

ARTICLE 1.
**INTRODUCTORY
PROVISIONS**

PREFACE

This Chapter 1A of the Los Angeles Municipal Code serves as the new Zoning Code, a comprehensive update of the City's zoning system. The new Zoning Code will be applied incrementally on a geographic basis through the update of the City's Community Plans. In drafting the revised plans, the new zoning tools provided in this Chapter 1A will be applied to properties within each Community Plan area.

Eventually, Chapter 1A will supercede and serve as the only Zoning Code for Los Angeles. However in the interim, until all the Community Plans have been updated and properties remapped using the new zoning system, properties in Community Plan areas not yet updated will be regulated by the provisions of the Zoning Code found in existing *LAMC Chapter 1 (General Provisions and Zoning)*. Only when the entire City has been rezoned using the new zoning in this Chapter 1A will *LAMC Chapter 1 (General Provisions and Zoning)* be removed from the Los Angeles Municipal Code.

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DIV. 1.1. GENERAL MUNICIPAL CODE PROVISIONS

See Article 1. (General Provisions) of Chapter 1 (General Provisions and Zoning) of the LAMC.

DIV. 1.2. MUNICIPAL CODE ADMINISTRATIVE CITATIONS

See Article 1.2. (Administrative Citations) of Chapter 1 (General Provisions and Zoning) of the LAMC.

DIV. 1.3. ORIENTATION

Article 1 (Introductory Provisions) provides general standards that apply to each zone and incorporate all subsequent components of this Zoning Code (Chapter 1A).

SEC. 1.3.1. ZONE STRING

The combination of zoning districts applied to a lot including, Form District, Frontage District, Development Standards District, Use District, and Density District.

A. Zone String Brackets

1. A zone is comprised of the following districts, as established in Sec. 1.4.2. (Zoning Map):



2. In order to regulate the built environment and activities allowed on property, as provided for in this Zoning Code (Chapter 1A), land is designated with the districts listed in Sec. 1.3.1.B. (Zoning Districts) for zoning purposes. The zone of a lot is separated into two or more bracket sets [] in order to reinforce the separation of the built environment from the types of activities as two distinct and interchangeable permissions on a lot. The first bracket set contains the zoning districts that determine the built environment, and the second bracket set contains the zoning districts that determine the types of activities on a lot. Although the districts that make up the zone string may refer to, or have standards that are tied to, other districts in the zone string, each district in the string is independent, and the various districts are combined in response to the variety of planning needs found throughout the City.

B. Zoning Districts

All zoning districts that compose a zone string including Form District, Frontage District, Development Standards Districts, Use Districts, and Density Districts.



1. *Article 2 (Form)* regulates the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and to promote projects that support community goals.
2. *Article 3 (Frontage)* regulates the portions of a lot and exterior building facades that impact the public realm. Frontage Districts help ensure that projects respond to the public realm in a contextually appropriate manner. Districts range from minimal standards for Warehouse Frontages to a robust set of standards for Shopfront Frontages which require projects to support a high-quality public realm that is active, comfortable, safe, and visually interesting, with strong connections between the public realm and uses inside buildings.
3. *Article 4 (Development Standards)* regulates site design, including location and characteristics of access, parking, landscape, and other site features. Development Standards Districts consist of a combination of regulations that are appropriate to a variety of contexts such as city centers, suburban neighborhoods, and rural hillsides.
4. *Article 5 (Use)* establishes Use Districts, Use Standards, and Use Definitions in order to regulate the activities on a lot and to mitigate any potential impacts within a lot and on surrounding property as a result of those activities.
5. *Article 6 (Density)* establishes Density Districts, a mechanism to regulate the number of household dwelling units or efficiency dwelling units permitted on a lot, otherwise known as density. Density Districts allow for a wide variety of zoning approaches to housing.

C. Specific Plans & Supplemental Districts

Article 8 (Specific Plans, Supplemental & Special Districts) establishes additional regulations may be applied through the use of Specific Plans (*Div. 8.1.*) and Supplemental Districts (*Div. 8.2.*). These are represented in a third bracket set of the zone string, and separated by a hyphen (-) when more than one is applied. For further details, see *Sec. 1.5.2.A.3. (Specific Plans & Supplemental Districts)*.

