (max)	
	Base	<u>1.5</u>
	Tier 1 Bonus	<u>2.0</u>
	Tier 2 Bonus	<u>2.5</u>
	Height in stories (max)	
	Base	<u>3</u>
	Tier 1 Bonus	<u>4</u>
	Tier 2 Bonus	<u>5</u>
2. BUILDING MASS		<u>Div. 2C.5.</u>
	Building width (max)	
	Base	<u>75'</u>
	Tier 1 Bonus	<u>100'</u>
	Tier 2 Bonus	<u>150'</u>
3. UPPER-STORY BULK		<u>Div. 2C.6.</u>
	Height transition	<u>Required</u>

Sec. 18. Section. 2B.13.2. (Mid-Rise Medium 2 (MM2)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be added as follows:

SEC. 2B.13.2. MID-RISE MEDIUM 2 (MM2)

A. Lot Parameters

<u>[GRAPHIC]</u>		
1. LOT SIZE		<u>Div. 2C.1.</u>
	Lot area (min)	<u>1,000 sf</u>
	Lot width (min)	<u>25'</u>
2. COVERAGE		<u>Div. 2C.2.</u>
	Building coverage (max)	<u>80%</u>
	Building setbacks	
	Primary street (min)	<u>6'</u>
	Side street (min)	<u>0'</u>
	Side (min)	<u>3'</u>
	Rear (min)	<u>4'</u>
	Alley (min)	<u>0'</u>
	Special: All (min)	<u>6'</u>
	Interior (min)	<u>0'</u>
3. AMENITY		<u>Div. 2C.3.</u>
	Lot amenity space (min)	<u>15%</u>
	Residential amenity space (min)	<u>10%</u>

B. Bulk and Mass

[GRAPHIC]		
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	
	Base	1.5
	Bonus	5.0
	Height in stories (max)	
	Base	4
	Bonus	8
2. BUILDING MASS		Div. 2C.5.
	Building width (max)	
	Base	100'
	Bonus	180'
3. UPPER-STORY BULK		Div. 2C.6.
	Height transition	Required

Sec. 19. Section. 2B.13.3. (Mid-Rise Medium 3 (MM3)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.13.3. MID-RISE MEDIUM 3 (MM3)

A. Lot Parameters

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

B. Bulk and Mass

[GRAPHIC]		
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	
	Base	1.5

	<u>Bonus</u>	<u>5.0</u>
	<u>Height in stories (max)</u>	
	<u>Base</u>	<u>3</u>
	<u>Bonus</u>	<u>8</u>
	2. BUILDING MASS	<u>Div. 2C.5.</u>
	<u>Building width (max)</u>	
	<u>Base</u>	<u>140'</u>
	<u>Bonus</u>	<u>210'</u>
	3. UPPER-STORY BULK	<u>Div. 2C.6.</u>
	<u>Height transition</u>	<u>Required</u>

Sec. 20. Section. 2B.13.4. (Mid-Rise Medium 4 (MM4)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.13.4. MID-RISE MEDIUM 4 (MM4)

[Reserved]

Sec. 21. Section. 2B.13.5. (Mid-Rise Medium 5 (MM5)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.13.5. MID-RISE MEDIUM 5 (MM5)

[Reserved]

Sec. 22. Section. 2B.13.6. (Mid-Rise Medium 6 (MM6)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.13.6. MID-RISE MEDIUM 6 (MM6)

[Reserved]

Sec. 23. Section. 2B.13.7. (Mid-Rise Medium 7 (MM7)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.13.7. MID-RISE MEDIUM 7 (MM7)

[Reserved]

Sec. 24. Section. 2B.13.8. (Mid-Rise Medium 8 (MM8)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.13.8. MID-RISE MEDIUM 8 (MM8)

[Reserved]

Sec. 25. Section. 2B.13.9. (Mid-Rise Medium 9 (MM9)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.13.9. MID-RISE MEDIUM 9 (MM9)

[Reserved]

Sec. 26. Section. 2B.13.10. (Mid-Rise Medium 10 (MM10)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.13.10. MID-RISE MEDIUM 10 (MM10)

[Reserved]

Sec. 27. Section. 2B.13.11. (Mid-Rise Medium 11 (MM11)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.13.11. MID-RISE MEDIUM 11 (MM11)

[Reserved]

Sec. 28. Section. 2B.13.12. (Mid-Rise Medium 12 (MM12)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.13.12. MID-RISE MEDIUM 12 (MM12)

[Reserved]

Sec. 29. Section. 2B.13.13. (Mid-Rise Medium 13 (MM13)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.13.13. MID-RISE MEDIUM 13 (MM13)

[Reserved]

Sec. 30. Section. 2B.13.14. (Mid-Rise Medium 14 (MM14)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.13.14. MID-RISE MEDIUM 14 (MM14)

[Reserved]

Sec. 31. Section. 2B.14.3. (Mid-Rise Broad 3 (MB3)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.14.3. MID-RISE BROAD 3 (MB3)

A. Lot Parameters

	[GRAPHIC]	
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	1,000 sf
	Lot width(min)	15'
2. COVERAGE		Div. 2C.2.
	Building coverage (max)	100%
	Building setbacks	
	Primary street (min)	0'
	Side street (min)	0'

	[GRAPHIC]	
1. LOT SIZE		Div. 2C.1.
	Lot area (min)	1,000 sf
	Lot width(min)	15'
2. COVERAGE		Div. 2C.2.
	Side (min)	0'
	Side, interior (min)	0'
	Rear (min)	0'
	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		Div. 2C.3.
	Lot amenity space (min)	15%
	Residential amenity space (min)	100%

B. Bulk and Mass

	[GRAPHIC]	
1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	
	Base	1.5
	Tier 1 Bonus (max)	5
	Tier 2 Bonus (max)	6
	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
	Building width (max)	
	Base	150'
	Tier 1 Bonus (max)	180'
	Tier 2 Bonus (max)	280'
	Building break (min)	15'
3. UPPER STORY BULK		Div. 2C.6.
	Height Transition	Required

Sec. 32. Section. 2B.14.4. (Mid-Rise Broad 4 (MB4)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.14.4. MID-RISE BROAD 4 (MB4)

[Reserved]

Sec. 33. Section. 2B.14.5. (Mid-Rise Broad 5 (MB5)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.14.5. MID-RISE BROAD 5 (MB5)

[Reserved]

Sec. 34. Section. 2B.14.6. (Mid-Rise Broad 6 (MB6)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.14.6. MID-RISE BROAD 6 (MB6)

[Reserved]

Sec. 35. Section. 2B.14.7. (Mid-Rise Broad 7 (MB7)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.14.7. MID-RISE BROAD 7 (MB7)

[Reserved]

Sec. 36. Section. 2B.14.8. (Mid-Rise Broad 8 (MB8)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be added as follows:

SEC. 2B.14.8. MID-RISE BROAD 8 (MB8)

A. Lot Parameters

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

B. Bulk and Mass

	[GRAPHIC]	
	<u>1. FAR & HEIGHT</u>	<u>Div. 2C.4.</u>
	<u>Floor area ratio (FAR) (max)</u>	
	Base	1.5
	Tier 1 Bonus	5
	Tier 2 Bonus	5.5
	<u>Height in stories (max)</u>	

	<u>Base</u>	<u>3</u>
	<u>Tier 1 Bonus</u>	<u>8</u>
	<u>Tier 2 Bonus</u>	<u>10</u>
	2. BUILDING MASS	<u>Div. 2C.5.</u>
	Building width (max)	
	<u>Base</u>	<u>150'</u>
	<u>Tier 1 Bonus</u>	<u>210'</u>
	<u>Tier 2 Bonus</u>	<u>280'</u>
	3. UPPER STORY BULK	<u>Div. 2C.6.</u>
	Street Step-back	
	<u>Stories without step-back (max)</u>	<u>2</u>
	<u>Primary street step-back depth (min)</u>	<u>6'</u>
	<u>Side street step-back depth (min)</u>	<u>6'</u>
	<u>Applicable building width (min)</u>	<u>80%</u>
	Height Transition	<u>Required</u>

Sec. 37. Section. 2B.14.9. (Mid-Rise Broad 9 (MB9)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.14.9. MID-RISE BROAD 9 (MB9)

[Reserved]

Sec. 38. Section. 2B.14.10. (Mid-Rise Broad 10 (MB10)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.14.10. MID-RISE BROAD 10 (MB10)

[Reserved]

Sec. 39. Section. 2B.14.11. (Mid-Rise Broad 11 (MB11)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.14.11. MID-RISE BROAD 11 (MB11)

[Reserved]

Sec. 40. Section. 2B.14.12. (Mid-Rise Broad 12 (MB12)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.14.12. MID-RISE BROAD 12 (MB12)

[Reserved]

Sec. 41. Section. 2B.14.13. (Mid-Rise Broad 13 (MB13)) of Division 2B.3. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.14.13. MID-RISE BROAD 13 (MB13)

[Reserved]

Sec. 42. Section. 2B.16.6. (Moderate-Rise Medium 6 (DM6)) of Division 2B.17. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.16.6 MODERATE-RISE MEDIUM 6 (DM6)**A. Lot Parameters**

<u>[GRAPHIC]</u>		
<u>1. LOT SIZE</u>		<u>Div. 2C.1.</u>
	<u>Lot area (min)</u>	<u>1,000 sf</u>
	<u>Lot width (min)</u>	<u>25'</u>
<u>2. COVERAGE</u>		<u>Div. 2C.2.</u>
	<u>Building coverage (max)</u>	<u>80%</u>
	<u>Building setbacks</u>	
	<u>Primary street (min)</u>	<u>0'</u>
	<u>Side street (min)</u>	<u>0'</u>
	<u>Side (min)</u>	<u>0'</u>
	<u>Rear (min)</u>	<u>0'</u>
	<u>Alley (min)</u>	<u>0'</u>
	<u>Special: All (min)</u>	<u>0'</u>
	<u>Side, interior (min)</u>	<u>0'</u>
<u>3. AMENITY</u>		<u>Div. 2C.3.</u>
	<u>Lot amenity space (min)</u>	<u>15%</u>
	<u>Residential amenity space (min)</u>	<u>10%</u>

B. Bulk and Mass

<u>[GRAPHIC]</u>		
<u>1. FAR & HEIGHT</u>		<u>Div. 2C.4.</u>
	<u>Floor area ratio (FAR) (max)</u>	
	<u>Base</u>	<u>4.0</u>
	<u>Tier 1 Bonus</u>	<u>6.5</u>
	<u>Tier 2 Bonus</u>	<u>7.0</u>
	<u>Height in stories (max)</u>	<u>None</u>
<u>2. BUILDING MASS</u>		<u>Div. 2C.5.</u>
	<u>Building width (max)</u>	
	<u>Base</u>	<u>160'</u>
	<u>Tier 1 Bonus</u>	<u>180'</u>
	<u>Tier 2 Bonus</u>	<u>210'</u>
<u>3. UPPER-STORY BULK</u>		<u>Div. 2C.6.</u>
	<u>Height transition</u>	<u>Required</u>

Sec. 43. Section. 2B.20.7. (Highrise-Broad 7 (HB7)) of Division 2B.20. of Part 2B of Article 2 of Chapter 1A shall be amended as follows:

SEC. 2B.20.7. HIGH-RISE BROAD 7 (HB7)

A. Lot Parameters

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

B. Bulk and Mass

	[GRAPHIC]	
1. FAR & HEIGHT		<u>Div. 2C.4.</u>
	<u>Floor area ratio (FAR) (max)</u>	
	<u>Base</u>	<u>6.0</u>
	<u>Tier 1 Bonus</u>	<u>8.5</u>
	<u>Tier 2 Bonus</u>	<u>9.0</u>
	<u>Height (max)</u>	<u>None</u>
2. BUILDING MASS		<u>Div. 2C.5.</u>
	<u>Building width (max)</u>	
	<u>Base</u>	<u>180'</u>
	<u>Tier 1 Bonus</u>	<u>210'</u>
	<u>Tier 2 Bonus</u>	<u>280'</u>
3. UPPER STORY BULK		<u>Div. 2C.6.</u>
	<u>Height transition</u>	<u>Required</u>

Sec. 44. Paragraph 3. of Subsection E. (Exceptions) of Section 2C.2.1. (Building Coverage). of Division 2C.2.1 of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added as follows:

3. For a lot located in a Hillside Area with a lot width less than 50 feet and lot area less than 5,000 square feet, the maximum building coverage may increase to 45 percent, regardless of the maximum building coverage established by the applied Form District.

Sec. 45. Paragraph 11. and Paragraph 12 of Subsection D. (Measurement) of Section 2C.2.2. (Building Setbacks) of Division 2C.2. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

11. For lots in Hillside Areas eligible for steep slope Exceptions, per subparagraph E, a fifty percent (50%) reduction of required front yard setbacks, measurement of average slope shall be calculated by dividing the vertical rise by the horizontal run within the first fifty (50) feet measured perpendicularly from the front lot line, using the natural grade, and expressed as a percentage.

12. For purposes of calculating combined side yards, the width of each individual side yard shall be measured separately and the minimum required side yard widths established by the applicable Form District may be allocation between the two side yards, provided that no individual side yard is less than three (3) feet in width, and the sum of the two side yard widths equals or exceeds the total side yard requirement set forth by the applicable Form District.

Sec. 46. Paragraph 5. and Paragraph 6. of Subsection E. (Exceptions) of Section 2C.2.2. (Building Setbacks) of Division 2C.2. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added amended to read as follows:

5. For lots located in Hillside Areas containing a slope where the natural grade of the front yard has an average natural slope (calculated per Sec. 14.2.18. (Slope)) of 60 percent or greater within the first 50feet from the front lot line, the required front yard depth may be reduced to no more than 50percent of the front yard building setback required by the applicable Form District.

6. For lots located within Hillside Areas, a lot may provide combined side yards of unequal widths (e.g., four feet on one side and six feet on the other) so long as the total combined yards equal or exceed the total side yard requirements specified by the applicable Form District.

Sec. 47. Paragraph 2. of Subsection E. (Exceptions) of Section 2C.4.1. (Floor Area Ratio) of Division 2C.4. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be added amended to read as follows:

1. For existing nonconforming building exceptions, see Sec. 12.2.2. (Floor Area Ratio & Height Exceptions).

2. In Hillside Areas, any subterranean story that qualifies as a basement, pursuant to Sec. 14.2.10.G., is exempted from the Floor Area Ratio calculation.

Sec. 48. Section 2C.4.5. (Slopeband Floor Area Ratio (FAR)) of Division 2C.4. of Article 2. of Chapter 1A of the Los Angeles Municipal Code is added to read as follows:

SEC. 2C.4.5. SLOPE BAND FAR

The *Slope Band Floor Area Ratio* (FAR) establishes limits on the maximum allowable *floor area* for developments on hillside properties based on designated slope categories, with each *slope band* category assigned a corresponding *FAR* relative to the natural terrain.

A. Intent

Slope band FAR is intended to ensure that *building mass* is appropriately scaled to the site's topography in order to minimize environmental and visual impacts, preserve hillside stability, and promote safe and sustainable hillside development.

B. Applicability

Slope band floor area ratio standards apply to *new construction*, and *lot modification* on all portions of a *lot*, and all *buildings* and *structures* located on a *lot*, provided the area counts as *floor area* according to Sec. 14.1.7. (Floor Area).

C. Standards

1. Slopeband Allocation

The total *floor area* of any development within hillside areas shall not exceed the maximum allowable *floor area* as determined by the sum of the permitted *floor areas* for all *slope bands* on the site as determined using the *slope band* calculation per Subsection D. (Measurement) below.

D. Measurement

1. Slope Bands

The slope bands are the range of the percent slopes as established below.

<u>Slope Bands (%)</u>
<u>0 - 14.99</u>

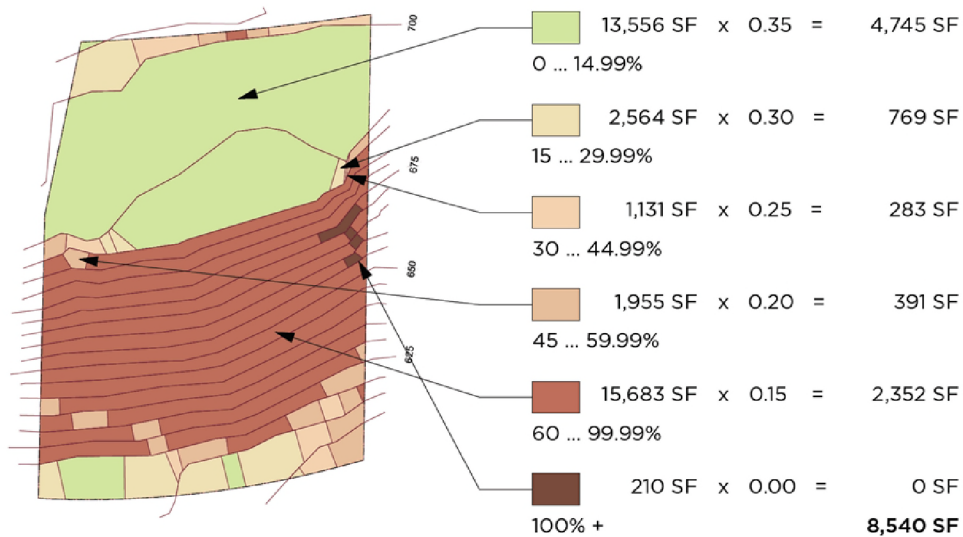
<u>15 - 29.99</u>
<u>30 - 44.99</u>
<u>45 - 59.99</u>
<u>60 - 99.99</u>
<u>100 +</u>

2. Slope Analysis Map

a. As part of an application for a permit or discretionary action, the applicant shall submit a *Slope Analysis Map* based on a survey of the natural or existing topography, prepared, stamped and signed by a registered civil engineer or licensed land surveyor, to verify the total area (in square feet) of the portions of a property within each slope band identified in *Subdivision 1. (Slope Bands)* above. The Director of Planning, or their designee, shall verify that the *Slope Analysis Map* has been prepared by a registered civil engineer or licensed land surveyor. In addition, the Director of Planning, shall approve the calculated maximum *floor area* for the *lot* by the registered civil engineer or licensed land surveyor using the *Slope Analysis Map* prior to applying for a permit or discretionary action.

b. The map shall have a scale of not less than 1 inch to 100 feet and a contour interval of not more than 10 feet with 2-foot intermediates. The map shall also indicate the datum, source, and scale of topographic data used in the slope analysis, and shall attest to the fact that the slope analysis has been accurately calculated. The *Slope Analysis Map* shall be prepared using CAD-based, GIS-based, or other type of software specifically designed for such purpose.

c. The *Slope Analysis Map* shall clearly delineate/identify the *slope bands* (i.e., with contrasting colors or hatching), and shall include a tabulation of the total area in square feet within each slope band, as well as the slope band *floor area ratio*, and *floor area* value of each corresponding slope band as outlined in *Paragraph 3. (Calculating Maximum Floor Area)* below.



