

ORDINANCE NO. 184099

An ordinance amending Sections 12.03, 12.04.A, and 12.04.C of Article 2 of Chapter 1 of the Los Angeles Municipal Code, and adding Section 12.04.06 to Article 2 of Chapter 1 of the Los Angeles Municipal Code to establish an "HI" Hybrid Industrial Live/Work Zone in order to enable and regulate live/work uses in areas of the City with a General Plan land use designation of Hybrid Industrial.

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

Section 1. Section 12.03 of the Los Angeles Municipal Code is amended to add the following definition:

LIVE/WORK UNIT. 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 and nonresidential employees. A live/work unit combines both residential and nonresidential uses within a single unit.

Sec. 2. Subsection A of Section 12.04 of the Los Angeles Municipal Code is amended to read as follows:

A. In order to regulate the use of property, as provided for in this article, the City is divided into the following Zones:

1. OS Open Space Zone;
2. A1 Agricultural Zone;
3. A2 Agricultural Zone;
4. RA Suburban Zone;
5. RE Residential Zone;
6. RS Suburban Zone;
7. R1 One-Family Zone;
8. RU Residential Urban Zone;
9. RZ Residential Zero Side Yard Zone;
10. RW1 One-Family Residential Waterways Zone;

11. R2 Two-Family Zone;
12. RD Restricted Density Multiple Dwelling Zone;
13. RMP Mobile Home Park Zone;
14. RW2 Two-Family Residential Waterways Zone;
15. R3 Multiple Dwelling Zone;
16. RAS3 Residential/Accessory Services Zone;
17. R4 Multiple Dwelling Zone;
18. RAS4 Residential/Accessory Services Zone;
19. R5 Multiple Dwelling Zone;
20. P Automobile Parking Zone;
21. PB Parking Building Zone;
22. CR Limited Commercial Zone;
23. C1 Limited Commercial Zone;
24. C1.5 Limited Commercial Zone;
25. C2 Commercial Zone;
26. C4 Commercial Zone;
27. C5 Commercial Zone;
28. CM Commercial Manufacturing Zone;
29. HI Hybrid Industrial Live/Work Zone;
30. MR1 Restricted Industrial Zone;
31. M1 Limited Industrial Zone;
32. MR2 Restricted Light Industrial Zone;
33. M2 Light Industrial Zone;

34. M3 Heavy Industrial Zone;
35. PF Public Facilities Zone; and
36. SL Ocean-Submerged Land Zone.

The order of restrictiveness of these zones, the first being the most restrictive and last being the least restrictive, is as follows:

OS, A1, A2, RA, RE, RS, R1, RU, RZ, RW1, R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5, CR, C1, C1.5, C4, C2, C5, CM, HI, MR1, M1, MR2, M2, M3 and PF.

There shall be the following Specific Plan Zones:

1. CCS Century City South Studio Zone;
2. CM (GM) Commercial Manufacturing (Glencoe/Maxella) Zone;
3. CW Central City West Specific Plan Zone;
4. WC Warner Center Specific Plan Zone;
5. ADP Alameda District Specific Plan Zone;
6. LASED Los Angeles Sports and Entertainment District Specific Plan Zone;
7. LAX Los Angeles International Airport Specific Plan Zone;
8. USC-1A University of Southern California University Park Campus Specific Plan Subarea 1A Zone;
9. USC-1B University of Southern California University Park Campus Specific Plan Subarea 1B Zone;
10. USC-2 University of Southern California University Park Campus Specific Plan Subarea 2 Zone; and
11. USC-3 University of Southern California University Park Campus Specific Plan Subarea 3 Zone.
12. Ponte Vista at San Pedro Specific Plan Zone.