D. Special Districts

Article 8 (Specific Plans, Supplemental & Special Districts) establishes unique zone designations that serve, where applied, in lieu of zoning districts, Specific Plans, and Supplemental Districts, through the use of Special Districts (*Div. 8.3.*) in order to respond to unique conditions that may

not lend themselves to the regulations established in this Zoning Code (Chapter 1A). For further details, see *Sec. 1.5.2.A.4. (Special Districts)*.

SEC. 1.3.2. NON-ZONE STRING ARTICLES

In addition to the zoning district articles, other articles in the Zoning Code (Chapter 1A) include:

- A. *Article 7 (Alternate Typologies)*, which governs instances where the desired physical form for a specific type of development is prohibited by the zoning applied to a lot. The zoning districts established in this Zoning Code (Chapter 1A) recognize that, in general, the physical form of development need not be determined by its use. There are certain cases, however, in which the physical form that development takes is directly tied to a specific use or activity. In those cases, *Article 7 (Alternate Typologies)* outlines a series of regulatory solutions that overrides specific regulations otherwise addressed by zoning districts applied to a lot. Each Alternate Typology establishes eligibility parameters for each option, and what metrics it supersedes from the applicable zoning districts.
- B. *Article 9 (Public Benefit Systems)* details procedures for implementing State density bonus provisions to increase the production of affordable housing, as well as other programs to facilitate the provision of public benefits to communities in the vicinity of new development in the City, consistent with the General Plan and other housing-related policies.
- C. *Article 10 (Streets & Parks)* provides standards for the development of streets and parks.
- D. *Article 11 (Division of Land)* details specifications for the division of land, in accordance with the Subdivision Map Act.
- E. *Article 12 (Nonconformities)* provides relief from the requirements of this Zoning Code (Chapter 1A) for existing lots, buildings and structures, and uses that conformed to the zoning regulations, if any, at the time they were lawfully established, but do not conform to current district standards or use permissions.
- F. *Article 13 (Administration)* provides the procedures for various approvals under this Zoning Code (Chapter 1A) and *LAMC Chapter 1 (General Provisions and Zoning)*. This is the only Article in this Zoning Code (Chapter 1A) that applies to both Chapters.
- G. *Article 14 (General Rules)*, includes general rules that apply to development, as well as defining glossary terms with specific meaning in this Zoning Code (Chapter 1A).
- H. *Article 15 (Fees)* details the fees required for various approvals.

SEC. 1.3.3. **HOW TO USE THIS ZONING CODE**

A. **Introduction**

Become acquainted with the rights for existing development and applications submitted, but not approved, prior to the adoption of this Zoning Code (Chapter 1A), as well as the Zoning Code Maps that establish applicable planning policy objectives.

B. **Applicability**

1. Identify applicability standards relating to territory, nonconforming status, and occupancy based on the applied zone string. For projects with an entitlement application that was deemed complete prior to the effective date of this Zoning Code (Chapter 1A), vested rights, and continuance, see *Sec. 1.3.4. (Successional Rights)*.
2. This Zoning Code (Chapter 1A) also includes Emergency Provisions (Div. 1.6.) which are established in order to protect the public welfare. These Emergency Provision provide a streamlined method for consideration of applications for temporary use approvals and other land use approvals , and may supercede the requirements of the rest of the Zoning Code (Chapter 1A) during an emergency, such as fire, storm, severe earthquake, civil disturbance, or other disaster declared by the Governor.

C. **Interpretation**

Develop an understanding of the legal interpretation of this document and its relationship to other legal documents applicable to the State of California. Review any applicable interpretations of this Zoning Code (Chapter 1A) made by the Zoning Administrator in accordance with *Sec. 13A.1.7.D.2. (Zoning Administrator Interpretation)*.

D. **City Policies**

Gain familiarity with the City's General Plan, Community Plans, and any other policy documents pertaining to planning, land use, and urban design, to create the basis of understanding for more specific applications in the following Articles of this Zoning Code (Chapter 1A).

