

ORDINANCE NO. 181133

An ordinance amending Sections 12.03, 12.17.1, 12.21, 12.24, 91.8501.3, 91.8502.1, 91.8502.9.1 and 91.8502.9.2 and Division 85 of Article 1 of Chapter IX of the Los Angeles Municipal Code concerning the definition of joint living and work quarters and the amount of work space required in these quarters, and related technical corrections concerning the CM Zone and the Code's alternative building standards for joint living and work quarters.

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

Section 1. The definition of "JOINT LIVING AND WORK QUARTERS" in Section 12.03 of the Los Angeles Municipal Code is amended to read:

JOINT LIVING AND WORK QUARTERS. A residential occupancy of one or more rooms or floors used as a dwelling unit with adequate work space reserved for, and regularly used by, one or more persons residing there.

Sec. 2. The first paragraph of Subdivision 1 of Subsection A of Section 12.17.1 of the Los Angeles Municipal Code is amended to read:

1. Any use permitted in the C2 Zone, provided that these uses are conducted in full compliance with all of the regulations of the zone, except that these 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.

Sec. 3. Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended by adding a new Subdivision 9 to read:

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; or

(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.

Sec. 4. The first paragraph of Subdivision 13 of Subsection X of Section 12.24 of the Los Angeles Municipal Code is amended to read:

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, MR1, MR2, M1, 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.

Sec. 5. Division 85 of Article 1 of Chapter IX of the Los Angeles Municipal Code is amended by changing all references to the term "Joint Living and Work Quarter" to the term "Joint Living and Work Quarters."

Sec. 6. The definition of the term "JOINT LIVING AND WORK QUARTER" in Section 91.8501.3 of the Los Angeles Municipal Code is amended to read:

JOINT LIVING AND WORK QUARTERS is a residential occupancy of one or more rooms or floors used as a dwelling unit with adequate work space reserved for, and regularly used by, one or more persons residing there pursuant to Health and Safety Code (H&S) Section 17958.11(a).

Sec. 7. Section 91.8502.1 of the Los Angeles Municipal Code is amended to read:

91.8502.1. Use or Occupancy. When applying this division, Joint Living and Work Quarters shall be classified as Group R-2 occupancy and comply with all Group R-2 occupancy requirements of the Code, except as provided in this chapter.

Sec. 8. Section 91.8502.9.1 of the Los Angeles Municipal Code is amended to read:

91.8502.9.1. Light. Windows or skylights with a total area not less than one fifteenth of the floor area of the room may be used to satisfy the natural light requirements. Kitchens may be provided with artificial light. In lieu of required exterior glazed openings, artificial light may be provided in accordance with CBC Section 1205.3.

Sec. 9. Section 91.8502.9.2 of the Los Angeles Municipal Code is amended to read:

91.8502.9.2. Ventilation. Habitable rooms shall be provided with natural ventilation by means of openable exterior openings with an area of not less than one thirtieth of the floor area of the room. In lieu of required openable exterior openings, a mechanical ventilation system in accordance with the California Mechanical Code may be provided.

Public corridors or hallways shall be provided with an adequate ventilation system when all the habitable rooms in the Joint Living and Work Quarters on the floor

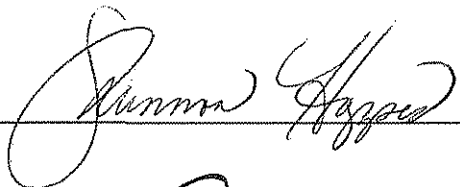
do not have openable exterior openings that comply with the requirements of CBC Section 1203.1.

An adequate ventilation system for the public corridors shall mean either an openable exterior window or a permanent exterior opening having a minimum area of five square feet, or a mechanical ventilation system that complies with the requirements of LAMC Section 91.8502.14 and CBC Section 1203.1.

Sec. 10. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, by a vote of not less than two-thirds of all of its members, at its meeting of MAR 12 2010.

JUNE LAGMAY, City Clerk

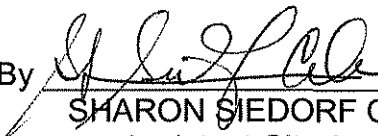
By  Deputy

Approved MAR 26 2010

 Mayor

Approved as to Form and Legality

CARMEN A. TRUTANICH, City Attorney

By  SHARON SIEDORF CARDENAS
Assistant City Attorney

Date: FEB 17 2010

Pursuant to Charter Section 559, I disapprove this ordinance on behalf of the City Planning Commission and recommend it not be adopted

February 11, 2010

See attached report.


S. Gail Goldberg
Director of Planning

File No(s). CF 09-1845; CPC 2009-1771-CA

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DECLARATION OF POSTING ORDINANCE

I, MARIA VIZCARRA, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 181133 – Amending Sections 12.03, 12.17.1, 12.21, 12.24, 91.8501.3, 91.8502.1, 91.8502.9.1, and 91.8502.9.2 and Division 85 of Article 1 of Chapter IX of the Los Angeles Municipal Code relating to Joint Living and Work Quarters - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on **March 12, 2010**, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on **April 1, 2010** I posted a true copy of said ordinance at each of the three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Copies of said ordinance were posted conspicuously beginning on **April 1, 2010** and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this **1st** day of **April 2010** at Los Angeles, California.



Maria Vizcarra, Deputy City Clerk

Ordinance Effective Date: May 11, 2010

Council File No. 09-1845