Sec. 3. Subsection C of Section 12.04 of the Los Angeles Municipal Code is amended to read as follows:

C. In order to more adequately regulate and restrict the height and floor area of buildings and structures, each lot shall include a height district designation, except for lots in the HI Hybrid Industrial Live/Work Zone where the height and floor area of buildings and structures shall be regulated by Section 12.04.06. Height district designations shall be numbered from 1 to 4, CRA 1 to 4, EZ 1 to 4 and CSA 1 to 4, and shall regulate the height or floor area of buildings and structures as provided in Sections 12.21.1, 12.21.2, 12.21.3, 12.21.4 and 12.21.5. The height districts and their boundaries are shown on the Zoning Map by a combination of zone symbols and height district number markings, e.g., R2-1, C2-2, M1-3, C1-CRA1, MS-EZ2, C2-CSA3, etc. Where a lot is located in more than one height district, the applicable zone symbol designations shall be separated by a slash mark, e.g., R2-CRA/CSA, C2-EZI/CRA2, etc. The symbol "HD" preceding height district number markings, when shown on the Zoning Map or used in a zoning ordinance, is an abbreviation for the words "height district" and refers to height districts. The height districts for the "CW" Zone are the height districts shown in Section 6 of the Central City West Specific Plan. The height districts for the "ADP" Zone are the height districts shown in Section 7 of the Alameda District Specific Plan. The height districts for the "WC" Zone are the height districts shown in Section 7 of the Warner Center Specific Plan. The height districts for the "LASED" Zone are the height districts shown in Section 10 of the Los Angeles Sports and Entertainment District Specific Plan. The height districts for the "USC-1A," "USC-1B," "USC-2" and "USC-3" Zones are the height districts shown in Section 7 of the University of Southern California University Park Campus Specific Plan. The height districts for the "PVSP" Zone are the Subareas shown in Section 5 of the Ponte Vista at San Pedro Specific Plan.

Sec. 4. A new Section 12.04.06 is added to Article 2, Chapter 1 of the Los Angeles Municipal Code to read as follows:

SEC. 12.04.06. "HI" HYBRID INDUSTRIAL LIVE/WORK ZONE.

A. Purpose.

1. The purpose of this Zone is to regulate live/work and nonresidential uses in areas of the City with a General Plan land use designation of Hybrid Industrial as a means to preserve land for jobs and to foster job creation.

2. The use regulations of this Section are intended to delineate permitted, limited and prohibited uses that preserve the productive functions of industrial mixed use areas within the City and generate jobs.

3. The development standards of this Section are intended to facilitate the creation of new live/work units and productive space in hybrid industrial areas in the City in a manner that preserves the surrounding industrial and artistic

character, supports enhanced street level activity, maintains a consistent urban streetwall, minimizes conflicts between cars and pedestrians, and orients buildings and pedestrians toward public streets. These standards are meant to create a mix of productive and industrial spaces and encourage the reuse of existing structures.

B. Definitions. For purposes of this Section, the following terms are defined as follows:

1. **Car-Share.** Any public or private entity that provides a membership or peer-to-peer-based service through which vehicles can be reserved on an hourly basis at variable rates. Vehicles must be available at locations at which access by members of the public is not restricted.
2. **Green Screen.** A building facade that is covered with vegetation and the necessary apparatus to support the growth of vegetation.
3. **Public Benefits.** Elective development features and provisions found in Section 12.04.06.E.1. of this Code that may be incorporated into a development project which, when satisfied, result in the allowance of additional Floor Area.
4. **Resident Production/Art Gallery Space.** An onsite building workshop or gallery amenity, not to be combined with an individual live/work unit, for use by residents and employees of Live/Work Units for art production and/or display, materials and goods fabrication, and other similar production activities.

C. Limitations on Zone Changes to the HI Zone. An application for a proposed land use ordinance involving a change to the HI Zone shall follow the procedures as set forth in Section 12.32 of this Code, except that applications for a change of zone to the HI Zone are limited to properties that meet the following criteria at the time the application is filed: 1) the property is located in an industrial zone; and 2) the property is located in an area in which the corresponding Community Plan General Plan Land Use Map includes the Hybrid Industrial land use designation and the HI Zone as a corresponding zone.

D. Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and, when a "Supplemental Use District" is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

1. Any use permitted in the M2 Zone, except the following:
 - (a) Drive-through establishment.
 - (b) Nightclub.

2. The following uses, when conducted in accordance with the limitations hereafter specified:

(a) Any building containing Live/Work Units, provided that such units comply with the requirements of Section 12.04.06.E.4.

(b) Any building containing Guest Rooms, provided that no single development site contains more than 149 guest rooms.

(c) Bar, restaurant, tea room or café, including a restaurant with an outdoor eating area, provided that the total area of space used on the premises in connection with any one such individual business shall not exceed 6,000 square feet.

(d) Retail store or business, provided that the total area of space used on the premises in connection with any one such individual business shall not exceed 6,000 square feet. Exception: A grocery store or pharmacy shall not be subject to the above size limitation.

3. Beverage manufacturing, including alcohol.

4. Barrel or drum, steel manufacturing.

5. Fabrication of iron or steel.

6. Other uses similar to the above, as provided in Section 12.21.A.2, but not including uses which are or may become obnoxious or offensive by reason of emission of odor, dust, smoke, noise, gas, fumes, cinders, vibration, refuse matter or water-carried waste, as determined by the Zoning Administrator.

7. Uses customarily incident to any of the above uses and accessory buildings, when located on the same lot.

8. Automobile parking space and loading space required in connection with permitted uses, as provided for in Section 12.04.06.E.13.

Table E.1

| Summary of Development Standards | | | | |
|---|-------------------|--|--|-----------------------------|
| | Ordinance Section | Unit of Measurement | Standard | |
| Height | E.2 | Building Height (max) | 110' | |
| | E.3(a) | Ground Level Floor to Ceiling | 16' minimum | |
| | E.3(b) | Upper Floors Floor to Ceiling | 10' minimum | |
| Live/Work Units | E.4(b)(1) | Minimum Average Unit Size | 750 sf | |
| | E.4(b)(2) | Minimum Workspace Area per unit | 150 sf | |
| Resident Production/ Art Gallery Space | E.1(c)(5) | Minimum Area | 500 sf | |
| "Nonresidential Uses" per Sec. 12.04.06.E.1(c)(1) | E.1(c)(1) | Minimum Required Floor Area | 150 sf x # Live/Work Units (Units 1-50) 100 sf x # Live/Work Units (Units 51-100) 50 sf x # Live/Work Units (Units 101+) | 25 sf x # hotel rooms |
| Yards | F.1 and F.2 | | None Required | |
| Massing | E.6 | Max Street Frontage Per Building | 275' | |
| | E.6 | Required Separation | 30' (to a depth of 30') | |
| Build-To | E.7 | Min/Max Distance From Lot Line | 0'/10' | |
| Buffer from Heavy Industry | E.8 | New Live/Work (min distance) from Heavy Industrial | 15' | |
| Street Façade Transparency | E.9(a) | Ground Level (min) | 50%/Commercial Uses | 30%/ Live/Work & Industrial |
| | E.10(b) | Upper Floors (min) | 30%/All Uses | |
| Façade Treatment | E.1(c)(4) | Green Wall or Art Mural | 15% of one façade (300 sf min) | |
| Street Trees | E.12 | Requirement | Per Urban Forestry Guidelines | |
| Open Space | E.5 | Required Area | 100 sf per Live/Work Unit | |
| Roof Treatment | E.10 | Special Material | 75% of non-habitable roof area | |
| Parking | E.13(b)(1) | New Live/Work Units (min) | 1 Space per Unit | |
| | E.13 (b)(2) | Hotel (min) | 1 Space per 2 guest rooms (Rooms 1 – 20) 1 Space per 4 guest rooms (Rooms 21 – 40) 1 Space per 6 guest rooms (Rooms 41+) | |
| | E.13 (b)(3) | New Non-Live/Work Use (min) | 2 Spaces per 1,000 square feet | |
| | E.13 (b)(4) | Conversion of Existing Buildings | None required | |
| | E.13 (d) | EV Stations (min) | 10% of all spaces | |
| | E.13 (e) | Car Share Reduction | 5 regular required spaces per space reserved for carshare | |
| Signs | E.14(a)(1) | Maximum Total Sign Area | 1 square foot per 1 linear foot of frontage | |
| | E.14 (a)(2) | Maximum Individual Sign Size | 40 sf | |