DIV. 1.4. **INTRODUCTORY PROVISIONS**

SEC. 1.4.1. **OPENING PROVISIONS**

A. **Title**

This document is the Zoning Code of the City of Los Angeles, and is referred to or cited throughout the document as "this Zoning Code (Chapter 1A)." This Chapter 1A is a part of the Los Angeles Municipal Code, which is referred to or cited as "LAMC" throughout this document.

B. **Intent**

This Zoning Code (Chapter 1A) regulates the development and use of property to achieve the following objectives:

1. Preserve, protect, and promote the public health, safety, and general welfare of residents and businesses in the City of Los Angeles.
2. Implement the goals and policies of officially adopted plans and policy documents, including the City's General Plan, Community Plans, and any other policy documents pertaining to planning, land use, and urban design.
3. Provide zoning options that realize a wide variety of community visions established in plans throughout the City.
4. Provide clear standards and consistent procedures for appropriate and effective public involvement in land use and development decisions.
5. Ensure transparency and fairness through consistent interpretation of development regulations.
6. Promote equitably, environmentally, and economically sustainable construction and land development practices.
7. Ensure compatible transitions of use, building scale, and height between existing and new development.
8. Provide building form and site design standards that address the public aspects of private development and how building form, placement, and uses contribute to the safety and quality of the public realm.
9. Promote sustainable building, site, and landscape design practices that advance the livability, function, and beauty of Los Angeles.
10. Provide opportunities for a diverse range of housing options.
11. Provide standards for a variety of development patterns that emphasize connectivity between mobility networks.

SEC. 1.4.2. APPLICABILITY OF THIS ZONING CODE

A. Territorial Applicability

1. This Zoning Code (Chapter 1A) refers only to the omission or commission of acts within the territorial limits of the City and that territory outside of this City over which the City has jurisdiction or control by virtue of the Constitution, Charter or any law, or by reason of ownership or control of property.
2. With the exception of *Article 13 (Administration)*, this Zoning Code (Chapter 1A) applies only to projects located on lots with zone designations established in this Zoning Code (Chapter 1A), and does not apply to those lots zoned with districts established *LAMC Chapter 1. (General Provisions and Zoning)*.
3. *Article 13 (Administration)* applies to all land use and development in the City, including lots zoned with districts established in this Zoning Code (Chapter 1A) and lots where *LAMC Chapter 1. (General Provisions and Zoning)* is still in effect.
4. *LAMC Chapter 1 (General Provisions and Zoning)* does not apply to those areas in which this Zoning Code (Chapter 1A) is applicable, unless expressly stated in this Zoning Code (Chapter 1A).

B. Required Conformance

1. All buildings, structures, or land, in whole or in part, shall be used or occupied in conformance with this Zoning Code (Chapter 1A).
2. Any Project Activity, as outlined in *Sec. 14.1.17. (Project Activities)*, in whole or in part, shall be done so in conformance with this Zoning Code (Chapter 1A).
3. The provisions of this Zoning Code (Chapter 1A) apply to all buildings, structures, or land owned, operated or controlled by any person, corporation, or to the extent permitted by law, governmental agency.
4. In the event that any provision of this Zoning Code (Chapter 1A) conflicts with *LAMC Chapter 5, Article 7 (Fire Code)*, then *LAMC Chapter 5, Article 7 (Fire Code)* shall prevail.

C. Certificate Of Occupancy

No vacant land shall be occupied or used, except for agricultural uses as established in *Sec. 5C.1.9. (Agricultural Uses)* and as permitted by the applied Use District, and no building erected or structurally altered shall be occupied or used, until a certificate of occupancy shall have been issued by the Department of Building and Safety.

1. Certificate of Occupancy for a Building

- a. A certificate of occupancy for a new building or structure, addition, renovation, or modification of an existing building shall be applied for coincident with the application for a building permit. The certificate of occupancy shall be issued after the request for it has

been made in writing to the Department of Building and Safety after the erection, addition or modification of the building or part of the building has been completed in conformity with the provisions of these regulations. Pending the issuance of a regular certificate, a temporary certificate of occupancy may be issued by the Superintendent of Building for a period not to exceed six months, during the completion of modifications or during partial occupancy of a building pending its completion. Such temporary certificate shall not be construed as in any way altering the respective rights, duties, or obligations of the owners or of the City relating to the use or occupancy of the premises or any other matter covered by this Zoning Code (Chapter 1A), and such temporary certificate shall not be issued except under such restrictions and provisions as will adequately insure the safety of the occupants.