3. Calculating Maximum Slopeband Floor Area

The maximum *slopeband floor area* is determined by calculating the sum of the area of a *lot* in each slope band, as established by a *Slope Analysis Map*, multiplied by the corresponding slope band FAR set by the applied Form District, and calculating the sum of all *slope bands*. This formula is outlined in the table below, where "A" is the area of the *lot* within each *Slope Band*, "FAR" is the *floor area ratio* of the corresponding *slopeband*, and "FA" is the sum of the *floor area* of each slope band.

Calculating Maximum Floor Area					
<u>Slope Bands</u> (%)	<u>Lot Area</u> (sq-ft)		<u>Slope Band</u> <u>FAR</u>		<u>Floor Area</u>
<u>0 - 14.99</u>	<u>A¹</u>	<u>X</u>	<u>FAR¹</u>	<u>=</u>	<u>FA¹</u>
<u>15 - 29.99</u>	<u>A²</u>	<u>X</u>	<u>FAR²</u>	<u>=</u>	<u>FA²</u>
<u>30 - 44.99</u>	<u>A³</u>	<u>X</u>	<u>FAR³</u>	<u>=</u>	<u>FA³</u>
<u>45 - 59.99</u>	<u>A⁴</u>	<u>X</u>	<u>FAR⁴</u>	<u>=</u>	<u>FA⁴</u>
<u>60 - 99.99</u>	<u>A⁵</u>	<u>X</u>	<u>FAR⁵</u>	<u>=</u>	<u>FA⁵</u>

$100 +$	A^6	$\times$	FAR^6	$\equiv$	FA^6
Maximum Floor Area				$\equiv$	Sum of $FA^1 - FA^6$

4. For the measurement of *floor area*, see Sec. 14.1.7. (Floor Area).

5. For the purpose of calculating *slope band FAR*, portions of a *lot* designated for private streets may be counted as *lot area*. For the measurement of *lot area*, see Sec. 2C.1.1. (Lot Area).

E. Exception

A minimum guaranteed floor area is permitted on every lot, equal to the minimum percentage of lot area established by the applicable Form District or 800 square feet, whichever is greater.

F. Relief

1. An increase in *slopeband floor area* of 20 percent or less may be granted in accordance with Sec. 13B.5.2. (Adjustment).

2. Additional *slope band floor area* may be requested as a variance in accordance with Sec. 13B.5.3. (Variance).

Sec. 49. Subsection C. of Section 2C.4.2. (Height in Feet) of Division 2C.4. of Article 2. of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

C. Standards

1. Buildings and structures shall not exceed the maximum height in feet specified in the applied Form District (Part 2B.).

2. For lots located in a Hillside Area, when *height in feet* and is further specified by "Envelope height" as "Required", the building's *height in feet* may not exceed the *envelope height* pursuant to Sec. 14.2.9.B.

Sec. 50. Subsection D. of Section 2C.4.2. (Height in Feet) of Division 2C.4. of Article 2. of Chapter 1A of the Los Angeles Municipal Code is amended to read as follows:

D. Measurement

1. Maximum *height in feet* is measured as the vertical distance from *grade plane elevation* pursuant to Sec. 14.2.9 (Grade Plane Elevation). to the top of the roof structure. One or more grade plane modules elevation may be established for each building module as shown below. See Sec. 14.2.9.D. (Building Module Method).

2. Regardless of established *grade plane elevation*, buildings shall also comply with *ground floor elevation* standards in Article 3. (Frontage).

3. Envelope Height shall be measured according to Sec. 14.2.9.B. For any *lot fronting a substandard hillside limited street*, maximum building height shall be measured from the elevation at the centerline, or midpoint, of the street frontage abutting the *lot*.

Sec. 51. Section 2C.4.6. (Overall Height) of Division 2C.4. of Article 2. of Chapter 1A of the Los Angeles Municipal Code is added to read as follows:

SEC. 2C.4.6. OVERALL HEIGHT

Overall Height is the total vertical height of any *structure* on a sloped *lot*.

A. Intent

The intent of *Overall Height* standards is to regulate height of *buildings* and *structures* on sloped terrain in order to minimize visual bulk when viewed from street, and ultimately reduce the total visible or perceived height of a *structure* on steep slopes where a *building* might otherwise tower or be elevated significantly, especially if built on columns or *retaining walls*.

B. Applicability

Overall height standards apply to *new construction*, *major remodel*, and *exterior modification* of buildings and structures on a *lot* where the applied Form District (Part 2B) specifies overall height maximum.

C. Standards

1. *Buildings* and *structures* shall not exceed the maximum *overall height* specified in the Form District (Part 2B).

2. *Buildings* and *structures* shall meet the requirements of both *height in feet* and *overall height* concurrently.

[GRAPHICS]

D. Measurement

1. Overall Height

a. Overall Height shall be measured as a single vertical distance from the lowest visible point of structural support, such as a foundation, column, or retaining wall to the highest point of a building or structure, including rooftop features on a lot.

b. Structures supported on downhill columns or located on artificial fill shall be measured from the lowest exposed structural point, from natural grade or finished grade, whichever is lower.

E. Exceptions

The following vertical encroachments are allowed beyond the maximum envelope height and overall height as specified below:

[GRAPHICS]

F. Relief

1. Increased overall height maximum of 20% or less may be granted in accordance with Sec. 13B.5.2. (Adjustments).

2. Increased overall height maximum may be granted a variance in accordance with Sec. 13B.5.3. (Variance) and the following:

a. No portion of a building or structure within 20 feet of the front lot line exceeds 24 feet in height, or exceeds 15 feet in height where the slope of the lot is greater than 60% within the first 50 feet of the front lot line.

b. No portion of a building or structure within 20 feet of a mapped ridgeline exceeds 18 feet above the ridgeline height.

Sec. 52. Section 3B.1.2. (Front Yard 2 (FY2)) of Division 3B.1. of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code shall be added as follows:

SEC. 3B.1.2. FRONT YARD 2 (FY2)

A. Lot

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

B. Facade

[GRAPHIC]			
	Primary	Side	Special
1. TRANSPARENCY	Div. 3C.4.		
Transparent area (min)			
Ground story	10%	5%	10%
Upper stories	15%	10%	15%
Active wall spacing (max)	10'	20'	10'
2. ENTRANCES	Div. 3C.5.		
Street-facing entrance	Required	n/a	Required
Street-facing entrance spacing (max)	n/a	n/a	n/a
Entry feature	Required	n/a	Required
Options:	Porch. Forecourt. Recessed entry. Projecting entry. Courtyard. Breezeway. Market stall		Porch Raised entry Forecourt Recessed entry Projecting entry Courtyard Breezeway
3. GROUND STORY	Div. 3C.6.		
Ground-story height (min)	n/a	n/a	n/a
Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'

Sec. 53. Section 3B.1.3. (Front Yard 3 (FY3)) of Division 3B.1. of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code shall be added as follows:

SEC. 3B.1.3. FRONT YARD 3 (FY3)

A. Lot

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

B. Facade

[GRAPHIC]			
	<u>Primary</u>	<u>Side</u>	<u>Special</u>
<u>1. TRANSPARENCY</u>	<u>Div. 3C.4.</u>		
<u>Transparent area (min)</u>			
<u>Ground story</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<u>Upper stories</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<u>Active wall spacing (max)</u>	<u>5'</u>	<u>5'</u>	<u>5</u>
<u>2. ENTRANCES</u>	<u>Div. 3C.5.</u>		
<u>Street-facing entrance</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<u>Entry feature</u>	<u>Not Required</u>	<u>Not Required</u>	<u>Required</u>
<u>3. GROUND STORY</u>	<u>Div. 3C.6.</u>		
<u>Ground-story height (min)</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<u>Ground floor elevation (min/max)</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

Sec. 54. Section 3B.1.4. (Front Yard 2 (FY4)) of Division 3B.1. of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code shall be added as follows:

SEC. 3B.1.4. FRONT YARD 4 (FY4)

[Reserved]

Sec. 55. Section 3B.6.2. (Flex 2 (FX2)) of Division 3B.6. (Flex Frontage Districts) of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code shall be added as follows:

SEC. 3B.6.2. FLEX 2 (FX2)

A. Lot

[GRAPHIC]			
	Primary	Side	Special
1. BUILD-TO	Div. 3C.1.		
Build-to depth (max)	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
Build-to width (min)	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
2. PARKING	Div. 3C.2.		
Parking setback (min)	5'	5'	5'
3. LANDSCAPING	Div. 3C.3.		
Frontage planting area (min)	<u>75%</u>	<u>75%</u>	<u>75%</u>
Frontage yard fence & wall type allowed:	<u>A5</u>	<u>A5</u>	<u>A5</u>

B. Facade

[GRAPHIC]			
	Primary	Side	Special
1. TRANSPARENCY	Div. 3C.4.		
Transparent area (min)			
Ground story	<u>15%</u>	<u>n/a</u>	<u>15%</u>
Upper stories	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
Active wall spacing (max)	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
2. ENTRANCES	Div. 3C.5.		
Street-facing entrance	<u>Not Required</u>	<u>Not Required</u>	<u>Not Required</u>
Entry feature	<u>Not Required</u>	<u>Not Required</u>	<u>Required</u>
3. GROUND STORY	Div. 3C.6.		
Ground-story height (min)	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
Ground floor elevation (min/max)	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

Sec. 56. Section 3B.9.6. (Character Commercial 2 (CC2)) of Division 3B.9. (Character Frontage Districts) of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code shall be added as follows:

SEC. 3B.9.6. CHARACTER COMMERCIAL 2 (CC2)**A. Intent**[Reserved]**B. Lot**

	Primary	Side	Special
1. BUILD-TO			
<u>Applicable stories (min)</u>	<u>Total Provided</u>	<u>Total Provided</u>	<u>Total Provided</u>
<u>Build-to depth (max)</u>	<u>6'</u>	<u>6'</u>	<u>6'</u>
<u>Build-to width (min)</u>	<u>90%</u>	<u>40%</u>	<u>60%</u>
<u>Pedestrian Amenity Allowance (max)</u>	<u>50%</u>	<u>100%</u>	<u>100%</u>
2. PARKING			
<u>Parking setback (min)</u>	<u>25'</u>	<u>5'</u>	<u>20'</u>
3. LANDSCAPING			
<u>Frontage planting area (min)</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
<u>Frontage yard fence & wall type allowed</u>	<u>A1</u>	<u>A1</u>	<u>A2</u>

C. Stories

1. GROUND STORY			
<u>Ground-story height (min)</u>	<u>14'</u>	<u>14'</u>	<u>14'</u>
<u>Ground floor elevation (min/max)</u>	<u>-2' / 2'</u>	<u>-2' / 2'</u>	<u>-2' / 2'</u>

D. Facade

1. ARTICULATION			
<u>Applicable stories (min)</u>	<u>Total Provided</u>	<u>Total Provided</u>	<u>Total Provided</u>
<u>Ground floor elevation (min/max)</u>	<u>-2' / 2'</u>	<u>-2' / 2'</u>	<u>-2' / 2'</u>
<u>Base, middle & top articulation</u>	<u>Required</u>	<u>Required</u>	<u>Required</u>
<u>Horizontal band articulation</u>	<u>Required</u>	<u>Required</u>	<u>Required</u>
<u>Vertical band articulation</u>	<u>10'/30'</u>	<u>10'/30'</u>	<u>10'/30'</u>
2. FEATURES			

<u>Applicable stories (min)</u>			
<u>Restricted features</u>			
<u>Projecting balcony</u>			

E. Doors

	<u>Primary</u>	<u>Side</u>	<u>Special</u>
<u>1. ENTRANCES</u>			
<u>Street-facing entrance</u>	<u>30'</u>	<u>75'</u>	<u>50'</u>
<u>Entry feature</u>			
<u>Options</u>	<u>Storefront bay</u> <u>Recessed entry</u>		
<u>Focal entry feature</u>	<u>1</u>	<u>n/a</u>	<u>n/a</u>

F. Windows

	<u>Primary</u>	<u>Side</u>	<u>Special</u>
<u>1. TRANSPARENCY</u>			
<u>Transparent area (min)</u>			
<u>Applicable stories (min)</u>	<u>Total</u> <u>Provided</u>	<u>Total</u> <u>Provided</u>	<u>Total</u> <u>Provided</u>
<u>Ground story (min/max)</u>	<u>25% / 75%</u>	<u>15% / 75%</u>	<u>25% / 75%</u>
<u>Upper stories (min/max)</u>	<u>15% / 35%</u>	<u>12% / 35%</u>	<u>15% / 35%</u>

G. Cladding

	<u>Primary</u>	<u>Side</u>	<u>Special</u>
<u>1. EXTERIOR MATERIALS</u>			
<u>Applicable stories (min)</u>	<u>Total</u> <u>Provided</u>	<u>Total</u> <u>Provided</u>	<u>Total</u> <u>Provided</u>
<u>Principal materials coverage</u>			
<u>Options</u>	<u>Brickwork</u> <u>Stonework</u> <u>Concrete</u>		
<u>Accessory material coverage</u>			
<u>Options</u>	<u>Brickwork</u> <u>Stonework</u> <u>Concrete</u> <u>Glazed Tile</u>		

H. Roof

1. ROOF DESIGN	
Roof Form	Flat

Sec. 57. Division 4B.5. (Development Standards District Group "E") of Part 4B. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

DIV. 4B.5. DEVELOPMENT STANDARDS DISTRICT GROUP "E" **[Reserved]**

SEC. 4B.5.1. DEVELOPMENT STANDARDS DISTRICT 18

A. Intent

Development Standards District 18 prioritizes housing needs, while protecting the integrity of the hillside with moderate grading limits, and providing safe street access and controlled haul route regulations.

B. Standards

1. PEDESTRIAN ACCESS	<u>Div. 4C.1.</u>
<u>Pedestrian access package</u>	<u>Package 4</u>
2. AUTOMOBILE ACCESS	<u>Div. 4C.2.</u>
<u>Automobile access package</u>	<u>Package 4</u>
3. BICYCLE PARKING	<u>Div. 4C.3.</u>
<u>Division standards apply</u>	
4. AUTOMOBILE PARKING	<u>Div. 4C.4.</u>
<u>Division standards apply</u>	
<u>Automobile parking stalls</u>	<u>Package C</u>
<u>Parking structure design package</u>	<u>Package D</u>
5. TRANSPORTATION DEMAND MANAGEMENT	<u>Div. 4C.5.</u>
<u>Division standards apply</u>	
6. PLANTS	<u>Div. 4C.6.</u>

<u>Division standards apply</u>	
<u>7. FENCES & WALLS</u>	<u>Div. 4C.7.</u>
<u>Division standards apply</u>	
<u>8. SCREENING</u>	<u>Div. 4C.8.</u>
<u>Division standards apply</u>	
<u>9. GRADING & RETAINING WALLS</u>	<u>Div. 4C.9.</u>
<u>Division standards apply</u>	
<u>Grading Package</u>	<u>Package 2</u>
<u>10. OUTDOOR LIGHTING & GLARE</u>	<u>Div. 4C.10.</u>
<u>Division standards apply</u>	
<u>11. SIGNS</u>	<u>Div. 4C.11.</u>
<u>Sign package</u>	<u>Package 2</u>
<u>12. SITE ELEMENTS</u>	<u>Div. 4C.12.</u>
<u>Division standards apply</u>	
<u>13. ENVIRONMENTAL PROTECTION</u>	<u>Div. 4C.13.</u>
<u>Division standards apply</u>	
<u>14. DEVELOPMENT REVIEW</u>	<u>Div. 4C.14.</u>
<u>Development review threshold</u>	<u>Package 1</u>
<u>15. RESIDENT PROTECTIONS</u>	<u>Div. 4C.15.</u>
<u>Division standards apply</u>	

SEC. 4B.5.2. DEVELOPMENT STANDARDS DISTRICT 19

A. Intent

Development Standards District 19 prioritizes flexibility to support well-integrated hillside developments that adapt to the natural topography to help preserve the unique characteristics of hillside areas. These standards are designed to balance housing development with environmental conservation, as well as ensure safety and livability. Standards include moderate grading limits, fire protection measures, and haul route regulations.