*Note: This table is included for summary purposes only. Refer to original code sections for full text of regulations.

E. Development Standards.

1. **Maximum Permitted Floor Area Ratio (FAR).** The maximum permitted Floor Area contained in all buildings on a Lot shall not exceed one-and-one-half (1.5) times the Lot Area, except as follows:

(a) **Reuse of Existing Structures.** Any new or existing Floor Area within a structure existing on a lot as of July 1, 1974, as evidenced by a valid Certificate of Occupancy or other suitable permit or documentation as determined by the Department of Building and Safety, that are maintained on-site and incorporated into a new development shall be excluded from the calculation of total Floor Area.

(1) Development Standards Sections 12.04.06.E.2 through 12.04.06.E.13 of the zone shall not apply to those portions of existing structures maintained on-site and incorporated into a new development.

(b) **Density Bonus.** A development project with Live/Work Units that requests approval of a Density Bonus pursuant to Section 12.22.A.25 shall also be eligible for up to three incentives or concessions as provided for in Section 12.22.A.25(e)(1). For projects in this Zone, the following incentives shall also be a part of the menu of incentives found in Section 12.22.A.25(f).

(1) **Menu of Incentives.**

(i) **Height.** A percentage increase in the maximum height, listed in Subsection 3 below, in feet equal to the percentage of Density Bonus for which the development project with Live/Work Units is eligible.

(ii) **Parking.** Up to 20% decrease from parking requirements in Section 12.04.06.E.13 below or any other applicable parking standard including Parking Option 1 and 2 in Section 12.22.A.25 of this Code.

(2) **Requests for Waiver or Modification of any Development Standard(s) Not on the Menu.** A development project with Live/Work Units may request incentives or waivers of development standards consistent with California Government Code Section 65915(e). A request for such incentives or waivers shall follow the procedures set forth in Section 12.22.A.25 of this Code and California Government Code Section 65915.

(c) **Floor Area Incentive for Public Benefits.** A Live/Work project that includes the number of Restricted Affordable Units sufficient to qualify for a 35% Density Bonus, pursuant to Section 12.22.A.25, may exceed the otherwise allowable Floor Area, up to a maximum of three (3) times the Lot Area, provided that all of the development features listed below in Sections 12.04.06.E.1 (c)(1) through 12.04.06.E.1(c)(5) are met.

(1) **Additional Floor Area Reserved for Nonresidential Uses.**

(i) For purposes of this subsection, the term "nonresidential uses" does not include nonresidential uses within Live/Work units or guest rooms. It shall mean uses other than those located in Live/Work units and guest rooms, subject to the limitations below.

(ii) Floor area reserved for nonresidential uses shall be provided at the following minimum ratios in order to qualify for the incentive for public benefits:

a. 150 square feet per Live/Work unit for the first 50 units;

b. 100 square feet per Live/Work unit for any units in excess of 50, but not exceeding 100;

c. 50 square feet per Live/Work unit for any units in excess of 100 units;

d. 25 square feet per guest room.

For purposes of this subsection, the floor area of nonresidential uses that qualifies for the incentive shall not include more than 50 percent of the floor area occupied by the following uses: bar, restaurant (including restaurants with outdoor eating area), tea room, café or retail store/business. Moreover, for purposes of qualifying for the incentive for public benefits under this subsection, no more than 50 percent of the total requirement for nonresidential uses shall be met by the area occupied by the following uses: bar, restaurant (including restaurants with outdoor eating area), tea room, café or retail store/business.