- b. No excavation for any building shall be started before application has been made for a certificate of occupancy.

2. **Certificate of Occupancy for Off-Site Parking, Alleys, Loading Zones, & Residential Planned Developments**

- a. Whenever the automobile parking stalls which are required for a building by the provisions of this Zoning Code (Chapter 1A), are provided on a lot other than the one on which the building is located, the certificate of occupancy for said building shall be valid only while such parking stalls are being so maintained and shall bear a notation to that effect. Said certificate shall be kept posted in a conspicuous place in the building. The Superintendent of Building shall keep a record of each lot on which required automobile parking stalls are provided for a building located on another lot, and whenever the Superintendent of Building finds that such automobile parking stalls are no longer so maintained, the Superintendent of Building shall notify the persons having custody of the building of that fact. If at any time such automobile parking stalls are not being maintained, the certificate of occupancy shall automatically be canceled and said building shall not thereafter be occupied or used until the required automobile parking stalls are again provided and a new certificate is issued.
- b. Whenever a lot abutting a public alley in a Commercial or Commercial-Mixed Use District is developed and used solely for dwelling purposes with no more than 20 dwelling units on the lot and no loading space is provided, the certificate of occupancy for any building thereon shall be valid only while all the buildings on said lot are maintained for said use and the certificate shall bear a notation to that effect. If at any time any of the buildings on said lot are structurally altered or enlarged, or the use thereof is changed to a hospital, hotel, institution, commercial or industrial purposes, or a dwelling so as to exceed 20 dwelling units on the lot, the certificate shall automatically be canceled and none of the buildings on said lot shall thereafter be occupied or used until the required loading space is provided and a new certificate is issued.

- c. Wherever authority is granted to permit the sale of a lot in a residential planned development contingent upon the possession of an interest in common areas and facilities which are appurtenant to said lot, the Certificate of Occupancy for buildings on said lot shall be valid only while said interest is held by the owner. Said interest may be through shares of stock or voting membership in an owners association.

3. **Certificate of Occupancy for Land**

A certificate of occupancy for the use of vacant land or a change in the character of the use of land, including the construction of tennis or paddle tennis courts, shall be applied for before any such land shall be occupied or used for any purpose except that of tilling the soil for the purposes of plant cultivation, as established in *Sec. 5C.1.9.B. (Plant Cultivation)*. A certificate of occupancy shall be issued after the application has been made, provided such use is in conformity with the provisions of this Zoning Code (Chapter 1A).

4. **Certificate of Occupancy - Contents**

The certificate of occupancy shall state that the building or proposed use of a building or land conforms to the provisions of this Zoning Code (Chapter 1A). A record of all certificates shall be kept on file in the office of the Superintendent of Building, and copies shall be furnished, on request, to any person having a proprietary or tenancy interest in the building or land affected.

5. **Plats**

All applications for a certificate of occupancy shall be made on a form to be furnished by the Superintendent of Building, and shall contain accurate information and dimensions as to the size and location of the lot, the size and location of the buildings or structures on the lot, the dimensions of all yards and open spaces, and such other information as may be necessary to provide for the enforcement of these regulations. Where complete and accurate information is not readily available from existing records, the Superintendent of Building may require the applicant to furnish a survey of the lot prepared by a licensed surveyor. The applications and plats shall be kept in the office of the Superintendent of Building, and the duplicate copy shall be kept at the building at all times during construction.

6. **Recorded Agreements**

Whenever a recorded agreement(s) is required as part of the approval of a project as a prerequisite to the issuance of the required building permit or certificate of occupancy, the owner(s) of said lot(s) shall record an agreement in the Office of the County Recorder of Los Angeles County, California, as a covenant running with the land for the benefit of the City of Los Angeles, providing that such owner or owners shall continue to maintain conformance with such agreement(s) so long as the building or use they are intended to serve is maintained.

