

HYBRID INDUSTRIAL LIVE/WORK (HI) ZONE

Quick Guide – July 31, 2015



Why do we need a new Hybrid Industrial zone?

The City of Los Angeles has long recognized the need for a broader range of industrial zones that are responsive to the changing nature of work and people's desire to live and work in close proximity and often within the same space. In 2008, after several years of study, the Department of City Planning released a memorandum as part of the City's Industrial Land Use Policy project which underscored this need. It called for new zones that address the full range of industrial areas found in the City, including industrial mixed use districts—areas that retain a jobs focus but which may support limited residential uses. Finally, recent changes to Section 419 of the City's Building Code now make it more feasible to construct live/work units in new construction. The proposed zone is a new zoning tool that would permit new construction of live/work, mixed use projects in appropriate industrial areas as a means to implement City policies related to economic development, job retention, and housing production.

What is the Hybrid Industrial Live/Work Zone?

It is a new zoning tool that is being developed by the Department of City Planning that will implement City policies. The City is not applying the new zone to any specific property at this time, but instead is creating a new zone to regulate a new mix of uses that includes light industrial and live/work uses.

Where can the Hybrid Industrial Live/Work Zone be used?

The use of this new zone is intended for use in areas that meet the following criteria:

1. Are industrially zoned at the time an application is filed; and
2. Be within a Community Plan area for which the General Plan Land Use Map includes the Hybrid Industrial land use designation and the HI Zone as a corresponding zone.

To date, only the Central City North and Northeast Los Angeles Community Plan areas meet these criteria.

How can this new Hybrid Industrial Live/Work Zone be used?

The City is not proposing that any individual parcel or area be rezoned or re-planned to make use of the new zone. As part of a future action, an individual project applicant would need to request the use of the new zone in geographic areas that meet the criteria above. Any future zone change to the Hybrid Industrial Zone would require the City to initiate a corresponding General Plan Amendment. The General Plan Amendment and zone change require approval by the City Planning Commission and the City Council.

What does the zone regulate?

The proposed Hybrid Industrial Live/Work Zone would regulate permitted uses and set development standards oriented towards maintaining the employment, artistic, and/or productive functions of an area while allowing live/work uses. The zone regulates:

- **Use** – creating a compatible range of uses for industrial areas that have had or envision limited introduction of live/work uses;
- **Form** – establishing requirements for building form that ensure that the employment capacity of the neighborhood is maintained (Higher ceilings, larger windows, open floor plans, ample workspace); and
- **Character/Livability/Sustainability** - guiding development that is sensitive to the context of transitional industrial areas and that furthers goals for livability and sustainability (Affordable housing, open space, public art, urban design standards, bonuses for adaptive reuse of historic buildings, and incentives for steel and concrete buildings).

Once this is approved would projects be able to build without community input?

No. The approval of the code amendment would only establish a new zoning tool in the City's Zoning Code. Any future zone change requests would require approval by the City Planning Commission and the City Council after receiving community input through a series of public hearings, including hearings at the City Planning Commission, the Planning and Land Use Management Committee of the City Council, and City Council.

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I thought the draft live/work ordinance was only applicable to the Downtown Arts District only?

This project originally started as an interim regulation for the Downtown Arts District. However, since such a zoning tool may have greater Citywide applicability, the Zoning Code is proposed to be amended to include this new zone and expand the zoning toolkit—enabling the future use of this zone in other mixed use, jobs oriented areas that also meet the required criteria.

How can I find out more information or make comments?

Comments and questions are encouraged and should be directed to **Bryan Eck** at bryan.eck@lacity.org.

MAP - Current Community Plans with Hybrid Industrial Land Use Designation