(2) **Pedestrian Paseo.** Wherever blocks (measured from curb face to curb face) are longer than 400 feet and a development site contains more than 300 feet of frontage along a single street,

mid-block pedestrian pathways or paseos which are open to the public, shall be provided to the satisfaction of the Director of Planning. A paseo shall meet all the following requirements:

- (i) Be built perpendicular from the longest block face from which access is provided, where only one paseo is required;
- (ii) Be at least 10' wide at a minimum and 15' wide average;
- (iii) Have a clear line of sight to the back of the paseo, gathering place or focal element;
- (iv) Be at least 50 percent open to the sky, covered with a transparent material, or run through a qualified existing building as defined in Section 12.04.06.E.1(a) above;
- (v) Remain open to the public from 7:00 a.m. to 10:00 p.m., at minimum;
- (vi) Have signs visible from the adjacent public right-of-way stating that the paseo is publicly accessible and specifying the hours during which it is accessible.

Exception: The requirements of this subparagraph shall not apply where existing structures are being maintained on-site and where the existing structures being maintained occupy 80 percent or more of the total site area.

(3) **Pedestrian Plaza.** Where total lot area equals 50,000 square feet or greater, a pedestrian plaza shall be provided that meets the following criteria:

- (i) The plaza is a minimum of 2,500 square feet in size (Note: The area of a Pedestrian Paseo may count towards the Pedestrian Plaza requirement);
- (ii) It is at least 50 percent open to the sky;
- (iii) It is located on the ground level with direct pedestrian access to the adjacent street;
- (iv) It is unenclosed by any wall, fence, gate, or other obstruction across the subject property;

(v) Shall include at least one gathering space with a focal element such as a fountain or work of art;

(vi) Remains open to the public from 7:00 a.m. to 10:00 p.m., at minimum;

(vii) Has signs visible from the adjacent public right-of-way stating that the plaza is publicly accessible and specifying the hours during which it is accessible.

Exception: The requirements of this subparagraph shall not apply where existing structures are being maintained on-site and where the existing structures being maintained occupy 80 percent or more of the total site area.

(4) **Public Art/Façade Treatment.** An Original Art Mural as defined and regulated by Section 22.119 of the Los Angeles Administrative Code and/or Green Screen shall be provided on a minimum of 15 percent of one building façade visible from a public street; however, in no case shall this minimum area be less than 300 square feet.

(5) **Resident Production/Art Gallery Space.** One or more Resident Production or Art Gallery Spaces shall be provided on a development site containing Live/Work Units and shall be designed to meet the following specifications:

(i) Be a minimum of 500 square feet in area;

(ii) Be open and available to all residents free of charge from the hours of 8:00 a.m. to 10:00 p.m. each day;

(iii) Be any combination of indoor or outdoor space shaded by a roof structure assigned to manufacturing or gallery uses.

The total floor area of such spaces shall count towards the minimum requirement for nonresidential uses in Section 12.04.06.E.1(c)(1).

(d) **Floor Area Incentive for Underground Parking.** The Floor Area contained in all buildings on a Lot may exceed three (3) times the Lot Area up to a maximum of four-and one-half (4.5) times the Lot Area, if the project includes the number of Restricted Affordable Units sufficient to qualify for a 35% Density Bonus, pursuant to Section 12.25.A.25 and all Public Benefits listed in Section 12.04.06.E.1(c) above are provided, and

all parking is located entirely underground and/or at grade and screened from street view to the satisfaction of the Director.

(e) **Floor Area Incentive for Type I, II, or IV Construction.**

The Floor Area contained in all buildings on a Lot may exceed four-and-one-half (4.5) times the Lot Area up to a maximum of six times the Lot Area, if the project includes the number of Restricted Affordable Units sufficient to qualify for a 35% Density Bonus, pursuant to Section 12.25.A.25, all applicable Public Benefits listed in Sections 12.04.06.E.1(c) and 12.04.06.E.1(d) are provided, and if all new structures are built entirely with Type I, II or IV construction, as defined in the Los Angeles Building Code and verified by the Los Angeles Department of Building and Safety.