D. Interpretation

1. Control Over Less Restrictive Laws and Regulations

Unless otherwise stated, if any condition or requirement imposed by this Zoning Code (Chapter 1A) is more restrictive than a condition or requirement imposed by any other City law, rule or regulation of any kind, the more restrictive condition or requirement governs.

2. State & Federal Law

This Zoning Code (Chapter 1A) shall comply with State and Federal law.

3. Text and Graphics

Illustrations, graphics, and photographs are included in this Zoning Code (Chapter 1A) only to assist users in understanding the intent and requirement of the text. In the event that a conflict occurs between the text of this Zoning Code (Chapter 1A) and any illustrations, graphics, or photographs, the text shall prevail.

4. Effect of Heading

See *LAMC Chapter 1, Section 11.00.(f) (Heading, Effect of)*.

5. References to Other Laws, Requirements, Chapters, and Codes

- a. In addition to the provisions of *LAMC Chapter 1, Section 11.05. (Effect of Renumbering or Redesignation of Provisions or Sections in Statutes or Codes of the State of California Which Are Referred to in the Los Angeles Municipal Code)*, whenever a provision of this Zoning Code (Chapter 1A) refers to any other part of the Chapter or to any other law, the reference will be deemed to apply to any subsequent amendment of that law.
- b. References within this Zoning Code (Chapter 1A) to requirements of other City or government agencies or Chapters of the LAMC, as well as other local, State, and Federal codes are provided for informational purposes and are not intended to be comprehensive or to provide exemption from any additional applicable regulations from other City or government agencies or Sections of the LAMC not explicitly referenced in this Zoning Code (Chapter 1A).

6. Defined Terms

Defined terms within this Zoning Code (Chapter 1A) are underlined with a dotted line and will be located in *Div. 14.2. (Glossary)*.

E. Effect of Adoption on Past Actions and Obligations

See *LAMC Chapter 1, Section 11.00.(d) (Effect of Code on Past Actions and Obligations Previously Accrued)*.

F. Inconsistent Permit or License

See LAMC Chapter 1, Section 11.02. (Inconsistent Permits and Licenses).

G. Public Utilities and Public Services

The provisions of this Zoning Code (Chapter 1A) shall not be so construed as to limit or interfere with the construction, installation, operation and maintenance for public utility purposes, of water and gas pipes, mains and conduits, electric light and electric power transmission and distribution lines, telephone and telegraph lines, oil pipelines, sewers and sewer mains, and incidental appurtenances.

SEC. 14.3. SEVERABILITY

See LAMC Chapter 1, Section 11.00.(k) (Validity of Code).

SEC. 14.4. SUCCESSIONAL RIGHTS

Any project with an entitlement application in the table below that was deemed complete prior to the effective date of this Zoning Code (Chapter 1A) may continue to use the zoning that was in effect at the time of application, provided that approvals are granted and used within the time limits established in Sec. 13A.2.7. (Scope of Decision). The project will be subject to any subsequent amendments to LAMC Chapter 1. (General Provisions and Zoning) unless the application has been vested (Sec. 14.5.).

SUCCESSIONAL RIGHTS REFERENCE TABLE	
Entitlement	Reference
General Plan Adoption/Amendment	Sec. 13B.1.1.
Specific Plan Adoption/Amendment	Sec. 13B.1.2.
Zone Change	Sec. 13B.1.4.
Class 3 Conditional Use Permit	Sec. 13B.2.3.
Project Review	Sec. 13B.2.4.
Tentative Tract Map	Sec. 13B.7.3.
Final Tract Map	Sec. 13B.7.4.
Preliminary Parcel Map	Sec. 13B.7.5.
Final Parcel Map	Sec. 13B.7.5.
Project Compliance	Sec. 13B.4.2.
Project Compliance (Design Review Board)	Sec. 13B.4.3.
Project Adjustment	Sec. 13B.4.4.
Project Exception	Sec. 13B.4.5.
Certificate of Appropriateness (Construction, Addition, Modification, or Reconstruction)	Sec. 13B.8.5.
Certificate of Appropriateness (Demolition, Removal, or Relocation)	Sec. 13B.8.6.
Certificate of Compatibility for Non-Contributing Elements	Sec. 13B.8.7.
Coastal Development Permit (Pre-Certification)	Sec. 13B.9.1.
Coastal Development Permit (Post-Certification)	Sec. 13B.9.2.