B. Standards

<u>1. PEDESTRIAN ACCESS</u>	<u>Div. 4C.1.</u>
<u>Pedestrian access package</u>	<u>Package 4</u>
<u>2. AUTOMOBILE ACCESS</u>	<u>Div. 4C.2.</u>
<u>Automobile access package</u>	<u>Package 4</u>
<u>3. BICYCLE PARKING</u>	<u>Div. 4C.3.</u>
<u>Division standards apply</u>	
<u>4. AUTOMOBILE PARKING</u>	<u>Div. 4C.4.</u>
<u>Division standards apply</u>	
<u>Automobile parking stalls</u>	<u>Package E</u>
<u>Parking structure design package</u>	<u>Package D</u>
<u>5. TRANSPORTATION DEMAND MANAGEMENT</u>	<u>Div. 4C.5.</u>
<u>Division standards apply</u>	
<u>6. PLANTS</u>	<u>Div. 4C.6.</u>
<u>Division standards apply</u>	
<u>7. FENCES & WALLS</u>	<u>Div. 4C.7.</u>
<u>Division standards apply</u>	
<u>8. SCREENING</u>	<u>Div. 4C.8.</u>
<u>Division standards apply</u>	
<u>9. GRADING & RETAINING WALLS</u>	<u>Div. 4C.9.</u>
<u>Division standards apply</u>	
<u>Grading Package</u>	<u>Package 3</u>
<u>10. OUTDOOR LIGHTING & GLARE</u>	<u>Div. 4C.10.</u>
<u>Division standards apply</u>	
<u>11. SIGNS</u>	<u>Div. 4C.11.</u>
<u>Sign package</u>	<u>Package 2</u>
<u>12. SITE ELEMENTS</u>	<u>Div. 4C.12.</u>
<u>Division standards apply</u>	
<u>13. ENVIRONMENTAL PROTECTION</u>	<u>Div. 4C.13.</u>

<u>Division standards apply</u>	
<u>14. DEVELOPMENT REVIEW</u>	<u>Div. 4C.14.</u>
<u>Development review threshold</u>	<u>Package 1</u>
<u>15. RESIDENT PROTECTIONS</u>	<u>Div. 4C.15.</u>
<u>Division standards apply</u>	

SEC. 4B.5.3. DEVELOPMENT STANDARDS DISTRICT 20

[Reserved]

SEC. 4B.5.4. DEVELOPMENT STANDARDS DISTRICT 21

[Reserved]

Sec. 58. Paragraph 13 and Paragraph 14. of Subsection E. (Exceptions) of Section 4C.4.1. (Automobile Parking Stalls) of Division 4C.4. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

13. Narrow Lots

No more than one *parking stall* per *dwelling unit* shall be required on *lots* having a width of 40 feet or less, except if located on a *substandard hillside limited street* or *red flag street*.

14. Substandard Hillside Limited and Red Flag Streets

On lots subject to Parking Set E, any *building or structure* having a *floor area* greater than 2,400 square feet located in *Hillside Areas*, one additional parking space is required for every increment of 1,000 square feet of *floor area*. However, no more than five *parking stalls* per *dwelling unit* shall be required.

Sec. 59. Section 4C.13.3. shall be added to Division 4C.13. (Environmental Protection) of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code. The new section shall read as follows:

SEC. 4C.13.3. FIRE PROTECTION

A. Intent

The intent of these regulations is to protect life, property, and neighborhood safety in *hillside areas* where physical access constraints, limited street widths, steep topography, and increased distance from fire stations significantly impair emergency response times and firefighting capabilities. *Lots* fronting on *substandard hillside limited streets* and *lots* located at extended distances from *LAFD* facilities are subject to heightened wildfire and structural fire risk due to delayed apparatus access, reduced water delivery capacity, and limited evacuation routes.

B. Applicability

These standards apply to any new construction of a one-family dwelling or detached accessory building of a single-family dwelling in hillside areas and located within a Very High Fire Hazard Severity Zone (VHFHSZ) , that meets one or more of the following conditions:

1. Lots fronting a substandard hillside limited street; or

2. Lots located:

a. More than two (2) miles from a Los Angeles City Fire Department (LAFD) station housing a Truck Company; or

b. More than one and one-half (1.5) miles from a Los Angeles City Fire Department station housing an Engine Company.

C. Standards

1. All buildings and structures of a single-family dwelling or detached accessory building shall install an approved automatic fire sprinkler system in compliance with the Los Angeles Plumbing Code and all other applicable fire and building regulations.

2. The sprinkler system shall provide coverage to the entire building, unless otherwise approved by the Department of Building and Safety.

D. Measurement

1. Sprinkler Coverage

For purposes of this Section, “sprinkler coverage” shall mean the installation of an automatic fire sprinkler system serving all enclosed floor area of the dwelling or accessory building, including habitable spaces and non-habitable spaces. Exterior areas not enclosed by walls and a roof, including but not limited to patios, decks, balconies, and open porches, shall not be included in the calculation of sprinkler coverage unless otherwise required by the Department of Building and Safety.

E. Exceptions

Accessory structures such as gazebos, pergolas, or storage sheds are exempt from the standards of this Section (Fire Protection) provided these structures are not supported by or attached to any portion of a dwelling or accessory building and do not exceed 200 square feet in area.

Sec. 60. Subsection C. (Standards) of Section 4C.14.1. (Development Review Threshold Packages) of Division 4C.14. (Development Review) 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:

C. Standards

1. Development Review Threshold Package 1

a. Project Review Thresholds

When the applied Development Standards District (Part 4B.) specifies Development Review Threshold Package 1, development projects shall be reviewed in accordance with the procedure cited based on the development project types and project thresholds established in the table below:

<u>Development Project Type</u>	<u>Project Threshold</u>	<u>Procedure</u>
<u>Non-Residential Floor Area</u>	<u>50,000 SF or more of new <i>floor area</i> dedicated to <i>non-residential uses</i></u>	<u>Project Review (Sec. 13B.2.4.)</u>
	<u>100,000 SF or more of new <i>floor area</i> dedicated to <i>non-residential uses</i>, not dedicated to a <i>wholesale trade & warehousing use</i></u>	<u>Project Review (Sec. 13B.2.4.) & Sec. 4C.14.C.4.(Supplemental Procedure)</u>
	<u>250,000 SF or more of new or additional <i>floor area</i> dedicated to <i>wholesale trade & warehousing</i></u>	<u>Project Review (Sec. 13B.2.4.) & Sec. 4C.14.C.4.(Supplemental Procedure)</u>
<u>Dwelling Units</u>	<u>50 or more of new dwelling units, not inclusive of <i>restricted affordable units</i></u>	<u>Project Review (Sec. 13B.2.4.)</u>
<u>Use Modification</u>	<u>1,000 or more of new average daily trips</u>	<u>Project Review (Sec. 13B.2.4.)</u>
<u>Drive-through lane(s)</u>	<u>500 or more of new average daily trips</u>	<u>Project Review (Sec. 13B.2.4.)</u>
<u>Hillside Area development</u>	<u>17,500 SF or more of new floor area on a lot with a 1L Density District</u>	<u>Project Review (Sec. 13B.2.4.)</u>
<u>Substandard Hillside Limited Street Fronting</u>	<u>Any project that fronts on a <i>substandard hillside limited street</i> having an <i>adjacent</i></u>	<u>Class 1 Conditional Use Permit (Sec. 13B.2.1.) & Sec. 4C.14.C.5. (Supplemental</u>

	<u>minimum roadway width of less than 20 feet, and/or any project located on a lot located in a Hillside Area that lacks a minimum 20-foot-wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area</u>	<u>Findings)</u>
--	--	------------------

~~When the applicable Development Standards District (Part 4B.) specifies Development Review Threshold Package 1, the following development projects are subject to Sec. 13B.2.4. (Project Review):~~

- ~~i. Any development project which creates, or results in an increase of, 50,000 square feet or more of non-residential floor area.~~
- ~~ii. Any development project which creates, or results in an increase of, 50 or more dwelling units.~~
- ~~iii. Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.~~
- ~~iv. Any change of use which results in a net increase of 1,000 or more average daily trips.~~
- ~~v. Any one-unit development with a floor area of 17,500 square feet or larger located in the Hillside Area.~~

b. Major Development Project Review Thresholds

~~When the applied Development Standards District (Part 4B.) specifies Development Review Threshold Package 1, development projects having one or more of the characteristics listed below are subject to Sec. 4C.14.1.C.3. (Supplemental Procedure) of this Subsection (Standards):~~

- ~~i. Any development project that creates or results in an increase of 250,000 square feet or more of warehouse floor area.~~
- ~~ii. Any development project that creates or results in an increase of 100,000 square feet or more of floor area in other non-residential or non-warehouse uses.~~

2. Development Review Threshold Package 2

a. Project Review Thresholds

When the applied Development Standards District (Part 4B.) specifies Development Review Threshold Package 2, projects that are participating in a community benefits program established in Division 9.3. shall be reviewed in accordance with the procedure cited based on the project types and thresholds established in the table below:

<u>Development Project Type</u>	<u>Project Threshold</u>	<u>Procedure</u>
<u>Non-Residential Floor Area</u>	<u>500,000 SF or more of new floor area dedicated to non-residential uses</u>	<u>Project Review (Sec. 13B.2.4.)</u>
	<u>250,000 SF or more of new or additional floor area dedicated to wholesale trade & warehousing</u>	<u>Project Review (Sec. 13B.2.4.) & Sec. 4C.14.C.5.(Supplemental Procedure)</u>
<u>Dwelling Units</u>	<u>500 or more of new dwelling units, not inclusive of restricted affordable units</u>	<u>Project Review (Sec. 13B.2.4.)</u>
<u>High-rise</u>	<u>Buildings or structures with a height of 500 feet or more</u>	<u>Project Review (Sec. 13B.2.4.)</u>
<u>Use Modification</u>	<u>1,000 or more of new average daily trips</u>	<u>Project Review (Sec. 13B.2.4.)</u>
<u>Drive-through lane(s)</u>	<u>500 or more of new average daily trips</u>	<u>Project Review (Sec. 13B.2.4.)</u>

b. Projects Not Participating in a Community Benefits Program

Projects that are not participating in a community benefits program established in Division 9.3. (Community Benefits Program) shall be reviewed in accordance with the procedure cited based on the project types and thresholds established in Paragraph 1 (Development Review Threshold Package 1).

~~When the applied Development Standards District (Part 4B.) specifies Development Review~~

~~Threshold Package 2, development projects having one or more of the characteristics listed below are subject to Sec. 13B.2.4. (Project Review):~~

~~Any development project including a building or structure having a height of 500 feet or taller.~~

~~Any development project which adds at least 500,000 square feet of non-residential floor area.~~

~~Any development project which adds at least 500 dwelling units.~~

~~Any development project that includes drive-through lanes which results in a net increase of 500 or more average daily trips.~~

~~Any change of use which results in a net increase of 1,000 or more average daily trips.~~

~~Any one unit development with a floor area of 17,500 square feet or larger located in the hillside area.~~

b. Major Development Project Review Thresholds

~~When the applied Development Standards District (Part 4B.) specifies Development Review Threshold Package 2, development projects that create or result in an increase of 250,000 square feet or more of warehouse area are subject to Sec. 4C.14.1.C.3. (Supplemental Procedure) of this Subsection (Standards).~~

~~Exception: Development projects which obtain any development rights under Div. 9.3 (Community Benefits Program) are not subject to this Subparagraph (Major Development Project Review Thresholds).~~

3. Development Review Threshold Package 3

a. Project Review Thresholds

When the applied Development Standards District (Part 4B.) specifies Development Review Threshold Package 3, development projects shall be reviewed in accordance with the procedure cited based on the development project types and project thresholds established in the table below:

<u>Development Project Type</u>	<u>Project Threshold</u>	<u>Procedure</u>
<u>Non-Residential Floor Area</u>	<u>150,000 SF or more of new floor area dedicated to non-residential uses</u>	<u>Project Review (Sec. 13B.2.4.)</u>
	<u>100,000 SF or more of new floor area to non-residential uses, not dedicated to a wholesale trade & warehousing use)</u>	<u>Project Review (Sec. 13B.2.4.) & Sec. 4C.14.C.4. (Supplemental Procedure)</u>
	<u>250,000 SF or more of new or additional floor area dedicated to wholesale & warehousing</u>	<u>Project Review (Sec. 13B.2.4.) & Sec. C.14.C.4. (Supplemental Procedure)</u>

<u>Dwelling Units</u>	<u>150 or more of new dwelling units, not including <i>restricted affordable units</i></u>	<u>Project Review (Sec. 13B.2.4.)</u>
<u>Use Modification</u>	<u>1,000 or more of new average daily trips</u>	<u>Project Review (Sec. 13B.2.4.)</u>
<u>Drive-through lane(s)</u>	<u>500 or more of new average daily trips</u>	<u>Project Review (Sec. 13B.2.4.)</u>

~~When the applied Development Standards District (Part 4B.) specifies Development Review Threshold Package 3, the following development projects are subject to Sec. 13B.2.4. (Project Review):~~

- ~~i. Any development project which creates, or results in an increase of, 150,000 square feet or more of non-residential floor area.~~
- ~~ii. Any development project which creates, or results in an increase of, 150 or more dwelling units.~~
- ~~iii. Any development project that includes drive through lanes which results in a net increase of 500 or more average daily trips.~~
- ~~iv. Any change of use which results in a net increase of 1,000 or more average daily trips.~~
- ~~v. Any one unit development with a floor area of 17,500 square feet or larger located in the Hillside Area Map (Sec. 1.5.6).~~

b. Major Development Project Review Thresholds

~~When the applied Development Standards District (Part 4B.) specifies Development Review Threshold Package 3, development projects having one or more of the characteristics listed below are subject to Sec. 4C.14.C.4. (Supplemental Procedure):~~

- ~~i. Any development project that creates or results in an increase of 250,000 square feet or more of warehouse floor area.~~
- ~~ii. Any development project that creates or results in an increase of 250 or more lodging units.~~
- ~~iii. Any development project that creates or results in an increase of 200,000 square feet or more of floor area in other non-residential or non-warehouse uses.~~

4. Supplemental Procedure

Where a development review threshold package specifies that a development project type requires project review in accordance with Sec.

4C.14.C.54. (Supplemental Procedure), Development Projects shall use the project review approval process in *Sec. 13B.2.4. (Project Review)*; except initial decisions shall be appealed to the City Planning Commission, rather than the Area Planning Commission. Additionally, if the Director fails to make a decision on an application within the time limit specified in *Sec. 13B.2.4. (Project Review)*, the applicant may file a request for transfer of jurisdiction to the City Planning

Commission pursuant to Sec. 13A.2.6. (Transfer of Jurisdiction), rather than a transfer of jurisdiction to the Area Planning Commission.

5. Supplemental Findings

In addition to the findings otherwise required by Sec. 13B.2.1. (Class 1 Conditional Use Permit), any project that fronts on a substandard hillside limited street having an adjacent minimum roadway width of less than 20 feet, and/or any project located on a lot located in a Hillside Area that lacks a minimum 20-foot-wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, the Zoning Administrator shall find all of the following:

- a. That the vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood; and
- b. That the building or structure will not be materially detrimental or injurious to the adjacent property or improvements; and
- c. That the building or structure will not have a materially adverse safety impact on the surrounding neighborhood; and
- d. That the site and/or existing improvements make strict adherence to providing a minimum 20-foot wide paved roadway width or providing vehicular access from the driveway apron serving the property to a continuous 20-foot wide paved roadway width impractical or infeasible; and
- e. That the project will not rely on a roadway width that creates a significant emergency-access deficiency, including reliance on a paved roadway width that would prevent reliable fire-apparatus movement, restrict turning or staging operations, or result in extended emergency response times in a constrained hillside environment; and
- f. That the project is located on a street that can maintain adequate evacuation performance and public safety during a wildfire event by ensuring that the roadway serving the site provides sufficient ingress and egress for fire suppression, medical response, and community evacuation within a Very High Fire Hazard Severity Zone (VHFHSZ)

and supports defensible-space and wildfire-resilient development practices; and

g. That the project and the road serving the project does not perpetuate hazardous street conditions, including inadequate pavement width, constrained sight distance, hillside drop-offs, pinch points that prevent vehicles from passing safely, or other geometric limitations, such as tight curves, steep slopes, edge conditions, or obstructions that impair vehicle passage, emergency vehicle maneuverability, or pedestrian safety; and

h. That the project and the road serving the project can safely support access necessary to maintain residential occupancy, and that the project's use is not dependent on a roadway segment with access deficiencies that meet minimum life-safety standards.

Sec. 61. Subsection E. (Exceptions) of Section 4C.14.1. (Development Review Threshold Packages) of Division 4C.14. (Development Review) 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:

E. Exceptions

1. Despite the thresholds otherwise established by this Section, ~~P~~projects located on a lot subject to Development Review Threshold Package 1 are exempt from review pursuant to Sec. 13B.2.4. (Project Review) not subject to Project Review (Sec. 13B.2.4.) provided that the *project* meets all of the following requirements:

- a. The project involves the new construction of floor area dedicated to one or more residential uses and to one or more non-residential uses;
- b. Fifty percent or more of the total new floor area is dedicated to restricted affordable units;
- c. The project maintains or increases the total number of preexisting restricted affordable units on the lot and maintains or increases the total floor area dedicated to restricted affordable units; and
- d. The project results in the new construction of no more than 150,000 square feet of floor area dedicated to one or more non-residential uses.

2. Despite the thresholds otherwise established by this Section, ~~P~~projects that provide *restricted affordable units* consistent with the affordability requirements in Subparagraph b. of Sec. 15.4.3.B.1. (Exemptions) are ~~exempt from review pursuant to this Section (Development Review Threshold Packages) See: 13B.2.4. (Project Review)~~ not subject to Project Review (Sec. 13B.2.4.).

