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ORDINANCE NO. 167689

An ordinance amending Sections 12.03, 12.12.2, 12.13, 12.13.5, and 12.24 of the Los Angeles Municipal Code to regulate the establishment of hostels and transient occupancy residential structures.

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

Section 1. Section 12.03 of the Los Angeles Municipal Code is hereby amended by adding the following definition in proper alphabetical sequence, to read:

Transient Occupancy Residential Structure - A residential building designed or used for one or more dwelling units or a combination of three or more dwelling units and not more than five guest rooms or suites of rooms wherein occupancy, by any person by reason of concession, permit, right of access, license, or other agreement is for a period of 30 consecutive calendar days or less, counting portions of calendar days as full days.

Hostel - A one-family dwelling, boarding or rooming house, dormitory, apartment hotel or apartment house which is advertised as a hostel or which is listed with any recognized national or

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3 international hostel organization.
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5 Sec. 2. Paragraph (d) of Subdivision 1 of Subsection
6 A or Section 12.12.2 of the Los Angeles Municipal Code is
7 hereby amended to read as follows:

8 (d) Hotels (including motels), Apartment
9 hotels, transient occupancy residential structures
10 or hostels when no portion of a structure proposed
11 to be used as a hotel (including a motel), apartment
12 hotel, transient occupancy residential structure or
13 hostel is located within 500 feet from any A or R
14 zone.

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16 Sec. 3. Subdivision 1.5 of Subsection A of Section
17 12.13 of the Los Angeles Municipal Code is hereby amended to
18 read as follows:

19 1.5 Hotels (including motels), apartment
20 hotels, transient occupancy residential structures,
21 or hostels when no portion of a structure proposed
22 to be used as a hotel (including a motel), apartment
23 hotel, transient occupancy residential structure or
24 hostel is located within 500 feet from any A or R
25 zone.

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27 Sec. 4. Subdivision 11 of Subsection A or Section
28 12.13.5 of the Los Angeles Municipal Code is hereby amended to

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3 read as follows:

4 11. Hotels (including motels), apartment
5 hotels, transient occupancy residential structures
6 or hostels when no portion of a structure proposed
7 to be used as a hotel (including a motel), apartment
8 hotel, transient occupancy residential structures,
9 or hostels is located within 500 feet from any A or
10 R zone.

11
12 Sec. 5. Subdivision 7 is added to Subsection C of
13 Section 12.23 of the Los Angeles Municipal Code to read as
14 follows:

15 7. Discontinuance of nonconforming hostels and
16 transient occupancy residential structures.

17 (a) Any hostel or transient occupancy
18 residential structure to which the provisions
19 of Sections 12.12.2 A, 1(d), 12.13A, 1.5, and
20 12.13.5A, 11 of this article are applicable,
21 existing in or within 500 feet of an A or R
22 zone on the effective date of this ordinance,
23 shall be discontinued within 180 days unless
24 the use has been made to comply with the
25 limitations applicable to such use. However,
26 upon a showing that substantial compliance with
27 the limitations applicable to a particular use
28 has been effected, the Director of Planning or

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3 his authorized representative may grant an
4 extension of time to complete the work
5 necessary to effect full compliance. No
6 extension so granted shall exceed 90 days in
7 duration nor shall more than one such extension
8 be granted with respect to any individual use.

9 The Director shall give notice of the
10 provisions of this subdivision to existing
11 hostels and transient occupancy residential
12 structures which the Director knows are not in
13 compliance with the provisions of this part.

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15 Sec. 6. Paragraph (t) of Subdivision 1 of Subsection
16 C of Section 12.24 of the Los Angeles Municipal Code is hereby
17 amended to read as follows:

18 (t) Hotels (including motels), apartment
19 hotels, transient occupancy residential structures,
20 or hostels in the CR, C1, C1.5, C2, C4, and C5 zones
21 when any portion of a structure proposed to be used
22 as a hotel (including a motel), apartment hotel,
23 transient occupancy residential structure or hostel
24 is located within 500 feet of any A or R zone.

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26 Sec. 7. Paragraph (j) of Subdivision 1.1 of
27 Subsection C of Section 12.24 of the Los Angeles Municipal Code
28 is hereby amended to read as follows:

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(j) Hotels, motels, apartment hotels transient occupancy residential structures, and hostels in the R4 or R5 Zones, unless expressly permitted by Sections 12.11 and 12.12 of this Code. In the R5 Zone, incidental business may be conducted, but only as a service to persons living therein, and provided that such business is conducted within the main building, that the entrance to the business is from the inside of the building and that no sign advertising such business is visible from outside the building. If the proposed use is to be established by the conversion of an existing apartment house, apartment hotel, or single family dwelling then, a relocation assistance plan shall be drawn up and approved in a manner consistent with Section 12.95.2.6

Sec. 8. To the extent feasible the Department of Building and Safety shall work with the City Clerk to identify any residential buildings which are used as transient occupancy apartment houses or hostels.

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Sec. 9. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of.....

ELIAS MARTINEZ, City Clerk,

By ..

Raymond S. King
Deputy.

Approved..... MAR 27 1992

Tom Bradley
Mayor.

Approved as to Form and Legality

MAR 11 1992

LAJ 414452 4/3

JAMES K. HAHN, City Attorney.

By ..

Clara M. Holt

Deputy.

File No..... C.F. 88-1249

Pursuant to Sec. 97.8 of the City Charter, approval of this ordinance recommended for the City Planning Commission.....

City Clerk Form 23

MAR 4 1992

Madame S. Faber
See attached report
Director of Planning