SUCCESSIONAL RIGHTS REFERENCE TABLE	
Entitlement	Reference
Transfer of Floor Area Rights	LAMC Chapter 1, Article 4.5
Design Overlay Plan Approval	LAMC Chapter 1, Section 13.08.
Density Bonus Program	LAMC Chapter 1, Section 12.22.A.25.
Transit Oriented Communities Incentive Program	LAMC Chapter 1, Section 12.22.A.31.

- A. When applicable, modifications of the entitlements outlined above may be granted, provided that approvals are granted and are effectuated and utilized within the time limits established in Sec. 13A.2.7. (*Scope of Decision*).
- B. Any project that cannot be effectuated and utilized within the time limits established in Sec. 13A.2.7. (*Scope of Decision*) shall proceed in accordance with the regulations of this Zoning Code (Chapter 1A).

SEC. 1.4.5. VESTED RIGHTS

Any project with an approved entitlement listed in the table below may be considered vested - see the specific Section cross-referenced in the Table for additional vesting details.

VESTED RIGHTS REFERENCE TABLE	
Entitlement	Section
Vesting Zone Change	Sec. 13B.1.4.I.
Vesting Conditional Use Permit, Class 2	Sec. 13B.2.2.I.
Vesting Conditional Use Permit, Class 3	Sec. 13B.2.3.I.
Vesting Tentative Map	Sec. 13B.7.3.I.
Vesting Parcel Map	Sec. 13B.7.5.I.
Vesting Development Plan	Sec. 13B.10.1.B.2.

SEC. 1.4.6. CONTINUANCE OF EXISTING DEVELOPMENT

Existing lots, site improvements, buildings and structures, and uses that conformed to the zoning regulations, if any, at the time they were established, but do not conform to current district standards or use permissions, are allowed to continue the existing use, and conduct maintenance and repair as well as minor renovation. Where further changes are proposed, see Article 12 (*Nonconformities*).

DIV. 1.5. **ZONING CODE MAPS**

SEC. 1.5.1. **GENERAL**

A. **Intent**

The land use and development regulations outlined in this Zoning Code (Chapter 1A) provide responsive zoning solutions to many planning policy objectives. Typically, these provisions apply in a geographically-specific manner through mapped zoning districts, Specific Plans, Supplemental Districts, Special Districts, and other types of land designations. This collection of public right-of-way and parcel-specific maps is referred to as the Zoning Code Maps. Zoning Code Maps enable the City to effectively coordinate the application of regulations by establishing zoning districts, Specific Plans, Supplemental Districts, or other land designations through which geographic planning objectives can be addressed and further enhance the regulatory tools provided by this Zoning Code (Chapter 1A).

B. **Maintenance and Access**

1. **Adoption and Maintenance of Zoning Code Maps**

Zoning Code Maps shall be created pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)* and amended as established for each Zoning Code Map.

a. **Zoning Code Maps**

The maps established in Division 1.5. (Zoning Code Maps), maintained by the Los Angeles Department of City Planning, published as layers of digital files that are part of its Geographic Information Systems database, shall:

- i. Delineate the boundaries of the various zoning districts, Specific Plans, Supplemental Districts, Special Districts, and other types of land designations through which regulations in this Zoning Code (Chapter 1A) are made applicable.
- ii. Include all matters, notations, and representations.
- iii. Be adopted and approved, incorporated herein and made a part hereof, and collectively constitute the official Zoning Code Maps.

b. **Record of Changes**

All changes to Zoning Code Maps shall be made by updating the digital file for each change with the date of the change. All amendments to official Zoning Code Maps shall be maintained by the Department, and made available to the public. Zoning Code Maps shall be marked pursuant to a system of identification established by the Department of City Planning.