Sec. 62. The Equine, Commercial use in Paragraph 9. of Subsection B. of Section 5B.2.1. (Agriculture 1) of Division 5B.2. (Agricultural Use Districts) of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Equine, Commercial	– <u>P</u> *	<u>Supplemental standards</u>	<u>Sec. 5C.2.8.C.1.</u>
--------------------	--------------	-------------------------------	-------------------------

Sec. 63. Section 5B.3.3. of Division 5B.3. (Residential) of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be added as follows:

SEC. 5B.3.3. RESIDENTIAL 3 (RG3)

A. Intent

[Reserved]

B. Allowed Uses & Use Limitations

<u>Use [RG3]</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>1. RESIDENTIAL</u>			
<u>Dwelling</u>	<u>P</u>		
<u>Household Business:</u>			
<u>Family Child Care</u>	<u>P</u>		
<u>Home Occupation</u>	<u>P</u> *	<u>Hours of operation (open/close):</u>	<u>8AM/8PM</u>
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.1.A.1.</u>
<u>Home-Sharing</u>	<u>S</u>	<u>Special use program:</u>	

<u>Use [RG3]</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
		<u>Home-Sharing Program</u>	<u>Sec. 5C.3.2.</u>
<u>Joint Living & Work Quarters</u>	<u>P*</u>	<u>Designated work space:</u>	<u>Required</u>
<u>Live/Work</u>	<u>P*</u>	<u>Designated work space:</u>	<u>Required</u>
<u>Mobile Home Park</u>	<u>P*</u>	<u>Screening:</u>	
		<u>Transition Screen</u>	<u>T-Screen 1</u>
<u>Supportive Housing:</u>			
<u>General</u>	<u>P</u>		
<u>Medical Care</u>	<u>P</u>		
<u>Transitional</u>	<u>P</u>		
<u>2. PUBLIC & INSTITUTIONAL</u>			
<u>Cemetery</u>	<u>=</u>		
<u>Civic Facility:</u>			
<u>Local</u>	<u>P</u>		
<u>Regional</u>	<u>=</u>		
<u>Civic Fleet Services</u>	<u>=</u>		
<u>Detention Facility</u>	<u>CU3</u>		
<u>Hospital:</u>			
<u>Local</u>	<u>CU2</u>		
<u>Regional</u>	<u>CU3</u>		
<u>Parking</u>	<u>P*</u>	<u>In conjunction with:</u>	<u>Other allowed use</u>
<u>Public Safety Facility</u>	<u>P</u>		
<u>Community Assembly:</u>			
<u>Local</u>	<u>P*</u>	<u>Hours of operation (open/close):</u>	<u>6AM/10PM</u>
<u>Regional</u>	<u>CU2</u>		
<u>School:</u>			

Use [RG3]	Permission	Use Standard	Specification
<u>Preschool/Daycare</u>	<u>P*</u>	<u>Supplemental standards:</u>	<u>Sec. 5C.2.2.B.1.</u>
		<u>Relief</u>	<u>CU2</u>
<u>K-12</u>	<u>CU3</u>		
<u>Post-secondary</u>	<u>CU3</u>		
<u>Social Services</u>	<u>P</u>		
<u>Utilities:</u>			
<u>Minor</u>	<u>P*</u>	<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
<u>Major</u>	<u>CU3</u>		
<u>Solar Energy Facility</u>	<u>CU2*</u>	<u>In conjunction with:</u>	
		<u>Minimum area:</u>	<u>0.1 FAR</u>
		<u>Relief</u>	<u>CU3</u>
<u>Wireless Facility, Freestanding</u>	<u>CU2*</u>	<u>Supplemental standards:</u>	<u>Sec. 5C.2.2.A.1.</u>
<u>Wireless Facility, Rooftop</u>	<u>CU2*</u>	<u>Supplemental standards:</u>	<u>Sec. 5C.2.2.A.1.</u>
<u>3. OPEN SPACE & RECREATION</u>			
<u>Amphitheater or Stadium:</u>			
<u>Local</u>	<u>CU3</u>		
<u>Regional</u>	<u>CU3</u>		
<u>Indoor Recreation:</u>			
<u>Public</u>	<u>P</u>		
<u>Commercial</u>	<u>P*</u>	<u>Size, tenant space (max):</u>	<u>2,000 SF</u>
		<u>Relief</u>	<u>CU2</u>
		<u>Location:</u>	<u>Ground story</u>

<u>Use [RG3]</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
		<u>Hours of operation (open/close):</u>	<u>6AM / 10PM</u>
<u>Nature Reserve</u>	<u>P</u>		
<u>Open Space, Public</u>	<u>P</u>		
<u>Outdoor Recreation:</u>			
<u>Public</u>	<u>P</u>		
<u>Commercial</u>	<u>=</u>		
<u>Golf Course</u>	<u>=</u>		
4. TRANSPORTATION			
<u>Airport</u>	<u>=</u>		
<u>Freight Railway Facility</u>	<u>=</u>		
<u>Freight Transfer Facility</u>	<u>=</u>		
<u>Heliport</u>	<u>CU2*</u>	<u>Accessory to:</u>	<u>Other allowed use</u>
<u>Passenger Transit Facility</u>	<u>P</u>		
5. GENERAL COMMERCIAL			
<u>General Commercial Use Category Standards</u>		<u>Size, use category (max):</u>	<u>2,000 SF</u>
		<u>Relief</u>	<u>CU2</u>
		<u>Location:</u>	<u>Ground story</u>
		<u>Hours of operation (open/close):</u>	<u>6AM/10PM</u>
<u>Animal Services:</u>			
<u>General</u>	<u>=</u>		
<u>Kennel</u>	<u>=</u>		
<u>Veterinary Care</u>	<u>=</u>		
<u>Commissary Kitchen</u>	<u>=</u>		
<u>Eating & Drinking:</u>			

<u>Use [RG3]</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>General</u>	<u>P*</u>	<u>General Commercial Use Category Standards apply, as listed above</u>	
		<u>Amplified Sound Restrictions:</u>	<u>Applicable</u>
		<u>Relief</u>	<u>CU2</u>
		<u>Supplemental Standards:</u>	<u>Sec. 5C.2.4.B.1.</u>
<u>Alcohol Service</u>	<u>==</u>		
<u>Entertainment Venue, Indoor:</u>			
<u>Local</u>	<u>==</u>		
<u>Regional</u>	<u>==</u>		
<u>Financial Services:</u>			
<u>General</u>	<u>==</u>		
<u>Alternative</u>	<u>==</u>		
<u>Instructional Services</u>	<u>==</u>		
<u>Lodging</u>	<u>==</u>		
<u>Medical Clinic</u>	<u>==</u>		
<u>Office</u>	<u>==</u>		
<u>Personal Services</u>	<u>P*</u>	<u>General Commercial Use Category Standards apply, as listed above</u>	
<u>Postmortem Services</u>	<u>==</u>		
<u>Retail:</u>			
<u>General</u>	<u>P*</u>	<u>General Commercial Use Category Standards apply, as listed above</u>	
<u>Alcohol</u>	<u>==</u>		
<u>Farmers' Market, Certified</u>	<u>CU1*</u>	<u>Hours of operation (open/close):</u>	<u>7AM / 7PM</u>
		<u>Special use program:</u>	

<u>Use [RG3]</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
		<u>Certified Farmers' Market Program</u>	<u>Sec 5C.3.4.</u>
<u>Firearms</u>	==		
<u>Food & Beverage</u>	P*	<u>General Commercial Use Category Standards apply, as listed above</u>	
<u>Large Format</u>	==		
<u>Merchant Market</u>	==		
<u>Pet Shop</u>	==		
<u>Seasonal Market</u>	==		
<u>Smoke & Vape Shop</u>	==		
<u>Sexually Oriented Business:</u>			
<u>General</u>	==		
<u>Sexual Encounter</u>	==		
<u>6. HEAVY COMMERCIAL</u>			
<u>Motor Vehicle Services:</u>			
<u>Light</u>	==		
<u>Heavy</u>	==		
<u>Large Vehicle</u>	==		
<u>Car Wash</u>	==		
<u>Fueling Station:</u>			
<u>Electric Vehicle Charging Facility.</u> <u>Standard Vehicle</u>	P*	<u>Screening:</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.5.C.2.</u>
<u>Electric Vehicle Charging Facility.</u> <u>Large Vehicle</u>	P*	<u>Separation (min):</u>	
		<u>Residential uses</u>	<u>500'</u>

<u>Use [RG3]</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
		<u>and schools</u>	
		<u>Open Space, Residential, Residential-Mixed or Agricultural Use District</u>	<u>500'</u>
		<u>Relief</u>	<u>CU2</u>
		<u>Supplemental findings:</u>	<u>Sec. 5C.2.5.C.3.</u>
		<u>Screening:</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.5.C.2.</u>
<u>Gas Station, Standard Vehicle</u>	<u>==</u>		
<u>Gas Station, Large Vehicle</u>	<u>==</u>		
<u>Motor Vehicle Sales & Rental:</u>			
<u>Standard Vehicle</u>	<u>==</u>		
<u>Large Vehicle</u>	<u>==</u>		
<u>Household Moving Truck Rental</u>	<u>==</u>		
<u>Storage, Indoor:</u>			
<u>General</u>	<u>==</u>		
<u>Self-Service Facility</u>	<u>==</u>		
<u>Storage, Outdoor:</u>			
<u>General</u>	<u>==</u>		
<u>Standard Vehicle</u>	<u>==</u>		
<u>Large Vehicle</u>	<u>==</u>		

<u>Use [RG3]</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>Donation Bin</u>	<u>P*</u>	<u>In conjunction with:</u>	<u>Other allowed use</u>
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.5.G.1.</u>
<u>Cargo Container</u>	==		
<u>Official Motor Vehicle Impound</u>	==		
<u>7. LIGHT INDUSTRIAL</u>			
<u>Machine Shop</u>	==		
<u>Manufacturing, Light:</u>			
<u>General</u>	==		
<u>Alcoholic Beverage</u>	==		
<u>Artistic & Artisanal</u>	==		
<u>Cosmetic & Pharmaceutical</u>	==		
<u>Electronics</u>	==		
<u>Food & Drink</u>	==		
<u>Garment & Accessory</u>	==		
<u>Textile</u>	==		
<u>Research & Development</u>	==		
<u>Soundstages & Backlots</u>	==		
<u>Wholesale Trade & Warehousing</u>	==		
<u>8. HEAVY INDUSTRIAL</u>			
<u>Animal Products Processing</u>	==		
<u>Manufacturing, Heavy:</u>			
<u>General</u>	==		
<u>Chemical Products</u>	==		

Use [RG3]	Permission	Use Standard	Specification
<u>Petroleum & Coal Products</u>	==		
Salvage Yard	==		
Recycling Facility:			
<u>Collection</u>	<u>P*</u>	<u>In conjunction with:</u>	<u>Public & institutional use</u>
		<u>Size, entire use (max):</u>	<u>200 SF</u>
		<u>Screening:</u>	
		<u>Outdoor storage screening</u>	<u>S-Screen 1</u>
		<u>Hours of operation (open/close):</u>	<u>7AM / 7PM</u>
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.7.D.1.</u>
<u>Sorting & Processing</u>	==		
Waste Facility:			
<u>Organic Waste</u>	==		
<u>Hazardous Waste</u>	==		
<u>Solid Waste</u>	==		
<u>Mineral & Ore Extraction</u>	<u>CU3*</u>	<u>Supplemental findings:</u>	<u>Sec. 5C.2.7.H.1.</u>
<u>Oil, Gas, or Hydrocarbon Well</u>	==		
<u>9. AGRICULTURAL</u>			
Animal Keeping:			
<u>Bees</u>	<u>P*</u>	<u>Accessory to:</u>	<u>Other allowed use</u>
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.8.A.</u>
<u>Dairy</u>	==		
<u>Equine, Commercial</u>	==		

<u>Use [RG3]</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>Equine, Non-commercial</u>	=		
<u>Livestock</u>	=		
<u>Pets</u>	P		
<u>Small Animals</u>	=		
<u>Wild Animals</u>	=		
<u>Plant Cultivation:</u>			
<u>Community Garden</u>	P		
<u>Farming</u>	P*	<u>Supplemental standards:</u>	<u>Sec. 5C.2.8.G.1.</u>
KEY: "P"= Permitted Use; "*"= Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted			

Sec. 64. Section 5B.1.2. of Division 5B.1. (Open Space Use Districts) of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be added as follows:

SEC. 5B.1.2. OPEN SPACE 2 (OS2)

A. Intent

[Reserved]

B. Allowed Uses & Use Limitations

<u>Use</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>1. RESIDENTIAL</u>			
<u>Dwelling</u>	=		
<u>Household Business:</u>			
<u>Family Child Care</u>	=		
<u>Home Occupation</u>	=		
<u>Home-Sharing</u>	=		

<u>Use</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>Joint Living & Work Quarters</u>	=		
<u>Live/Work</u>	=		
<u>Mobile Home Park</u>	=		
<u>Supportive Housing:</u>			
<u>General</u>	=		
<u>Medical Care</u>	=		
<u>Transitional</u>	=		
2. PUBLIC & INSTITUTIONAL			
<u>Cemetery</u>	=		
<u>Civic Facility:</u>			
<u>Local</u>	<u>P</u>		
<u>Regional</u>	=		
<u>Civic Fleet Services</u>	=		
<u>Detention Facility</u>	=		
<u>Hospital:</u>			
<u>Local</u>	=		
<u>Regional</u>	=		
<u>Parking</u>	<u>P*</u>	<u>In conjunction with:</u>	<u>Other allowed use</u>
<u>Public Safety Facility</u>	<u>P</u>		
<u>Community Assembly:</u>			
<u>Local</u>	=		
<u>Regional</u>	=		
<u>School:</u>			
<u>Preschool/Daycare</u>	=		
<u>K-12</u>	=		
<u>Post-secondary</u>	=		
<u>Social Services</u>	=		
<u>Utilities:</u>			

<u>Use</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>Minor</u>	<u>P*</u>	<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
<u>Major</u>	<u>CU3</u>		
<u>Solar Energy Facility</u>	<u>CU2*</u>	<u>In conjunction with:</u>	<u>Other allowed use</u>
		<u>Floor area (min)</u>	<u>0.1 FAR</u>
		<u>Relief</u>	<u>CU3</u>
<u>Wireless Facility, Freestanding</u>	<u>CU2*</u>	<u>Supplemental standards:</u>	<u>Sec. 5C.2.2.A.1.</u>
<u>Wireless Facility, Rooftop</u>	<u>CU2*</u>	<u>Supplemental standards:</u>	<u>Sec. 5C.2.2.A.1.</u>
3. OPEN SPACE & RECREATION			
<u>Amphitheater or Stadium:</u>			
<u>Local</u>	=		
<u>Regional</u>	=		
<u>Indoor Recreation:</u>			
<u>Public</u>	=		
<u>Commercial</u>	=		
<u>Nature Reserve</u>	<u>P</u>		
<u>Open Space, Public</u>	<u>P</u>		
<u>Outdoor Recreation:</u>			
<u>Public</u>	<u>P</u>		
<u>Commercial</u>	=		
<u>Golf Course</u>	=		
4. TRANSPORTATION			
<u>Airport</u>	=		
<u>Freight Railway Facility</u>	=		

<u>Use</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>Freight Transfer Facility</u>	=		
<u>Heliport</u>	=		
<u>Passenger Transit Facility</u>	=		
5. GENERAL COMMERCIAL			
<u>Animal Services:</u>			
<u>General</u>	=		
<u>Kennel</u>	=		
<u>Veterinary Care</u>	=		
<u>Commissary Kitchen</u>	=		
<u>Eating & Drinking:</u>			
<u>General</u>	=		
<u>Alcohol Service</u>	=		
<u>Entertainment Venue, Indoor:</u>			
<u>Local</u>	CU2		
<u>Regional</u>	CU3		
<u>Financial Services:</u>			
<u>General</u>	=		
<u>Alternative</u>	=		
<u>Instructional Services</u>	=		
<u>Lodging</u>	=		
<u>Medical Clinic</u>	=		
<u>Office</u>	=		
<u>Personal Services</u>	=		
<u>Postmortem Services</u>	=		
<u>Retail:</u>			
<u>General</u>	=		

<u>Use</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>Alcohol</u>	=		
<u>Farmers' Market, Certified</u>	=		
<u>Firearms</u>	=		
<u>Food & Beverage</u>	=		
<u>Large Format</u>	=		
<u>Merchant Market</u>	=		
<u>Pet Shop</u>	=		
<u>Seasonal Market</u>	=		
<u>Smoke & Vape Shop</u>	=		
<u>Sexually Oriented Business:</u>			
<u>General</u>	=		
<u>Sexual Encounter</u>	=		
6. HEAVY COMMERCIAL			
<u>Motor Vehicle Services:</u>			
<u>Light</u>	=		
<u>Heavy</u>	=		
<u>Large Vehicle</u>	=		
<u>Car Wash</u>	=		
<u>Fueling Station:</u>			
<u>Electric Vehicle Charging Facility, Standard</u>	<u>P*</u>	<u>Screening:</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.5.C.2.</u>
<u>Electric Vehicle Charging Facility, Large Vehicle</u>	<u>P*</u>	<u>Separation (min):</u>	
		<u>Residential uses</u>	<u>500'</u>

<u>Use</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
		<u>and schools</u>	
		<u>Open Space, Residential, Residential-Mixed or Agricultural Use District</u>	<u>500'</u>
		<u>Relief</u>	<u>CU2</u>
		<u>Supplemental findings:</u>	<u>Sec. 5C.2.5.C.3.</u>
		<u>Screening:</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
<u>Motor Vehicle Sales & Rental:</u>			
<u>Standard Vehicle</u>	=		
<u>Large Vehicle</u>	=		
<u>Household Moving Truck Rental</u>	=		
<u>Storage, Indoor:</u>			
<u>General</u>	=		
<u>Self-Service Facility</u>	=		
<u>Storage, Outdoor:</u>			
<u>General</u>	<u>P*</u>	<u>Accessory to:</u>	<u>Other allowed use</u>
		<u>Screening:</u>	
		<u>Outdoor storage screening:</u>	<u>S-Screen 2</u>
<u>Standard Vehicle</u>	=		
<u>Large Vehicle</u>	=		
<u>Donation Bin</u>	=		

<u>Use</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>Cargo Container</u>	=		
<u>Official Motor Vehicle Impound</u>	=		
7. LIGHT INDUSTRIAL			
<u>Machine Shop</u>	=		
<u>Manufacturing, Light:</u>			
<u>General</u>	=		
<u>Alcoholic Beverage</u>	=		
<u>Artistic & Artisanal</u>	=		
<u>Cosmetic & Pharmaceutical</u>	=		
<u>Electronics</u>	=		
<u>Food & Drink</u>	=		
<u>Garment & Accessory</u>	=		
<u>Textile</u>	=		
<u>Research & Development</u>	=		
<u>Soundstages & Backlots</u>	=		
<u>Wholesale Trade & Warehousing</u>	=		
8. HEAVY INDUSTRIAL			
<u>Animal Products Processing</u>	=		
<u>Manufacturing, Heavy:</u>			
<u>General</u>	=		
<u>Chemical Products</u>	=		
<u>Petroleum & Coal Products</u>	=		
<u>Salvage Yard</u>	=		
<u>Recycling Facility:</u>			