2. **Height of Building or Structures.** No building or structure shall exceed 110 feet in height.

3. **Floor to Ceiling Height.**

(a) **Ground Level.** The average height of the ground level, measured from top of floor to bottom of ceiling, shall be no less than 16 feet for 90 percent of the portion of any structure within 40 feet of any property line abutting a public street. In addition, no portion of the ground level shall have a floor to ceiling height that is less than 13 feet in height for 90 percent of the portion of any structure within 40 feet of any property line abutting a public street.

(b) **Upper Floors.** The average clear height of any level above the ground level shall be no less than 10 feet, measured from top of floor to bottom of ceiling. In addition, no portion of an upper level shall be less than 9 feet 6 inches in height.

(c) **Exceptions.**

(1) A mezzanine space shall not be included in the calculation of minimum height for any floor or level.

(2) Areas necessary for vehicular circulation, as determined by the Director, shall be exempt from the minimum floor to ceiling height requirements on the ground level.

4. **Live/Work Units.**

(a) **General Intent.** Live/Work Units are intended to be designed with adequate workspace, higher ceilings, larger doors, sufficient natural light, open floor plans, and equipped with non-residential finishes and features that support arts and production activities.

(b) **Area.**

(1) **Minimum Average Unit Size.** The average size of all Live/Work Units contained on a lot shall be no less than 750 square feet.

(2) **Workspace Area.** Between 48 and 50 percent of each Live/Work Unit shall be designated as workspace area. The workspace area shall be no smaller than 150 square feet and measure not less than 15 feet in at least one dimension and no less than 10 feet in any dimension. The required workspace area for each unit shall be clearly demarcated on approved building plans.

(3) **Open Floor Area.** Excluding area used for bathrooms and storage, at least 70 percent of the floor area of each individual Live/Work Unit shall be open with no fixed interior separation walls.

(c) **Use.** In a minimum of 20 percent of all Live/Work Units contained on a lot, the workspace area of those Units shall be assigned to uses first permitted in the CM, MR1, M1, MR2, or M2 Zones. The workspace area of remaining Live/Work Units shall be assigned a nonresidential use otherwise allowed in the zone and shall not be subject to the limitations found in Section 12.04.06.E.1(c).

(d) **Ground Level.** Live/Work Units may occupy the ground level of a building only if the living space is located in a mezzanine area.

5. **Open Space.** In lieu of the requirements of Section 12.21. G.2, the following regulations shall apply. New construction (resulting in additional floor area and additional Live/Work Units) of a building or group of buildings shall provide on-site open space, in any combination of common and private open space, at a minimum of 100 square feet per Live/Work Unit. Any area set aside for Resident Production Space, built in compliance with Section 12.04.06.E.1(c)(5), or a Pedestrian Plaza, built in compliance Section 12.04.06.E.1(c)(3), shall qualify towards this minimum requirement. The entire area of balconies and patios shall count towards this requirement.

(a) If a proposed development fails to meet the open space standards of this Section, an applicant may apply to the Director of Planning for a Director's Decision pursuant to Section 12.21.G.3 of this Code and subject to the limitations and procedures therein.

6. **Massing.** No individual building mass above 30 feet from adjacent sidewalk grade shall be more than 275 feet in length along a continuous street frontage. Portions of buildings above 30 feet in height shall have a break in massing of at least 30 feet to a depth no less than 30 feet from the face of the building.

7. **Build-To Line and Streetwall.** Building facades below 30 feet from adjacent sidewalk grade shall be located no farther than 10 feet from any lot line that abuts a public street, except where walkways, driveways, pedestrian plazas or other pedestrian amenities are provided.