c. **Scale of Map**

Zoning Code Maps shall be maintained in the City's adopted datum, maintained by the Department of Public Works, Bureau of Engineering. Where a boundary is not a street, alley or lot line, or where property indicated on the Zoning Code Map is not subdivided into lots and blocks, the boundary on the Zoning Code Map is determined by the scale and projection contained on the map and any metadata included as part of the Geographic Information Systems database file.

d. **Land Base Dataset**

The Department of Public Works, Bureau of Engineering is responsible for reviewing identifying, and updating the City's public and private land records, and establishes and maintains the City's land base dataset used by the Department of City Planning. The Department of City Planning shall make the necessary adjustment to the Zoning Code Maps as updates to the land base dataset are issued.

e. **Annexations**

If the City's jurisdiction is amended, changes in the Zoning Code Map shall be identified by updating the Geographic Information Systems database file with the date of the change.

2. **Accessing Zoning Code Maps**

Zoning Code Maps can be accessed electronically through the Department of City Planning's Zoning Information and Map Access System (ZIMAS), or on the Zoning Code Maps in the Department's Map Gallery on the Department website. Hard copies of Zoning Code Maps can be made available by visiting one of the Department of City Planning's Development Services Centers and making a reproduction request with payment of any applicable fees.

SEC. 1.5.2. **ZONING MAP**

A. **Applicability**

1. **Zoning Districts**

In order to regulate the use and development of property, as provided for in this Zoning Code (Chapter 1A), land is designated with the following districts for zoning purposes. The zone of a lot is separated into two or more bracket sets [] in order to reinforce the separation of the built environment from the types of activities as two distinct and interchangeable permissions on a lot. The first bracket set contains the zoning districts that determine the built environment, and the second bracket set contains the zoning districts that determine the types of activities on a lot. Although the zoning districts may refer or have standards that are tied to other districts, each is independent and are combined in response to the variety of planning needs found throughout the City.

[Form – Frontage – Standards] [Use – Density]

- a. Form Districts are outlined in *Article 2*.
- b. Frontage Districts are outlined in *Article 3*.
- c. Development Standards Districts are outlined in *Article 4*.
- d. Use Districts are outlined in *Article 5*.
- e. Density Districts are outlined in *Article 6*.

2. Alternate Typologies

The zoning districts established in this Zoning Code (Chapter 1A) recognize that, in general, the physical form of development need not be determined by its use. There are certain cases, however, in which the physical form that development takes is directly tied to a specific use or activity. In those cases, *Article 7 (Alternate Typologies)* outlines a series of regulatory solutions that overrides specific regulations otherwise addressed by zoning districts applied to a lot. Each Alternate Typology establishes eligibility parameters for each option, and what metrics it supersedes from the applicable zoning districts.

3. Specific Plans & Supplemental Districts

In addition to the provisions of *Sec. 1.4.2.A.1. (Zoning Districts)* above, additional regulations may be applied as outlined in *Div. 8.1. (Specific Plans)* and *Div. 8.2. (Supplemental Districts)*. These are represented in a third bracket set of the zoning using the acronym "SP" for Specific Plans or the acronyms established for the respective Supplemental District. The third bracket set may include multiple Specific Plans or Supplemental Districts separated by a hyphen (-).

4. Special Districts

- a. In order to achieve Specific Planning objectives in designated areas having unique characteristics, Special Districts may replace the zoning in *Sec. 1.4.2.A.1. (Zoning Districts)* and Supplemental Districts in *Sec. 1.4.2.A.3. (Specific Plans & Supplemental Districts)* established above. Special Districts respond to unique conditions and stipulate land use and development requirements or incentives tailored to distinctive qualities that may not lend themselves to the regulations established in this Zoning Code (Chapter 1A), except as outlined within each Special District.
- b. The Special Districts outlined *Div. 8.3. (Special Districts)* shall serve as the designated zone, in lieu of zoning districts, Specific Plans, and Supplemental Districts, where applied.

5. Zoning of Annexed or Unzoned Land

- a. All land or territory annexed to the City after the effective date of this Zoning Code (Chapter 1A) is automatically classified [HV3-DF1-1][RG1-1L] unless the City Council specifically determines otherwise.