<u>Use</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>Collection</u>	=		
<u>Sorting & Processing</u>	=		
<u>Waste Facility:</u>			
<u>Organic Waste</u>	=		
<u>Hazardous Waste</u>	=		
<u>Solid Waste</u>	=		
<u>Mineral & Ore Extraction</u>	<u>CU2*</u>	<u>Supplemental findings:</u>	<u>Sec. 5C.2.7.H.1.</u>
<u>Oil, Gas, or Hydrocarbon Well</u>	=		
<u>9. AGRICULTURAL</u>			
<u>Animal Keeping:</u>			
<u>Bees</u>	<u>P*</u>	<u>Accessory to:</u>	<u>Other allowed use</u>
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.8.A.1.</u>
<u>Dairy</u>	=		
<u>Equine, Commercial</u>	=		
<u>Equine, Non-commercial</u>	=		
<u>Livestock</u>	=		
<u>Pets</u>	=		
<u>Small Animals</u>	=		
<u>Wild Animals</u>	=		
<u>Plant Cultivation:</u>			
<u>Community Garden</u>	<u>P</u>		
<u>Farming</u>	=		
KEY: "P"= Permitted Use; "*"= Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted			

Sec. 65. Section 5B.5.9. of Division 5B.5. (Commercial-Mixed Use Districts) of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

SEC. 5B.5.9. COMMERCIAL-MIXED 9 (CX9)

[Reserved]

A. Intent

[Reserved]

B. Allowed Uses & Use Limitations

<u>Use [CX9]</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>1. RESIDENTIAL</u>			
<u>Dwelling</u>	<u>P</u>		
<u>Household Business:</u>			
<u>Family Child Care</u>	<u>P</u>		
<u>Home Occupation</u>	<u>P*</u>	<u>Hours of operation (open/close):</u>	<u>8AM/8PM</u>
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.1.A.1.</u>
<u>Home-Sharing</u>	<u>S</u>	<u>Special use program:</u>	
		<u>Home-Sharing Program</u>	<u>Sec. 5C.3.2.</u>
<u>Joint Living & Work Quarters</u>	<u>P*</u>	<u>Designated work space:</u>	<u>Required</u>
<u>Live/Work</u>	<u>P*</u>	<u>Designated work space:</u>	<u>Required</u>
<u>Mobile Home Park</u>	<u>P*</u>	<u>Screening:</u>	
		<u>Transition Screen</u>	<u>T-Screen 1</u>
<u>Supportive Housing:</u>			
<u>General</u>	<u>P</u>		
<u>Medical Care</u>	<u>P</u>		

<u>Use [CX9]</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>Transitional</u>	<u>P</u>		
2. PUBLIC & INSTITUTIONAL			
<u>Cemetery</u>	<u>--</u>		
<u>Civic Facility:</u>			
<u>Local</u>	<u>P</u>		
<u>Regional</u>	<u>--</u>		
<u>Civic Fleet Services</u>	<u>--</u>		
<u>Detention Facility</u>	<u>CU3</u>		
<u>Hospital:</u>			
<u>Local</u>	<u>CU2</u>		
<u>Regional</u>	<u>CU3</u>		
<u>Parking</u>	<u>P*</u>	<u>In conjunction with:</u>	<u>Other allowed use</u>
<u>Public Safety Facility</u>	<u>P</u>		
<u>Community Assembly:</u>			
<u>Local</u>	<u>P*</u>	<u>Hours of operation (open/close):</u>	<u>6AM/10PM</u>
<u>Regional</u>	<u>CU2</u>		
<u>School:</u>			
<u>Preschool/Daycare</u>	<u>P*</u>	<u>Supplemental standards:</u>	<u>Sec. 5C.2.2.B.1.</u>
		<u>Relief</u>	<u>CU2</u>
<u>K-12</u>	<u>CU3</u>		
<u>Post-secondary</u>	<u>CU3</u>		
<u>Social Services</u>	<u>P</u>		
<u>Utilities:</u>			
<u>Minor</u>	<u>P*</u>	<u>Screening</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
<u>Major</u>	<u>CU3</u>		

<u>Use [CX9]</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>Solar Energy Facility</u>	<u>CU2*</u>	<u>In conjunction with:</u>	
		<u>Minimum area:</u>	<u>0.1 FAR</u>
		<u>Relief</u>	<u>CU3</u>
<u>Wireless Facility, Freestanding</u>	<u>CU2*</u>	<u>Supplemental standards:</u>	<u>Sec. 5C.2.2.A.1.</u>
<u>Wireless Facility, Rooftop</u>	<u>CU2*</u>	<u>Supplemental standards:</u>	<u>Sec. 5C.2.2.A.1.</u>
<u>3. OPEN SPACE & RECREATION</u>			
<u>Amphitheater or Stadium:</u>			
<u>Local</u>	<u>CU3</u>		
<u>Regional</u>	<u>CU3</u>		
<u>Indoor Recreation:</u>			
<u>Public</u>	<u>P</u>		
<u>Commercial</u>	<u>P*</u>	<u>Size, tenant space (max):</u>	<u>2,000 SF</u>
		<u>Relief</u>	<u>CU2</u>
		<u>Location:</u>	<u>Ground story</u>
		<u>Hours of operation (open/close):</u>	<u>6AM / 10PM</u>
<u>Nature Reserve</u>	<u>P</u>		
<u>Open Space, Public</u>	<u>P</u>		
<u>Outdoor Recreation:</u>			
<u>Public</u>	<u>P</u>		
<u>Commercial</u>	<u>==</u>		
<u>Golf Course</u>	<u>==</u>		
<u>4. TRANSPORTATION</u>			
<u>Airport</u>	<u>==</u>		
<u>Freight Railway Facility</u>	<u>==</u>		

<u>Use [CX9]</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>Freight Transfer Facility</u>	=		
<u>Heliport</u>	<u>CU2*</u>	<u>Accessory to:</u>	<u>Other allowed use</u>
<u>Passenger Transit Facility</u>	<u>P</u>		
<u>5. GENERAL COMMERCIAL</u>			
<u>General Commercial Use Category Standards</u>		<u>Size, use category (max):</u>	<u>2,000 SF</u>
		<u>Relief</u>	<u>CU2</u>
		<u>Location:</u>	<u>Ground story</u>
		<u>Hours of operation (open/close):</u>	<u>6AM/10PM</u>
<u>Animal Services:</u>			
<u>General</u>	=		
<u>Kennel</u>	=		
<u>Veterinary Care</u>	=		
<u>Commissary Kitchen</u>	=		
<u>Eating & Drinking:</u>			
<u>General</u>	<u>P*</u>	<u>General Commercial Use Category Standards apply, as listed above</u>	
		<u>Amplified Sound Restrictions:</u>	<u>Applicable</u>
		<u>Relief</u>	<u>CU2</u>
		<u>Supplemental Standards:</u>	<u>Sec. 5C.2.4.B.1.</u>
<u>Alcohol Service</u>	=		
<u>Entertainment Venue, Indoor:</u>			
<u>Local</u>	=		
<u>Regional</u>	=		
<u>Financial Services:</u>			

<u>Use [CX9]</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>General</u>	==		
<u>Alternative</u>	==		
<u>Instructional Services</u>	==		
<u>Lodging</u>	==		
<u>Medical Clinic</u>	==		
<u>Office</u>	==		
<u>Personal Services</u>	<u>P*</u>	<u>General Commercial Use Category Standards apply, as listed above</u>	
<u>Postmortem Services</u>	==		
<u>Retail:</u>			
<u>General</u>	<u>P*</u>	<u>General Commercial Use Category Standards apply, as listed above</u>	
<u>Alcohol</u>	==		
<u>Farmers' Market, Certified</u>	<u>CU1*</u>	<u>Hours of operation (open/close):</u>	<u>7AM / 7PM</u>
		<u>Special use program:</u>	
		<u>Certified Farmers' Market Program</u>	<u>Sec 5C.3.4.</u>
<u>Firearms</u>	==		
<u>Food & Beverage</u>	<u>P*</u>	<u>General Commercial Use Category Standards apply, as listed above</u>	
<u>Large Format</u>	==		
<u>Merchant Market</u>	==		
<u>Pet Shop</u>	==		
<u>Seasonal Market</u>	==		
<u>Smoke & Vape Shop</u>	==		
<u>Sexually Oriented Business:</u>			
<u>General</u>	==		
<u>Sexual Encounter</u>	==		

<u>Use [CX9]</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
6. HEAVY COMMERCIAL			
<u>Motor Vehicle Services:</u>			
<u>Light</u>	--		
<u>Heavy</u>	--		
<u>Large Vehicle</u>	--		
<u>Car Wash</u>	--		
<u>Fueling Station:</u>			
<u>Electric Vehicle Charging Facility.</u> <u>Standard</u>	<u>P*</u>	<u>Screening:</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.5.C.2.</u>
<u>Electric Vehicle Charging Facility.</u> <u>Large Vehicle</u>	<u>P*</u>	<u>Separation (min):</u>	
		<u>Residential uses and schools</u>	<u>500'</u>
		<u>Open Space, Residential, Residential-Mixed or Agricultural Use District</u>	<u>500'</u>
		<u>Relief</u>	<u>CU2</u>
		<u>Supplemental findings:</u>	<u>Sec. 5C.2.5.C.3.</u>
		<u>Screening:</u>	
		<u>Frontage screen</u>	<u>F-Screen 3</u>
		<u>Transition screen</u>	<u>T-Screen 1</u>
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.5.C.2.</u>

Use [CX9]	Permission	Use Standard	Specification
<u>Gas Station, Standard Vehicle</u>	==		
<u>Gas Station, Large Vehicle</u>	==		
<u>Motor Vehicle Sales & Rental:</u>			
<u>Standard Vehicle</u>	==		
<u>Large Vehicle</u>	==		
<u>Household Moving Truck Rental</u>	==		
<u>Storage, Indoor:</u>			
<u>General</u>	==		
<u>Self-Service Facility</u>	==		
<u>Storage, Outdoor:</u>			
<u>General</u>	==		
<u>Standard Vehicle</u>	==		
<u>Large Vehicle</u>	==		
<u>Donation Bin</u>	P*	<u>In conjunction with:</u>	<u>Other allowed use</u>
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.5.G.1.</u>
<u>Cargo Container</u>	==		
<u>Official Motor Vehicle Impound</u>	==		
<u>7. LIGHT INDUSTRIAL</u>			
<u>Machine Shop</u>	==		
<u>Manufacturing, Light:</u>			
<u>General</u>	==		
<u>Alcoholic Beverage</u>	==		
<u>Artistic & Artisanal</u>	==		

<u>Use [CX9]</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
<u>Cosmetic & Pharmaceutical</u>	==		
<u>Electronics</u>	==		
<u>Food & Drink</u>	==		
<u>Garment & Accessory</u>	==		
<u>Textile</u>	==		
<u>Research & Development</u>	==		
<u>Soundstages & Backlots</u>	==		
<u>Wholesale Trade & Warehousing</u>	==		
<u>8. HEAVY INDUSTRIAL</u>			
<u>Animal Products Processing</u>	==		
<u>Manufacturing, Heavy:</u>			
<u>General</u>	==		
<u>Chemical Products</u>	==		
<u>Petroleum & Coal Products</u>	==		
<u>Salvage Yard</u>	==		
<u>Recycling Facility:</u>			
<u>Collection</u>	<u>P*</u>	<u>In conjunction with:</u>	<u>Public & institutional use</u>
		<u>Size, entire use (max):</u>	<u>200 SF</u>
		<u>Screening:</u>	
		<u>Outdoor storage screening</u>	<u>S-Screen 1</u>
		<u>Hours of operation (open/close):</u>	<u>7AM / 7PM</u>

<u>Use [CX9]</u>	<u>Permission</u>	<u>Use Standard</u>	<u>Specification</u>
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.7.D.1.</u>
<u>Sorting & Processing</u>	==		
<u>Waste Facility:</u>			
<u>Organic Waste</u>	==		
<u>Hazardous Waste</u>	==		
<u>Solid Waste</u>	==		
<u>Mineral & Ore Extraction</u>	<u>CU3*</u>	<u>Supplemental findings:</u>	<u>Sec. 5C.2.7.H.1.</u>
<u>Oil, Gas, or Hydrocarbon Well</u>	==		
<u>9. AGRICULTURAL</u>			
<u>Animal Keeping:</u>			
<u>Bees</u>	<u>P*</u>	<u>Accessory to:</u>	<u>Other allowed use</u>
		<u>Supplemental standards:</u>	<u>Sec. 5C.2.8.A.</u>
<u>Dairy</u>	==		
<u>Equine, Commercial</u>	==		
<u>Equine, Non-commercial</u>	==		
<u>Livestock</u>	==		
<u>Pets</u>	<u>P</u>		
<u>Small Animals</u>	==		
<u>Wild Animals</u>	==		
<u>Plant Cultivation:</u>			
<u>Community Garden</u>	<u>P</u>		
<u>Farming</u>	<u>P*</u>	<u>Supplemental standards:</u>	<u>Sec. 5C.2.8.G.1.</u>
KEY: "P"= Permitted Use; "*"= Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most			

Use [CX9]	Permission	Use Standard	Specification
Restrictive Adjoining Zone: "A+"= Dependent on Most Permissive Adjoining Zone: "--"= Use Not Permitted			

Sec. 66. Section 8.3.5. of Division 8.3. (Special Zones) of Article 8. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

SEC 8.3.5. ONE SAN PEDRO (OSP)

A. Intent

The One San Pedro Special Zone (OSP) is intended to implement the provisions of the One San Pedro Specific Plan, which envisions the redevelopment of the Rancho San Pedro development into a new mixed-use mixed-income neighborhood with commercial services and public open spaces.

B. General Provisions

All properties within the One San Pedro Special Zone shall utilize the provisions of the adopted One San Pedro Specific Plan as the vehicle for regulatory measures.

Sec. 67. Subsection B. (Applicability) and Subsection C. (Eligibility) of Section 9.3.1. (Community Benefits Program Structure) of Division 9.3. (Community Benefits), of Article 9. (Public Benefit Systems), of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

B. Applicability

This Section (Community Benefits Program Structure) shall apply to any project using an incentive program that meets all of the following requirements:

1. The project meets the eligibility requirements in Subsection C. (Eligibility), below;
2. The project is providing the percentage of restricted affordable units required in Sec. 9.3.2. (Local Affordable Housing Incentive Program), or public benefits required pursuant to a program established in this Division (Community Benefits Program); and
3. The applied Form District (Part 2B.) provides for any kind of *bonus floor area ratio* ~~or, bonus height, or bonus building width~~, including *tier 1 bonus floor area ratio, tier 2 bonus floor area ratio, tier 1 bonus height, or tier 2 bonus height, tier 1 bonus building width, or tier 2 bonus building width*.

C. Eligibility

A project may obtain incentives pursuant to this Division (Community Benefits Program) subject to the allowances and requirements provided below:

1. Residential Projects

a. A project that involves the construction of dwelling units must use the incentive program in Sec. 9.3.2. (Local Affordable Housing Incentive Program) to its fullest extent. For purposes of this Subparagraph, to its fullest extent means the project provides the number of restricted affordable units to qualify for the maximum density increase allowed by the applicable local incentive program set in Sec. 9.3.2.B.1. (Local Incentive Program Sets).

b. Calculation of the maximum density increase allowed shall be based on the maximum density allowed by the applied Density District (Part 6B.) and the number of *restricted affordable units* required shall be based on the total final *project dwelling unit* count.

c. After receiving the full possible bonus for providing *restricted affordable units*, a *project* that involves *dwelling units* with unused *floor area* ~~or~~, height, or building width based on the highest *bonus FAR* ~~and~~, highest *bonus height*, and highest bonus building width listed in the applied Form District (Part 2B.), may use the remaining development potential using one of the methods below, up to the maximum allowed by the applied Form District (Part 2B.):

i. Additional Restricted Affordable Units

Providing additional *restricted affordable units* above the minimum percentage required to qualify for the maximum density increase of the applicable affordable housing program. The amount of additional *FAR* or height provided for additional percentages of *restricted affordable units* shall be determined by the applicable *Specific Plan*, *Supplemental District*, or *Special Zone*.

ii. Public Benefits Incentive Programs

Using one or more of the programs established in this Division (Community Benefits Program) for additional public benefits other than restricted affordable units, if available as incentive programs in an applicable *Specific Plan*, *Supplemental District*, or *Special Zone*.

2. Non-Residential Projects

A *project* which does not involve the construction of *dwelling units* may use any of the programs established in this Division (Community Benefits Program) that incentivize public benefits other than *restricted affordable units*. Additional *floor area ratio* or height may be awarded up to the highest *bonus FAR*, and bonus

height, and bonus building width listed in the applied Form District (Part 2B.), as established in Sec. 9.3.6. (Non-Residential Incentive Program) or in an applicable *Specific Plan, Supplemental District, or Special Zone*.

Sec. 68. Section 9.3.2. (Local Affordable Housing Incentive Program) of Division 9.3. (Community Benefits), of Article 9. (Public Benefit Systems), of Chapter 1A of the Los Angeles Municipal Code shall be edited to read as follows:

SEC. 9.3.2. LOCAL AFFORDABLE HOUSING INCENTIVE PROGRAM

A. Purpose

The purpose of the Local Affordable Housing Incentive Program is to encourage the creation and development of *restricted affordable units* citywide beyond the levels encouraged by the State *density bonus* program, and to increase the production of affordable housing units in specific areas identified in the applicable Community Plan or other plan or ordinance.

B. Applicability

This Section 9.3.2. (Local Affordable Housing Incentive Program) applies to *projects* providing *restricted affordable units* in exchange for incentives granted in this Section, meeting the eligibility criteria in Sec. 9.3.2.C.1. (Eligibility), below, and involving a *project activity* listed in Paragraph 1. (Project Activities), below.