8. **Buffer from Heavy Industry.** Any Live/Work Unit on a site abutting a lot containing a heavy industrial use (those first permitted in the M3 Zone with valid certificate of occupancy as of January 1, 2014) shall be set back a minimum of 15 feet from the lot line shared by the Live/Work use and the heavy industrial use.

9. **Façade Transparency.**

(a) **Ground Level.** A minimum of 50 percent of that portion of a street-facing exterior wall, which is between 2 feet to 12 feet above the sidewalk grade, must be comprised of transparent (untinted, unfrosted, non-reflective) windows or openings, exclusive of areas for walkways, driveways, paseos and plazas; except that for those areas of a building reserved for uses first permitted in the CM or any less restrictive zone, the required minimum shall be 30 percent.

(b) **Upper Floors.** A minimum of 30 percent of the exterior wall of all upper floors shall consist of transparent windows and openings.

(c) **Glass Transparency.** Glass is considered transparent where it has a transparency higher than 80 percent and external reflectance of less than 15 percent.

(d) **Original Art Murals/Green Screens.** Areas reserved for Original Art Murals and Green Screens shall be exempted and not included in the calculation of transparency.

10. **Roof Treatment.** A minimum of 75 percent of the roof area, exclusive of the area covered by habitable space or mechanical equipment, shall

be covered by one or more of the following roof types: solar, roof garden, green roof, cool roof (high albedo).

11. **Trash Enclosures.** Recycling and trash facilities shall be screened from view.

12. **Trees.** The number of trees on site shall be planted per Section 12.21.G and any street trees shall be placed to meet spacing requirements per Urban Forestry Guidelines. Trees that cannot be provided to meet the total required number and the average spacing requirements shall be planted off-site within 1 mile of the development site by the Department of Public Works, an approved Community Partner, City Plants or another approved entity, as determined by the Director, and the developer shall provide funds equivalent to those necessary for the trees, concrete cut, planting and five years of watering and maintenance for each tree as determined by City Plants.

13. **Parking and Vehicular Access.**

(a) **Parking Location.** No surface parking shall be allowed between the building and any street. All parking shall be situated in a location screened from street view at the side or rear of buildings on the site, enclosed within a structure, or entirely at basement levels. Basement-level parking may occupy the entire footprint of a lot.

(b) **Number of Automobile Parking Spaces.** Automobile parking spaces shall be provided at the following ratios:

(1) **Live/Work Unit.** At least 1 automobile parking space per Live/Work Unit.

(2) **Guest Rooms.** At least 1 automobile parking space for each 2 individual guest rooms or suites of rooms for the first 20, 1 additional space for each 4 guest rooms or suites of rooms in excess of 20, but not exceeding 40, and 1 additional space for each 6 guest rooms or suites of rooms in excess of 40. In addition, triple tandem spaces shall be permitted.

(3) **All Other Uses.** At least 2 automobile parking spaces for each 1000 square feet of floor area.

(4) **Existing Buildings Reuse.** No parking is required for the floor area contained within existing buildings maintained on-site and incorporated into a new development, regardless of the use of such buildings. Existing buildings shall be defined as those existing on a lot as of July 1, 1974, as evidenced by a valid Certificate of Occupancy.

(c) **Unbundling.** Parking shall be sold or leased separately from residential units and commercial spaces in perpetuity. Required parking may be shared with other off-site uses. Shared parking shall not be used to satisfy the parking requirements for any off-site use.

(d) **Electric Vehicle Spaces.** A minimum of 10% of automobile parking spaces provided on a lot shall include Electric Vehicle (EV) Charging Stations.

(e) **Car-Sharing Spaces.** For each automobile parking space reserved for a Car-Share vehicle, the minimum amount of required automobile parking shall be reduced by 5 spaces.

(f) **Off-site Parking.** Fifty percent of required automobile parking spaces may be provided off-site within 1,500 feet of the development site.

