

CITY OF LOS ANGELES

CALIFORNIA



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When making inquiries relative to
this matter, please refer to the
Council File No. **09-1845**

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January 13, 2010
VIA EMAIL

Carmen A. Trutanich, City Attorney
Room 800, City Hall East
Attn: Jeri Burge

REQUEST FOR NEW ORDINANCE

On January 12, 2010, the Planning and Land Use Management (PLUM) Committee considered a City Attorney report and draft Ordinance relative to amending sections 12.03, 12.21, 12.24, 91.8502.1, 91.8502.9.1, and 91.8502.9.2 of the Los Angeles Municipal Code relating to joint living and work quarters. At this meeting, the PLUM Committee requested that the City Attorney prepare and present a new ordinance to include the attached language submitted by the Planning Department.

Please transmit the new ordinance to the City Council, c/o the City Clerk's Office, Room 395, City Hall. In addition, please reference Council file No. 09-1845. If you have questions, feel free to contact me at (213) 978-1074 or at patrice.lattimore@lacity.org.

Thank you,

Patrice Y. Lattimore
Legislative Assistant
Planning and Land Use Management Committee

**LIVE/WORK ORDINANCE
PLANNING DEPARTMENT STAFF RECOMMENDATIONS - 1/11/2010**

LAMC Sec. 12.21 C 9 - Work Space Standards for Live/Work Units - Proposed New Language to Replace Current Language

9. **Work Space for Joint Living and Work Quarters.** The total floor area in a joint living and work quarters shall be arranged to comply with one of the following standards:
- (a) **Tier 1 Standard - Low Percentage of Work Space.** At least ten percent but no more than 25 percent of the total floor area in a joint living and work quarters shall be work space.
 - (b) **Tier 2 Standard - Medium Percentage of Work Space.** At least 25 percent but no more than 50 percent of the total floor area in a joint living and work quarters shall be work space.

LAMC Sec. 12.17.1 A 1, CM Zone Permitted Uses - Proposed New Language

1. Any use permitted in the C2 Zone, provided that such uses are conducted in full compliance with all of the regulations of said zone, except that such uses may be conducted as wholesale businesses without limitation on the floor area used for storage. Provided further that residential uses shall be permitted but shall be limited to shelters for the homeless, joint living and work quarters, and those uses permitted in the R3 Multiple Residential Zone, which R3 uses shall be in compliance with all the regulations of the R3 Zone. ~~except that front yard setbacks are not required.~~

EXCEPTION: Front yard setbacks are not required for R3 uses or joint living and work quarters.

LAMC Sec 12.24 X 13, Zoning Administrator Approval of Joint Living and Work Quarters - Proposed New Language

13. **Joint Living and Work Quarters.** A Zoning Administrator may, upon application, permit joint living and work quarters for artists and artisans, including individual architects and designers, in commercial and industrial buildings in the CR, ~~CM~~ MR1, MR2, M2, M2 and M3 Zones, and permit joint living and work quarters with reduced parking in the C1, C1.5, C2, C4, C5 and CM Zones.

Date: 1-12-10

Submitted in PLUM Committee

Council File No: 09-1845

Item No.: 4

Deputy: Per submitted by Planning Dept.