1. Project Activities

The following *project activities* are subject to the Local Affordable Housing Incentive Program:

- a. *New construction* for which all new *floor area* meets the eligibility criteria provided in Paragraph 1. (Eligibility) of Subsection C. (Program Rules), below.
- b. *A use modification*, including the conversion of existing *floor area* from a *non-residential use* to a *residential use* or an increase in *dwelling units* within existing *floor area*, for which all resulting *new floor area* and all renovated *floor area* meets the eligibility criteria provided in Paragraph 1. (Eligibility) of Subsection C. (Program Rules), below.
- c. *A lot modification*, including a subdivision, or common interest development (as defined in California Civil Code, Sec. 4100), that results in *dwelling units* that meet the eligibility criteria provided in Paragraph 1. (Eligibility) of Subsection C. (Program Rules), below.

2. Reconciling Provisions

a. Relationship to Other Incentive Programs

A *project* is ineligible for the bonuses, incentives and procedures in the Local Affordable Housing Incentive Program if it is participating in any other housing incentive program in the Los Angeles Municipal Code, or in an applicable *Specific Plan*, *Supplemental District*, or *Special Zone*, or in any other City regulation or guideline, except:

- i. *Projects* participating in the Local Affordable Housing Incentive Program may utilize the streamlining incentives granted through the Housing Element Sites Streamlining Program (Sec. 9.2.6.), provided that the *projects* meet the eligibility requirements and program rules for both programs.
- ii. *Unified adaptive reuse projects* that meet the eligibility requirements for both the Local Housing Incentive Program and the Citywide Adaptive Reuse Program, pursuant to Sec. 9.4.6. (Citywide Adaptive Reuse Program), may participate in both incentive programs and receive incentives pursuant to both programs. The portion of the *unified adaptive reuse project* consisting of new construction may be eligible for base incentives, additional incentives, waivers, and public benefits options provided in Paragraphs 2., 3., 4., and 5. of Subsection C. (Program Rules), below, unless otherwise stated, and the *project* shall pursuant to Paragraph 1. (Procedures) in Subsection D. (Administration).
- iii. This Section expressly authorizes a *project* to use another housing incentive program, as specified.

b. Relationship to Specific Plans, Special Districts, and Special Zones

Any difference or conflict between the provisions of an applicable *Specific Plan*, *Supplemental District*, or *Special Zone* and the provisions of this Section shall be reconciled pursuant to the reconciling provisions established in Article 8. (Supplemental & Special Zoning).

c. Relationship to Other Zoning Provisions

- i. **Relationship to Inclusionary Housing**
Restricted affordable units provided in order to meet the eligibility criteria for participation in the Local Affordable Housing Incentive Program may also be used in order to count toward the *restricted affordable units* required by the Inclusionary Housing Program, pursuant to Sec. 5C.3.1. (Inclusionary Housing Program), where applicable.
- ii. **Relationship to Development Review Threshold Packages**

Regardless of the otherwise applicable Development Review Threshold Package required by the applied Development Standards District (Part 4B) and the requirements of the Development Review (Sec. 4C.14.), *projects* participating in the Local Affordable Housing Incentive Program are exempt from review pursuant to Sec. 13B.2.4. (Project Review).

C. Program Rules

1. Eligibility

~~A *housing development project* that includes the minimum percentage of on-site *restricted affordable units* required by Paragraph 1. (Local Incentive Program Sets) below, provides the required housing replacement units in Paragraph 2. (Housing Replacement) below, or pursuant to Chapter XV., Article 1. (Rent Stabilization Ordinance) of this Code, meets the eligibility requirements outlined in this Subsection B (Eligibility) and meets the additional eligibility requirements for the *lot* in the an applicable GPIO or Specific Plan *Supplemental District, Specific Plan, or Special Zone*, if any, is entitled to receive all of the incentives in Subsection C. (Base Incentives) below, and additional incentives as outlined in Subsection D. (Additional Incentives) below.~~

a. Unit Threshold

~~*Projects* resulting in a total five or more new *dwelling units*, including *dwelling units* permitted as a result of an increase in allowable density granted pursuant to Paragraph 1. (Residential Density) of Subsection C. (Base Incentives), below, are eligible for participation in the Local Affordable Housing Incentive Program. New *dwelling units* created within existing *floor area* are included in this calculation.~~

b. Residential Uses

~~A minimum of two-thirds of the total *floor area* of a *project*, including newly constructed *floor area* and renovated or converted *floor area*, must be dedicated to *dwelling units* in order for the project to be eligible for participation in the Mixed Income Incentive Program.~~

c. Local Affordable Housing Incentive Map

~~A *project* must be located on a *lot*, in whole or in part, for which a Local Incentive Program Set has been mapped on the Local Affordable Housing Incentive Map (Sec. 1.5.4.), or is mapped through an applicable *Specific Plan, Supplemental District, or Special Zone*.~~

d. Local Incentive Program Sets Affordability Levels

a. Established

Local Incentive Program Sets A through G are established below, and define the minimum percentage of on-site restricted affordable units required. The Local Incentive Program Set designated for a *lot* and the housing market tier of a *lot* together define the minimum percentage of the total *dwelling units* in the *project* required to be reserved as restricted affordable units in order to participate in the Local Affordable Housing Incentive Program. The *project* is only required to provide restricted affordable units for one of the listed income levels at the corresponding percentage of *total dwelling units* for that individual income level, as established in the table below.

Local Incentive Program Sets								
		<u>Set 1</u> <u>Set 4</u>	<u>Set 2</u> <u>Set 5</u>	<u>Set A</u> <u>Set B</u>	<u>Set 3</u> <u>Set 6</u> <u>Set 7</u>	<u>Set C</u> <u>Set D</u>	<u>Set G</u>	<u>Set 8</u> <u>Set 9</u>
High Medium and High Market Tiers	<u>Acutely Low Income</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>7%</u>	<u>n/a</u>
	<u>Extremely Low Income</u>	<u>13%</u>	<u>12%</u>	<u>11%</u>	<u>11%</u>	<u>10%</u>	<u>8%</u>	<u>n/a</u>
	<u>Very Low Income</u>	<u>17%</u>	<u>16%</u>	<u>15%</u>	<u>14%</u>	<u>14%</u>	<u>11%</u>	<u>9%</u>
	<u>Low Income</u>	<u>27%</u>	<u>25%</u>	<u>25%</u>	<u>23%</u>	<u>23%</u>	<u>20%</u>	<u>10%</u>
	<u>Moderate Income</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>40%</u>	<u>18%</u>
Low and Medium Market Tiers	<u>Acutely Low Income</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>7%</u>	<u>n/a</u>
	<u>Extremely Low Income</u>	<u>11%</u>	<u>10%</u>	<u>11%</u>	<u>9%</u>	<u>10%</u>	<u>8%</u>	<u>n/a</u>
	<u>Very Low Income</u>	<u>15%</u>	<u>14%</u>	<u>15%</u>	<u>12%</u>	<u>14%</u>	<u>11%</u>	<u>9%</u>
	<u>Low Income</u>	<u>25%</u>	<u>23%</u>	<u>25%</u>	<u>21%</u>	<u>23%</u>	<u>20%</u>	<u>10%</u>
	<u>Moderate Income</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>40%</u>	<u>18%</u>

i. Local Incentive Program Set Designation

The applicable Local Incentive Program Set shall be determined based on the designation shown on the Local Affordable Housing Incentive Map established in Sec. 1.5.4. (Local Affordable Housing Incentive Map), or in the applicable ~~GPIO or Specific Plan~~.

Supplemental District, or Special Zone

ii. Housing Market Tier Designation

A project's housing market tier shall be determined by the residential market areas adopted by City Council resolution, as described in Sec. 15.4.3. (Affordable Housing Linkage Fee)

iii. Low Income Site Affordability Requirements

A *project* on a site identified in Section 1.5.15. (Lower Income Rezoning Housing Element Sites Map) may meet its affordability requirement by providing 20 percent of its on-site *restricted affordable units* for lower income households, consistent with California Government Code Section 65583.2. and Sec. 9.2.6. (Housing Element Sites Streamlining Program).

iv. Calculating Affordability Requirements

In calculating the minimum percentage of on-site *restricted affordable units*, the percentage of each affordability level shall be based on the total final *project dwelling unit* count. Any number resulting in a fraction shall be rounded up to the next whole number, and not as specified in Sec. 6C.1.2. (*Lot Area Per Household Dwelling Unit*) or Sec. 6C.1.3. (*Lot Area Per Efficiency Dwelling Unit*).

v. Ownership Requirement

Moderate income household restricted affordable units shall be for sale only. *Restricted affordable units* of all other affordability levels may be rental or for sale units.

vi. Linkage Fee Calculation

For the purpose of the fee established in Sec. 15.4.3. (*Affordable Housing Linkage Fee*), a minimum of seven percent *acutely low income households dwelling units* shall be calculated in the same manner as a minimum of eight percent *extremely low income household dwelling units*.

vii. Rent and Housing Cost Schedules and Covenants

The rate of housing costs or rent for any required *restricted affordable unit* shall not exceed those specified in California Health and Safety Code Section, 50052.5 (Affordable Housing Costs) for

for-sale units or California Health and Safety Code, Section 50053 for rental units. Covenants documenting required rental or for sale rates shall be recorded pursuant to the procedures described in Subsection D. (Administration), below.

e. Housing Replacement

~~A housing development project must meet any applicable housing replacement requirements of California Government Code, Sec. 65915(e)(3). Consistent with California Government Code, Sec. 65915(e)(3), dwelling units that are subject to Chapter XV. (Rent Stabilization) of the LAMC and California Government Code Sec. 65915(e)(3)(C) and that are also deemed or presumed to be occupied by persons or families above the lower income category shall be replaced with low income units pursuant to California Government Code, Sec. 65915(e)(3)(C)(i), as determined by the Los Angeles Housing Department.~~ The project shall meet any applicable housing replacement requirements and demolition protections established in Div. 4C.15. (Resident Protections). Replacement dwelling units required pursuant to Division 4C.15. (Resident Protections) shall count toward any restricted affordable unit requirements. In calculating replacement units, any number resulting in a fraction shall be rounded up to the next whole number.

f. Fair Housing Requirements

Restricted affordable units shall meet the applicable requirements regarding the size, location, amenities and allocation of restricted affordable units established in Sec. 4C.15.3. (Restricted Affordable Units) and in any Implementation Memorandum or Technical Bulletin prepared and adopted by the Los Angeles Housing Department or Department of City Planning.

g. Historic Resources

i. A project requiring the demolition, as demolition is defined in Subsection C. (Definitions) of Sec. 13B.8.1 (General Provisions), of a designated historic resource, or surveyed historic resource identified for historic protection or special consideration or review by an applicable Specific Plan, CPIO or Conservation District is not eligible for incentives under the Local Affordable Housing Incentive Program.

ii. A project involving the alteration of a designated historic resource shall be consistent with the Secretary of the Interior's Standards for Rehabilitation as supported by an expert study that

has been accepted by the Office of Historic Resources, or demonstrated by the project plans and accepted by the Office of Historic Resources, if consistent with the applicable adopted Implementation Memorandum, Guidelines or Technical Bulletins of the Director of City Planning.

2. Base Incentives

~~A housing development project~~ that includes the minimum amount of on-site restricted affordable units in Paragraph 1. (Local Incentive Program Sets) of Subsection B. (Eligibility) above, shall be entitled to the following base incentives.

a. Residential Density

~~i. Housing development projects~~ shall be granted an increase in the maximum allowable residential density as follows:

Residential Density Incentive										
Density District	Allowable Density Increase									
	<u>Set 1</u> <u>Set 2</u> <u>Set 3</u>	<u>Set 4</u> <u>Set 5</u> <u>Set 6</u>	<u>Set 7</u>	<u>Set 8</u>	<u>Set 9</u>	Set A	Set B	Set C	Set D	Set G
2, 3, 4	<u>Density District FA</u>	150%	100%	n/a	n/a	80%	80%	70%	70%	40%
6, 8	<u>Density District FA</u>	150%	100%	<u>Density District 4</u>	<u>Density District 6</u>	80%	70%	70%	60%	40%
10, 12	<u>Density District FA</u>	150%	100%	<u>Density District 4</u>	<u>Density District 6</u>	60%	60%	50%	50%	35%
15, 20, 30, 40, 50, 60	<u>Density District FA</u>	150%	100%	<u>Density District 4</u>	<u>Density District 6</u>	45%	40%	40%	40%	35%
<u>2L, 3L, 4L</u>	<u>Density District FA</u>	150%	100%	<u>Density District 4</u>	<u>Density District 6</u>	n/a	n/a	n/a	n/a	n/a
1L, FA	<u>Density District FA</u>	150%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

ii. Where the Residential Density Incentive table, above, shows a percentage, the allowable residential density increase shall be a

percentage increase calculated on top of the allowable density of the applied Density District (Part 6B).

iii. Where the Residential Density Incentive table, above, shows a Density District, the project may utilize the residential density density allowed by the Density District indicated in the table in lieu of the Density District (Part 6B) applied on the lot.

iv. For the purposes of calculating the number of *dwelling units* granted as a result of the residential density incentive, the following shall apply:

a) *Dwelling units* that comprise a project shall be on *abutting lots* that are the subject of a single development application or are part of a single *unified development*, but do not need to be based on individual subdivision maps or parcels.

b) When calculating a residential density incentive, any number resulting in a fraction shall be rounded up to the next whole number.

v. ~~Housing development p~~Projects that consist of 100 percent on-site *restricted affordable units*, exclusive of a *building manager unit* or units, shall be permitted an additional increase in density of 10 percentage points more than listed in Sub-subparagraph a-i. above. For example, a 50 percent density increase will become a 60 percent density increase. Where the residential density incentive is a Density District, a project may increase the total allowable units on the site by 10 percent, after calculating the number of allowable units based on the lot area of the site.

b. Floor Area Ratio

i. ~~Housing development p~~Projects providing *restricted affordable units* at the rates outlined in Subsection B (Eligibility), above, shall be entitled to up to the maximum *tier 1 bonus floor area ratio* of the applied Form District (Part 2B). Where no *tier 1 bonus floor area ratio* is specified in the applied Form District (Part 2B.), *prcjects* providing the required number of *restricted affordable units* are entitled to up to the highest allowable *floor area ratio* listed

in the applied Form District (Part 2B.), unless otherwise stated by an applicable *Specific Plan*, *Supplemental District*, or *Special Zone*.

ii. ~~Housing development p~~Projects providing both *restricted affordable units* at the rates outlined in Subsection B (Eligibility), above, in addition to one or more public benefits, shall be entitled to up to the maximum *tier 2 bonus floor area ratio* of the applied Form District (Part 2B), as outlined in Sec. 9.3.4. (Public Benefits Menu), or an applicable *Specific Plan*, *Supplemental District*, or *Special Zone*. Where no *tier 2 bonus floor area ratio* is specified in the applied Form District (Part 2B.), *prcjects* providing the required number of *restricted affordable units*, with no additional public benefits, are entitled to up to the highest allowable *floor area ratio* listed in the applied Form District (Part 2B.), unless otherwise specified by an applicable *Specific Plan*, *Supplemental District*, or *Special Zone*.

iii. ~~Housing development p~~Projects that consist of 100 percent on-site *restricted affordable units*, exclusive of a *building manager unit* or units, shall be permitted an additional 10 percent more of maximum *floor area* than listed ~~Sub-subparagraph a. i.~~ above or in the applied *Form District (Part 2B.)*. However, in no instance shall the ~~housing development~~ *prcject* exceed an *FAR* of 13:1.

c. Height

i. ~~Housing development p~~Projects providing *restricted affordable units* at the rates outlined in Subsection B (Eligibility), above, shall be entitled to up to the maximum *tier 1 bonus height* of the applied Form District (Part 2B). Where no *tier 1 bonus height* is specified in the applied Form District (Part 2B.), *prcjects* providing the required number of *restricted affordable units* are entitled to up to the highest allowable *height* listed in the applied Form District (Part 2B.), unless otherwise stated by an applicable *Specific Plan*, *Supplemental District*, or *Special Zone*.

ii. ~~Housing development p~~Projects providing both *restricted affordable units* at the rates outlined in Subsection B (Eligibility), above, in addition to one or more public benefits, shall be entitled to up to the maximum *tier 2 bonus height* of the applied Form District (Part 2B), as outlined in Sec. 9.3.4. (Public Benefits Menu), or an

applicable *Specific Plan, Supplemental District, or Special Zone*. Where no *tier 2 bonus height* is specified in the applied Form District (Part 2B.), *projects* providing the required number of *restricted affordable units*, with no additional public benefits, are entitled to up to the highest allowable *height* listed in the applied Form District (Part 2B.), unless otherwise specified by an applicable *Specific Plan, Supplemental District, or Special Zone*.

d. Building Width

i. *Projects* providing *restricted affordable units* at the rates outlined in Subsection B (Eligibility), above, shall be entitled to up to the maximum *tier 1 bonus building width* of the applied Form District (Part 2B). Where no *tier 1 bonus building width* is specified in the applied Form District (Part 2B.), *projects* providing the required number of *restricted affordable units* are entitled to up to the highest allowable *building width* listed in the applied Form District (Part 2B.), unless otherwise stated by an applicable *Specific Plan, Supplemental District, or Special Zone*.

ii. *Projects* providing both *restricted affordable units* at the rates outlined in Subsection B (Eligibility), above, in addition to one or more public benefits, shall be entitled to up to the maximum *tier 2 bonus building width* of the applied Form District (Part 2B), as outlined in Sec. 9.3.4. (Public Benefits Menu), or an applicable *Specific Plan, Supplemental District, or Special Zone*. Where no *tier 2 bonus building width* is specified in the applied Form District (Part 2B.), *projects* providing the required number of *restricted affordable units*, with no additional public benefits, are entitled to up to the highest allowable *building width* listed in the applied Form District (Part 2B.), unless otherwise specified by an applicable *Specific Plan, Supplemental District, or Special Zone*.

e. Automobile Parking Incentives

i. For *projects* participating in the Local Affordable Housing Incentive Program, no automobile parking shall be required for *residential uses*. ~~Housing development projects shall qualify for reduced residential parking according to the table below. The applicable Automobile Parking Incentive shall be determined based on the designation shown on the Local Affordable Housing~~