(g) **Vehicular Access.** Driveways shall not exceed 24 feet in width. Multiple driveways of a single development site shall not be located closer than 200 feet along the same street frontage, except that one additional access point no more than 12 feet in width shall be allowed for access to loading areas.

14. **Signage.**

(a) **Allowable Area.**

(1) A maximum of 1 square foot of total signage area is permitted along each facade per each linear foot of building frontage as measured along the lot line.

(2) No individual sign is permitted to be larger than 40 square feet in area.

(b) **Number of Signs.**

(1) Each individual business located on the ground floor is allowed a maximum of 2 signs.

(c) **Prohibited Sign Types.**

(1) In addition to the signs that are prohibited in Section 14.4 of the LAMC, the following signs are prohibited:

(i) An opaque or clear sign with illuminated or non-illuminated text, logos, or symbols placed on, behind, or

extruded through the plastic face of an enclosed cabinet attached to the face of the building (often referred to as a can, cabinet, or canister sign);

(ii) Digital sign/digital displays/animated/flashing/appear to have movement;

(iii) Illuminated architectural canopy signs;

(iv) Monument signs;

(v) Pole signs;

(vi) A freestanding or mounted sign that is supported by a flexible or semi-flexible full or partial frame within which is a material constructed of vinyl, paper, or other wind-resistant and moveable materials, often referred to as a feather, sail, or wind banner sign;

(vii) Temporary signs for which the LAMC requires a permit.

F. Area.

1. **Front Yard.** Not required.

2. **Side and Rear Yards.** Not required.

3. **Lot Area.**

(a) There shall be no minimum lot area per Live/Work Unit or guest room.

(b) The maximum lot area of a single development shall be 5 acres.

G. Zone Group Classification.

1. Where the regulations of this zone are silent and a development standard or procedure in the LAMC related to a Zone Group Classification applies, the HI Zone shall be classified as a C Zone.

H. Administrative Procedures.

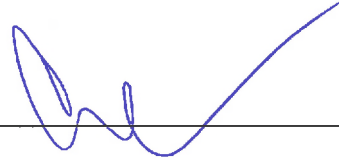
1. **Adjustments.** Pursuant to the same procedures found in LAMC Section 12.28.C, the Zoning Administrator shall also have the authority to grant

Adjustments of up to 20 percent from the requirements contained in this ordinance pertaining to Build-to Line, Façade Transparency, and Roof Treatment. In addition, the Zoning Administrator shall have the authority to grant an Adjustment to modify the design requirements for a pedestrian paseo, found in Section 12.04.06.E.1(c)(2)(i) through Section 12.04.06.E.1(c)(2)(iv).


Sec. 5. 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 its members, at its meeting of FEB 10 2016.

HOLLY L. WOLCOTT, City Clerk

By  Deputy

Approved 2/17/16


Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By 
ADRIENNE S. KHORASANEE
Deputy City Attorney

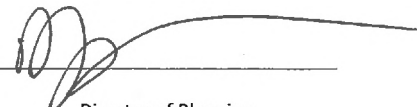
Date 2/9/16

File No(s). CF 15-1013

Pursuant to Charter Section 559, I **disapprove** this ordinance on behalf of the City Planning Commission and recommend that it be adopted

February 9, 2016

See attached report.


Director of Planning

DECLARATION OF POSTING ORDINANCE

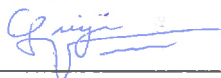
I, JUAN VERANO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No.184099 – Amending Sections 12.03, 12.04.A, and 12.04.C of Article 2 of Chapter 1 of the Los Angeles Municipal Code, and adding Section 12.04.06 to Article 2 of Chapter 1 of the Los Angeles Municipal Code to establish an “HI” Hybrid Industrial Live/Work Zone in order to enable and regulate live/work uses in areas of the City with a General Plan land use designation of Hybrid Industrial - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on February 10, 2016, 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 February 19, 2016 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 February 19, 2016 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 19th day of February 2016 at Los Angeles, California.



Juan Verano, Deputy City Clerk