~~Incentive Map established in Sec. 1.5.4. (Local Affordable Housing Incentive Map), or in the applicable CPIO or Specific Plan.~~

AUTOMOBILE PARKING INCENTIVE
Parking Reduction
75% Decrease in required minimum
50% Decrease in required minimum

~~ii. For a housing development project that consists of 100 percent on-site restricted affordable units, exclusive of a manager unit or units, no parking is required for the project.~~

~~iii. For a housing development project located 750 feet or less from a transit stop, as measured from the closest point on the lot to an entrance of the station or stop, no parking is required for the project.~~

~~iv. ii. A housing development project with non-residential uses in any Local Incentive Program Set may reduce the minimum automobile parking requirement in Div. 4C.4. (Automobile Parking) for any non-residential use by 20 percent.~~

~~v. iv. Where parking reductions greater than those in this Section (Local Affordable Housing Incentive Program) are included in California Government Code, Sec. 65915(p), the greater reductions shall apply.~~

3. Additional Incentives

In addition to the applicable incentives established in Subsection C. (Base Incentives) above, a ~~housing development project~~ that includes the minimum amount of on-site *restricted affordable units* in Paragraph 1. (Local Program Incentive Sets) of Subsection B. (Eligibility) above, shall be entitled to up to three of the following additional incentives. However, the number a ~~housing development project~~ is entitled to, and the type of additional incentives may be superseded by a ~~CPIO or Specific Plan~~ an applicable Supplemental District, Specific Plan, or Special Zone.

a. By-Right Adjustments

Relief from any zoning standard that would otherwise require approval pursuant to Sec. 13B.5.2. (Adjustment) may be granted as an on-menu incentive, and shall not be subject to the requirements of Sec. 12B.5.2. (Adjustment). Each adjustment-equivalent grant shall count as one

incentive request. By-right adjustments may not be request for or applied to the following standards

- i. Standards that regulate FAR or height.
- ii. Any modifications of signs standards.
- iii. Reductions of lot amenity space, or
- iv. Requests to allow automobile parking in front of buildings.

b. Density Calculation

Any area of any land required to be dedicated for street or *alley* purposes may be included as *lot area* for purposes of calculating the maximum density permitted by the applied *Density District (Part 6B.)*.

c. Building Coverage

Up to a 25 percent increase in building coverage limits.

d. Lot Width

Up to 25 percent decrease in the required lot width.

e. Averaging of Floor Area, Lot Amenity Space, Parking, & Density

A ~~housing-development-project~~ that is located on two or more contiguous parcels may average the maximum floor area, minimum lot amenity space, minimum parking, and maximum density over the ~~housing-development-project~~ site, provided that:

- i. The proposed uses are permitted by the applied *Use District* of each *parcel*; and
- ii. A covenant running with the land is recorded with the Los Angeles County Recorder, and a copy is provided to the *Department of Building and Safety* prior to the issuance of any *building permits*, that specifies no further *lot line* adjustment or any other action may cause the ~~housing-development-project~~ site to be subdivided subsequent to this grant, is permitted for the life of the ~~housing-development-project~~.

f. CPIO Additional Incentives

Additional incentives (if any), and eligibility requirements for additional incentives, shall be outlined in the applicable CPIO or Specific Plan.

4. Public Benefits

A *project* may access up to the *tier 2 bonus FAR and, tier 2 bonus height, and tier 2 bonus building width* allowed by the applied Form District (Part 2B) by providing one or more public benefits, pursuant to Sec. 9.3.4. (Public Benefits Menu), unless otherwise specified by an applicable *Specific Plan, Supplemental District, or Special Zone*. Where the applied Form District (Part 2B) does not specify a *tier 2 bonus FAR and, tier 2 bonus height, or tier 2 bonus building width* a *project* may ~~exceed~~ access up to the highest ~~bonus-FAR and, bonus-height,~~ and building width listed in the applied Form District (Part 2B).

- a. A *project* providing public benefits shall be eligible to provide one or more of the public benefit options listed for the Public Benefits Incentive Set mapped for the lot on the Public Benefits Incentive Map (Sec.1.5.12.). The mapped Public Benefits Incentive Set shall establish the *floor area ratio and, height, and building width* bonuses associated with each eligible public benefit option, pursuant to Sec. 9.3.4. (Public Benefits Menu).
- b. Multiple public benefit options can be provided by one *project* in order to combine and stack public benefit bonuses, but in no case shall the total bonus received exceed the highest ~~bonus FAR and, bonus~~ height, and building width listed in the applied Form District (Part 2B).
- c. *Projects* providing public benefits shall be reviewed and approved pursuant to the processes outlined in in Sec. 9.2.2.D.1.d. (Projects Providing Public Benefits), below.

D. Process-Administration

The following procedures apply to ~~housing-development projects pursuing the~~ Local Affordable Housing Incentive Program, but may be superseded by an applicable Specific Plan, Supplemental District, or Special Zone:

1. Base and Additional Incentives

A ~~housing-development project~~ requesting only the base incentives in ~~Subsection G- Paragraph 2. (Base Incentives) of Subsection C. (Program Rules), above,~~ and additional incentives outlined in ~~Subsection D- Paragraph 3. (Additional Incentives) of Subsection C. (Program Rules), above,~~ or additional incentives listed in an applicable *Specific Plan, Supplemental District, or Special Zone*, shall ~~follow the procedures in Sec. 9.2.1.D.1.a. (Projects Requesting Base Incentives & Incentives from the Menu of Additional Incentives)-~~ be approved pursuant to Sec. 13B.3.3. (Zoning Plan Check).

~~2. Additional Incentives~~

~~Housing development projects~~ requesting additional incentives outlined in Subsection D. (Additional Incentives) above, or in the applicable CPIO or Specific Plan shall follow the procedures in Sec. 9.2.1.F.2. (Projects Requesting Additional Incentives).

3.2. Off-Menu Incentives

Housing development projects that qualify for incentives by meeting the minimum required percentage of *restricted affordable units*, as outlined in ~~Paragraph 1. (Local Incentive Program Sets) of Subsection B. (Eligibility) Paragraph 1. (Eligibility) of Subsection C. (Program Rules),~~ above, and for which the applicant requests an ~~off-menu incentive not listed in Paragraph 3 (Additional Incentives) or Paragraph 2. (Base Incentives) of Subsection C (Program Rules, above, or requests a waiver; or modification of any Form District (Part 2B.) standard or Development Standards District (Part 4B.) standard that is not included in the incentives outlined in Subsection C. (Base Incentives) above, or Subsection D. (Additional Incentives) Paragraph 3 (Additional Incentives) or Paragraph 2. (Base Incentives) of Subsection C (Program Rules, above,~~ must be approved pursuant to Sec. 9.2.1.D.1.e. (Projects with Requests for Waivers) Sec. 13B.2.3. (Class 3 Conditional Use Permit).

4.3. Records and Agreements

Prior to the issuance of any building permit, the applicant shall record a covenant acceptable to the LAHD that reserves and maintains the total combined number of dwelling units designated as restricted affordable for at least 55 or 99 years pursuant to Sec. 4C.15.3. (Restricted Affordable Units) from the issuance of the Certificate of Occupancy.

Sec. 69. The title of Subparagraph a. (Bonus FAR and Bonus Height) of Paragraph 2. (Incentives) of Subsection C. (Program Rules) of Section 9.3.4. (Mixed-Use Public Benefits Incentive Program) of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

a. Bonus FAR and Bonus Height, and Bonus Building Width

Sec. 70. Sub-subparagraph i. of Subparagraph a. of Paragraph 2. (Incentives) of Subsection C. (Program Rules) of Section 9.3.4. (Mixed-Use Public Benefits Incentive Program) of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

i. If the option to provide public benefits is enabled by an incentive program in this Article (Public Benefit Systems) or in an applicable Specific Plan, Supplemental District, or Special Zone, a *project* shall be awarded additional *floor area* up to the maximum *tier 2 bonus floor area ratio* ~~and, tier 2 bonus height, and tier 2 bonus building width~~ allowed by the applied Form District (Part 2B.), by providing one or more of the public benefits options in Paragraph 3. (Public Benefits Incentive Sets), below, or by providing an alternative ~~community facility~~ public benefit pursuant to Sec. ~~9.3.4.D.1.b. 9.3.4.D.1.b.~~ (Alternative Public Benefit Options), below. Where no *tier 2 bonus floor area ratio* ~~or, tier 2 bonus height, or tier 2 building width~~ is specified in the applied Form District (Part 2B.), *projects* may exceed the base *height in stories* up to the highest allowable ~~bonus FAR, and bonus height, and building width~~ listed in the applied Form District (Part 2B.), unless otherwise specified by an applicable *Specific Plan, Supplemental District, or Special Zone*.

Sec. 71. A new Subparagraph c. (Public Benefits Incentive Set 3) shall be added to Paragraph 3. (Public Benefits Incentive Sets) and existing Subparagraph c. through e. shall be renumbered in sequence, of Subsection C. (Program Rules) of Section 9.3.4. (Mixed-Use Public Benefits Incentive Program) of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code. The new Subparagraph c. shall read as follows:

c. Public Benefits Incentive Set 3

Projects on a lot mapped with Public Benefits Incentive Set 3 or identified as eligible for Public Benefits Incentive Set 3 through an applicable incentive program shall be eligible to obtain the additional floor area and additional height identified in the table below, up to the highest floor area ratio and height listed in the applied Form District (Part 2B.) or eligible Alternative Typology (Part 7B.), by providing the corresponding public benefits options listed in the table, as the options are described in Sec. 9.3.3.C. (Public Benefits Options):

<u>Public Benefits Incentive Set 3</u>		
<u>Public Benefit Option</u>	<u>Additional Floor Area Granted</u>	<u>Additional Height Granted</u>
<u>Multi Bedroom Units</u> (Sec. 9.3.3.C.8.)	<u>Option A:</u> <u>1.0 FAR</u>	<u>Option A:</u> <u>2 stories</u>
<u>Childcare Facility</u> (Sec. 9.3.3.C.1.)	<u>Shall be granted one of the following:</u> <u>Additional floor area for residential use equivalent to the total floor area dedicated to a qualifying childcare facility in the project; or</u>	

	<u>1 story.</u>
--	-----------------

Sec. 72. Subsection O. shall be added to Section 10.1.2. (Requirements) of Division 10.1. (Street Dedication & Improvement) of Article 10. of Chapter 1A of the Los Angeles Municipal Code to read as follows:

O. Pursuant to Government Code Section 66005.1(c)(2)(B), a local agency may require a dedication when it makes a finding, specific to the housing development project and supported by substantial evidence, that the land dedication requirement is necessary to preserve the health, safety, and welfare of the public. Consistent with this authority, any housing development project that fronts a *substandard hillside limited street* with a paved width of less than 20 feet, or any project located on a *lot* located within a *hillside area* that lacks a vehicular access route, from the driveway apron serving the property to a continuous 20-foot-wide paved roadway to the edge of the *hillside area* boundary, may be required to dedicate one-half of the width of the adjacent street along the full *frontage* of the *lot*, or the additional width necessary to achieve *standard hillside limited street* dimensions, ensuring adequate emergency access, evacuation capacity, and compliance with applicable *LAFD* requirements and Auto Access Standards (Sec. 4C.2.1) where the Zoning Administrator determines based on Standards for Review and Required Findings in *Class 1 Conditional Use Permit* (Sec. 13B.2.1.) & Sec. 4C.14.C.5. (Supplemental Findings).

Sec. 73. Section 14.2.10. (Story) of Division 14.2. of Article 14. of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

G. Basement

Basement is defined as an occupiable portion of a *building* located below the *ground story*.

1. *Basement* story is defined as a single, occupiable, subterranean portion of a *building*, measuring in height from seven (7) to 14-feet from floor to ceiling, located directly below the *ground story* footprint of the *building*.

Sec. 74. Sub-subparagraph v. of Subparagraph c. (Exceptions) of Paragraph 1. (General) of Subsection A. (Measurement) of Section 14.2.7. (Floor Area) of Division 14.2. of Article 14. of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

v. ~~[Reserved] Basements including underground parking and cellars, with the exception of storage, indoor, self-service use areas;~~

Sec. 75. Paragraph 4. shall be added to Subsection A. (Measurement) of Section 14.2.7. (Floor Area) of Division 14.2. of Article 14. of Chapter 1A of the Los Angeles Municipal Code to read as follows:

4. Basement Story

a. A *basement story* is one subterranean occupiable portion of a *building*, measuring in height from seven (7) to 14-feet from floor to ceiling, located directly below the *ground story* footprint of the *building*, where the elevation of the upper surface of the roof does not exceed three (3) feet in height, at any point above the *finished* or *average natural grade* whichever is lower, for more than 60 percent of the perimeter length of the exterior *basement walls*.

b. A *basement story* is not counted as part of a *building's* maximum height in stories.

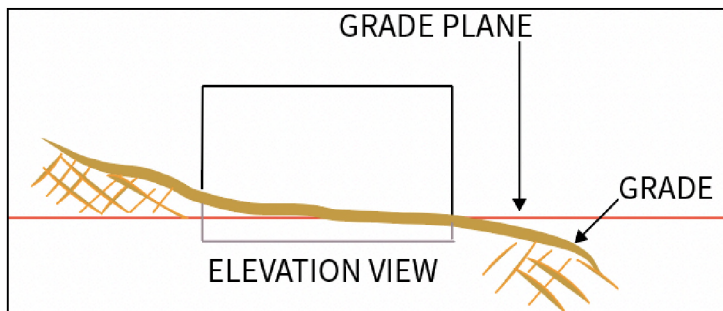
Sec. 76. If not already adopted by CPC-2026-259-CA, Section 14.2.9. (Grade Plane Elevation) of Division 14.2. of Article 14. of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

SEC. 14.2.9. GRADE PLANE ELEVATION HEIGHT MEASUREMENT

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

A. -General Grade Plane Elevation

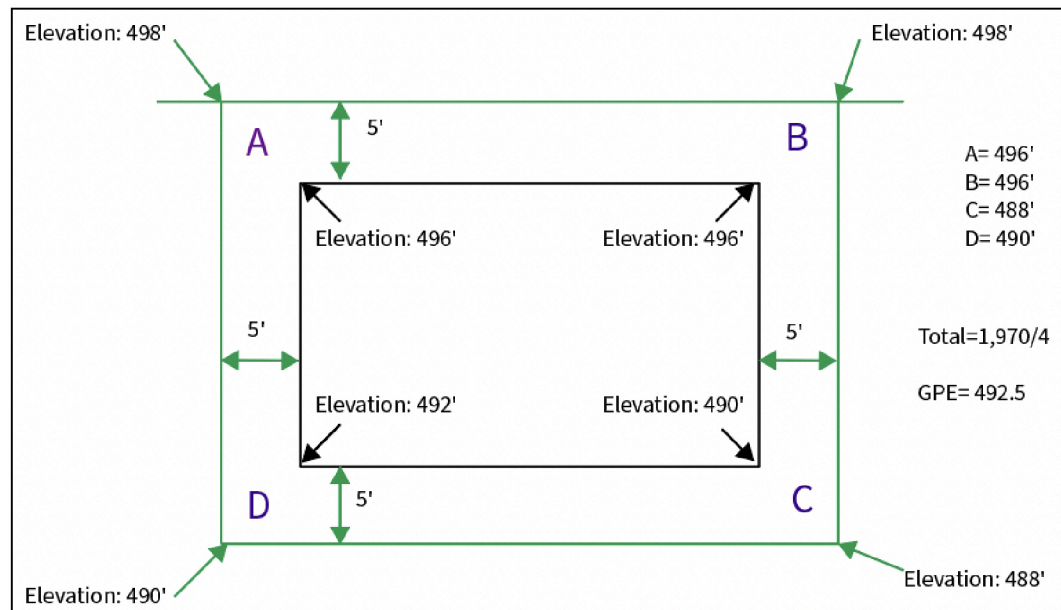
Grade plane elevation (GPE) is defined as a reference plane, representing the average elevation of the finished ground level adjoining a building and its exterior walls, from which the height of a building or structure shall be measured.



1. ~~Average Grade Elevation General~~

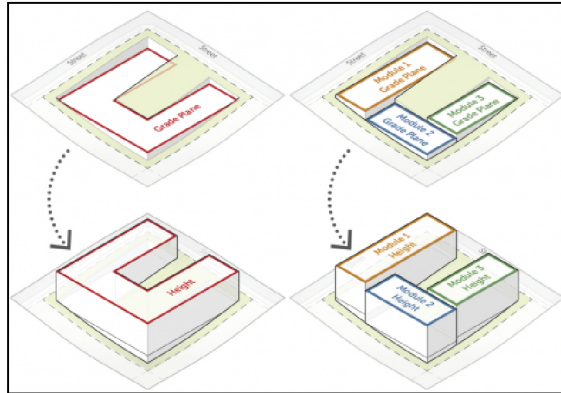
~~For all buildings and structures that have no applicable building perimeter pursuant to Subsection B. (Applicable Building Perimeter) below or for lots that contain an average natural slope of less than 15 percent slope, except lots located within the City's Hillside Area per Sec. 14.1.5.6. (Hillside Area Map), the grade plane elevation shall be established in accordance with Subsection E. (Average Grade Method) below.~~

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



2. Full Building Method & Building Module Method

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



3. Rule for Measuring Grade Plane Elevation for Separate Building Modules

When a building footprint contains multiple building pads, grade plane elevation can be established independently for each building pad or building module, so long as:

- a. All portions of the building footprint are contiguous.
- b. All portions of a building footprint are designated to a building module.
- c. Each building module does not encompass any area external to the building footprint.
- d. Each building module has an individual building footprint and does not overlap with another building module's building footprint.
- e. All components of a building module area are contiguous.
- f. Building module perimeters does not include any interior angles greater than 180 degrees.
- g. Building modules does not include a building footprint that extends beyond the width of its building perimeter.
- h. Building modules shall not include a building footprint that extends beyond the width of its applicable building perimeter, measured parallel to the lot line that the applicable building perimeter faces.

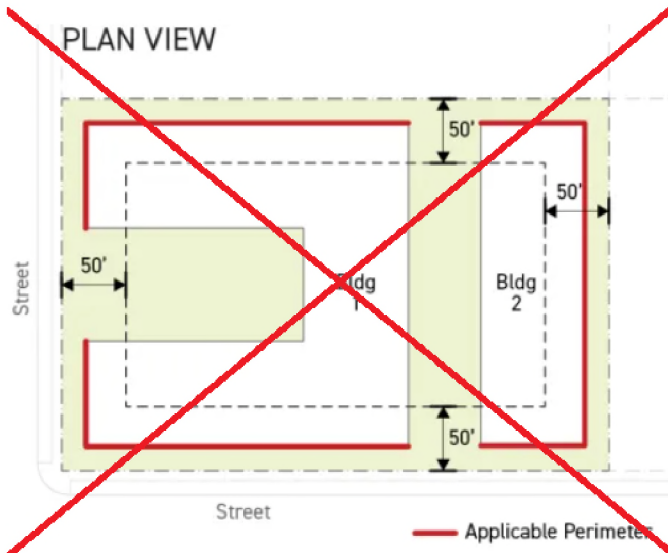
4. Base Flood Elevation

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.

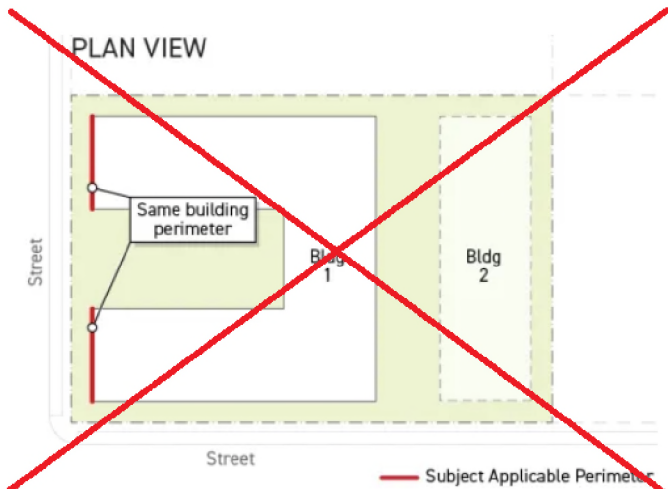
B. Applicable Building Perimeter

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.

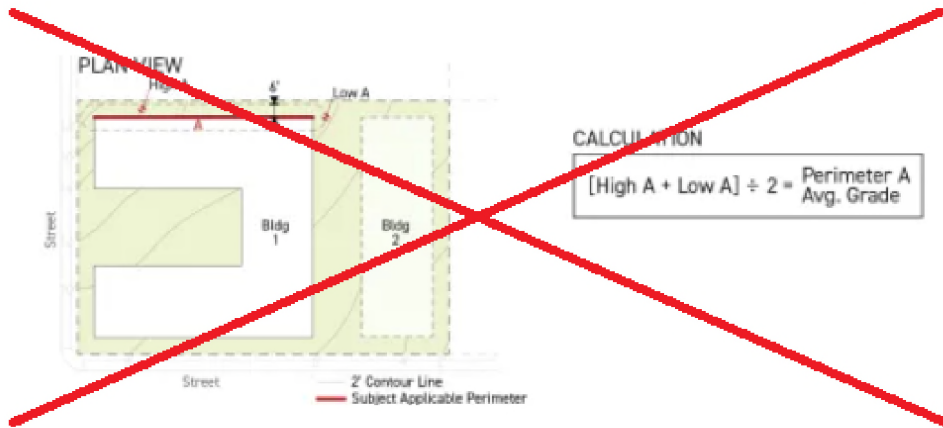
~~2. Where there are multiple buildings, each building shall independently establish its own weighted average elevation.~~

~~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:~~

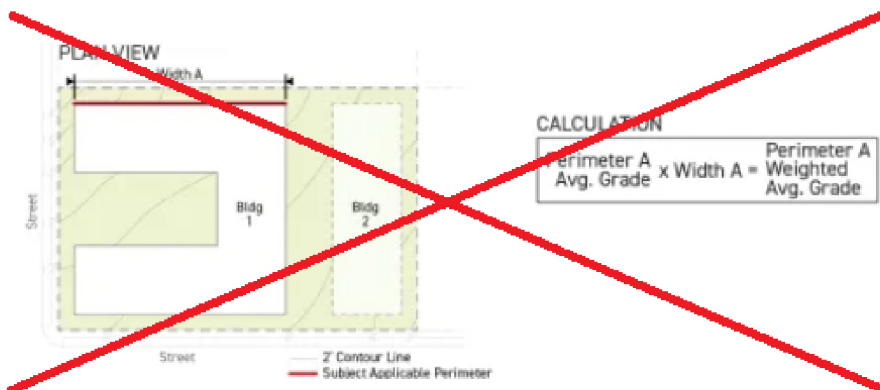
~~(Applicable Building Perimeter), calculate the building perimeter average grade by averaging the highest and lowest elevation of on-site existing grade located within six feet of the subject applicable building perimeter.~~



~~b. Step 2~~

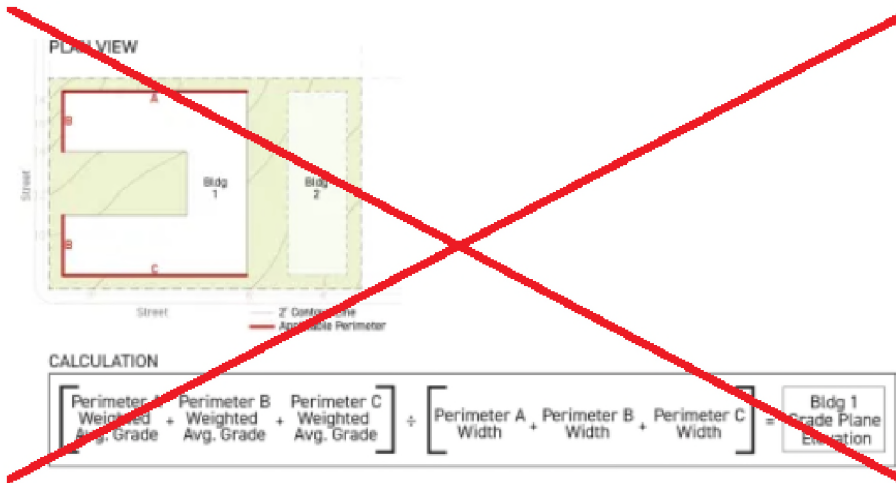
~~For each applicable building perimeter pursuant to Sec. 14.2.9.B:~~

~~(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~~

- ~~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.~~

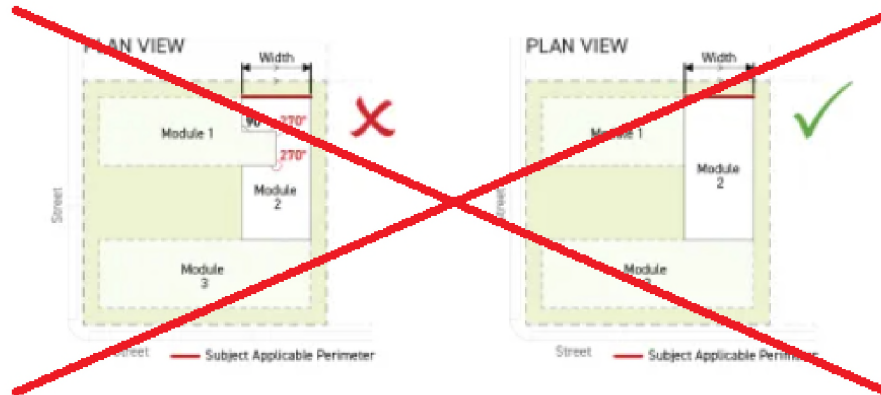
~~a. Each building module shall not encompass any area external to the building footprint.~~

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

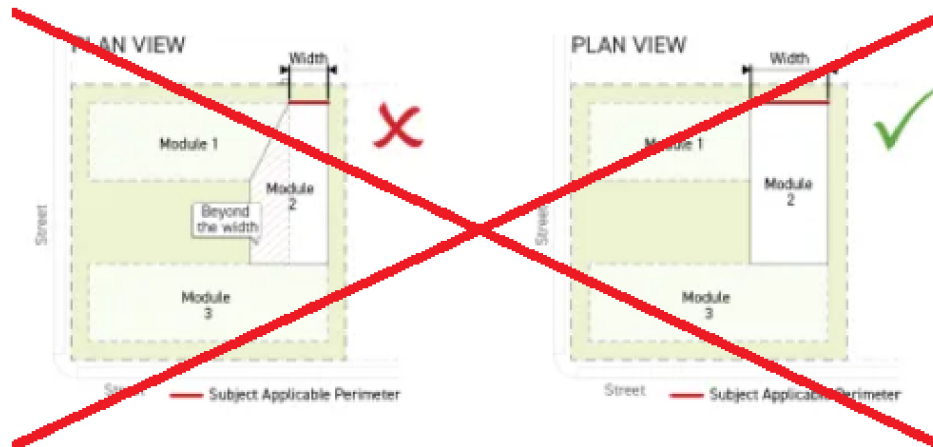
~~c. All components of a building module area shall be contiguous.~~

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

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



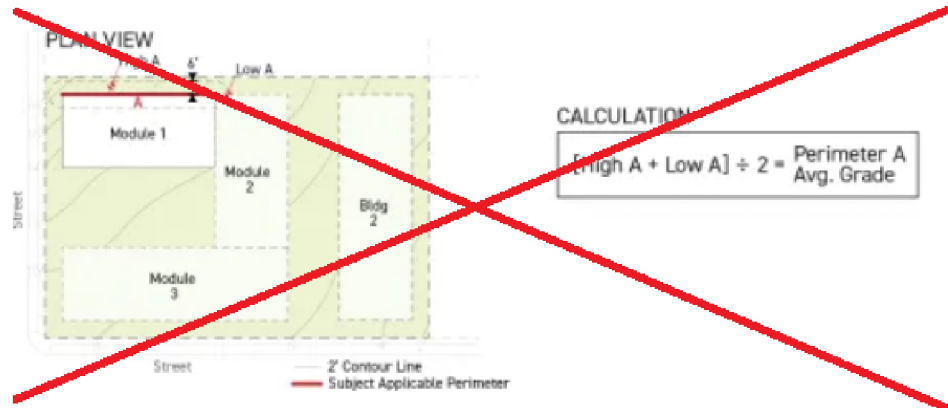
f. Building modules shall not include a building footprint that extends beyond the width of its applicable building perimeter, measured parallel to the lot line that the applicable building perimeter faces:



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

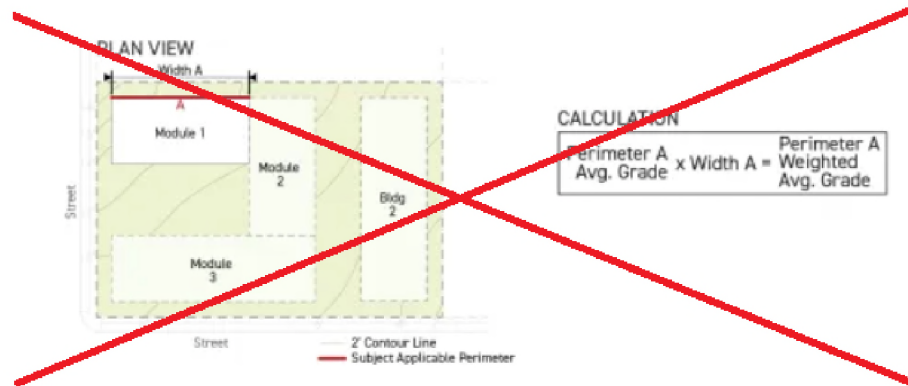
a. Step 1

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



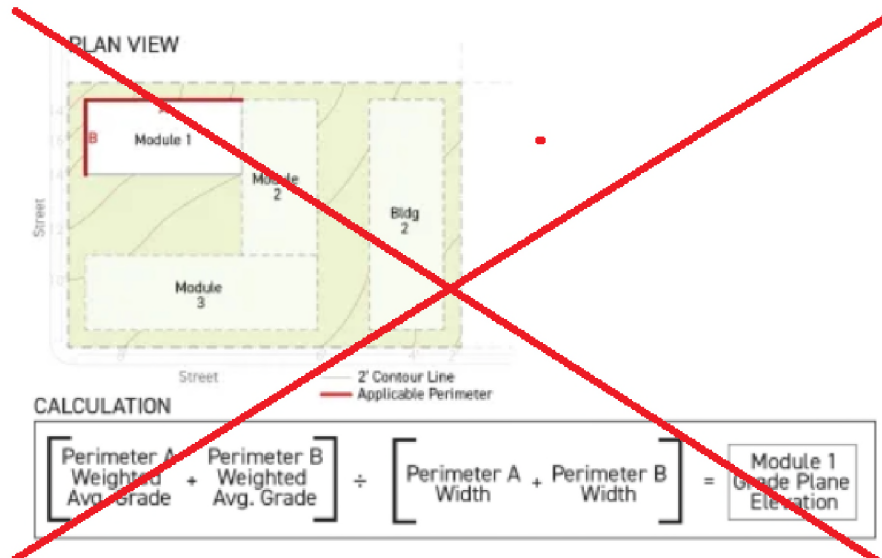
b. Step 2

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



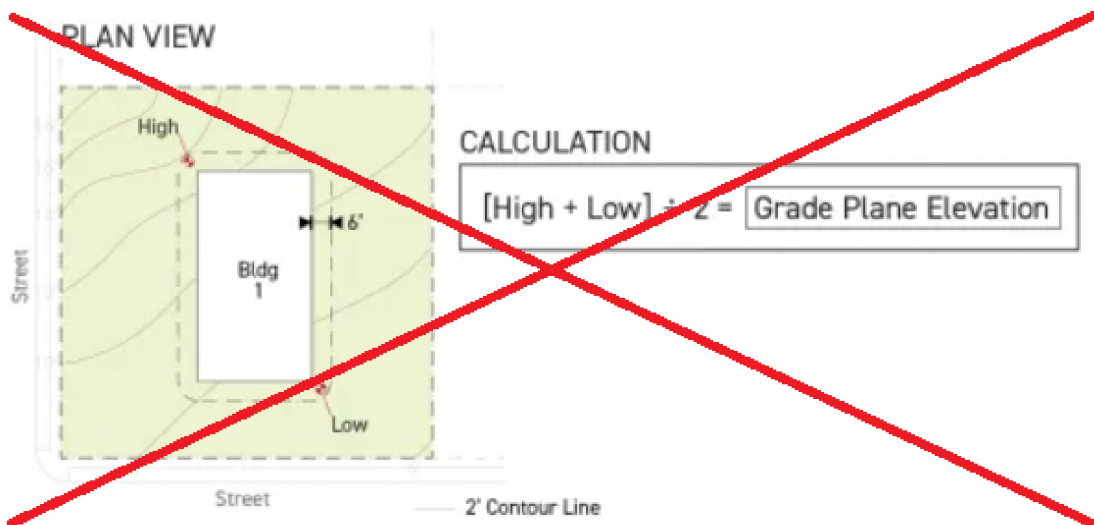
c. Step 3

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



E. Average Grade Method

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



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.

Div. 14.3. **Glossary**

Sec. 77. Glossary terms in Division 14.3. (Glossary) of Article 14. of Chapter 1A of the Los Angeles Municipal Code shall be amended as follows:

Basement. Pursuant to Sec. 14.2.10.G. (Basement), *basement* is defined as an occupiable portion of a *building* located below the *ground story*.

Basement Story. Pursuant to Sec. 14.2.10.H. (Basement Story), “*basement story*” is defined as one subterranean occupiable portion of a *building*, measuring in height from seven (7) to 14-feet from floor to ceiling, located directly below the *ground story* footprint of the *building*.

Sec. 78. Paragraph 2. of Subsection A (Class 1 Conditional Use Permit) of Section 15.3.1. (Quasi-Judicial Review Fees) of Division 15.3. of Article 15. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

2. Hillside Permit Filing Fee

[Reserved]

a. The following applications are subject to Hillside Permit Filing Fees:

i. Applications pursuant to Section 2C.2.1. to permit increased *building coverage*, reduced *parking* or additional *height* for Single-Family Dwellings properties designated Hillside Area on the Department of City Planning Hillside Area Map (Section 1.5.6.):

ii. Applications to permit *new construction* to Single-Family Dwellings on properties designated Hillside Area on the Department of City Planning Hillside Area Map which front onto *substandard hillside limited streets*, which are improved to a width of less than 20 feet;

iii. Applications to permit *new construction* of Single-Family Dwellings on properties designated Hillside Area on the Department of City Planning Hillside Area Map on *substandard hillside limited streets* where providing parking requires the *grading* of 1,000 or more cubic yards from the Lot (Section 4C.9.)

b. Applications on properties designated Hillside Area on the Department of City Planning Hillside Area Map to: (a) Reduce *front and side yard setback* requirements; (b) Permit new construction of up to 1,000 square feet to structures existing prior to August 1, 2010; (c) Exceed the maximum *envelope height*; (d) Increase the maximum *building coverage*; (e) Exceed the *grading, import and export limits*; (f) Reduce the number of required *off-street parking*; or (g) Permit *new construction of single-family dwellings* on properties which front onto *substandard hillside limited streets*, which are improved to a width of less than 20 feet or lacks a vehicular access route from the driveway apron serving the property to a continuous 20-foot-wide paved roadway to the edge of the *hillside area* boundary.

Sec. 79. The following Zoning Code Maps attached as Exhibits B2-B5 and incorporated herein by reference amend the previously adopted maps to add the areas symbolized within the San Pedro Community Plan Areas:

- a. Targeted Planting Map
- b. Hillside Area Map
- c. Alcohol Permission Area
- d. Freeway Adjacency
- e. Major Transit Stop Area