- b. The City Council may establish specific zoning by ordinance for land or territory to be annexed. The zoning ordinance may be adopted concurrently with the annexation. Unless the specific zoning is established by ordinance, the Zoning Map shall be amended to indicate the land or territory annexed as [HV3-DF1-1][RG1-1L] without additional proceedings.
- c. Any land or territory in the City not indicated on the Zoning Map as being in any zone will be construed as being classified in the most restrictive zone that exists on an adjacent lot on the same side of the street, or a lot on the opposite side of the street or highway of the subject land or territory, and the Zoning Map shall be amended to indicate that zone without additional proceedings.

B. Boundaries

1. Street, Alley or Lot Lines

Zone boundaries occur at street, alley, or lot lines unless otherwise shown on the Zoning Map, using the land base dataset, and where the indicated boundaries on the Zoning Map are approximately a street, alley or lot line, the street, alley or lot line are the boundaries of the zone.

2. Street or Public Right-of-Way

- a. A street, alley, railroad or railway right-of-way, watercourse, channel, or body of water included on the Zoning Map shall, unless otherwise indicated, be included within the zone boundaries of the adjoining property on either side of the street, alley, railroad or railway right-of-way, watercourse, channel or body of water.
- b. Where the street, alley, public right-of-way, watercourse, channel, or body of water serves as a boundary between two or more different zones, a line midway in the street, alley, public right-of-way, watercourse, channel, or body of water, and extending in the general direction of its long dimension is the boundary between zones.

3. Vacated Street or Alley

- a. In the event a dedicated street or alley shown on the Zoning Map is vacated, the property formerly in the street or alley shall be included within the zone of the adjoining property on either side of the vacated street or alley.
- b. In the event the street or alley was a zone boundary between two or more different zones, the new zone boundary is the former centerline of the vacated street or alley.

C. Amendments

1. Zone Changes

a. Process

At the direction of City Council, pursuant to *Sec. 13B.1.4. (Zone Change)*, the Director of Planning is authorized to revise the Zoning Map. At the direction of City Council for the adoption of a Specific Plan, pursuant to *Sec. 13B.1.2. (Specific Plan Adoption/Amendment)*, the Director of Planning is authorized to revise the Zoning Map. No unauthorized person may alter or modify the Zoning Map.

2. Zone Boundary Adjustments

a. Process

Whenever public necessity, convenience, general welfare or good zoning practice justifies the action, the Director of Planning may approve, conditionally approve, or deny a zone boundary adjustment, pursuant to *Sec. 13B.5.2. (Adjustment)*, and make minor adjustments to the location of a zone boundary to carry out the intent of this Section when:

- i. Property as shown on the Zoning Map has been divided or approved for division into parcels or lots and blocks by a final parcel or tract map, and the parcel or lot and block arrangement does not conform to that anticipated when the zone boundaries were established;
- ii. Property was redivided or approved for subdivision by a final parcel or tract map action into a different arrangement of lots and blocks than indicated on the Zoning Map; or
- iii. Where uncertainty exists in applying the provisions of this Subdivision or where revision is necessary to correct dimensional or mapping errors, the Director of Planning may determine the location of the zone boundary.

b. Limitation

Zone boundary adjustments permitted pursuant to this Subdivision are limited to a distance of no more than 50 feet. When the adjustment is requested prior to recordation, the Director of Planning's decision does not become effective until after the parcel map or final tract map has been recorded with the Office of the County Recorder.

c. Dedications

The Director of Planning may require that the abutting streets, alleys, or highways be dedicated and improved in conformance with the standards for improvement of streets, alleys, and highways, if it is determined that traffic on the abutting streets, alleys or highways will be increased or impeded as a result of the zone boundary adjustment. An offer to dedicate or filing of a bond in conformance with *Sec. 10.1.4. (Dedication)*

Procedure) and *Sec. 10.1.5. (Improvement Procedure)* may be construed as compliance with these requirements.

d. **Zoning Map**

The Zoning Map shall conform with the Director of Planning's decision after the conditions are imposed, if any.

SEC. 1.5.3. **PRIMARY STREET MAP**

A. **Applicability**

Each lot shall have at least one primary street lot line based on a set of criteria established in Sec. 14A.1.12.C. (*Primary Street Lot Line*). However, a side street lot line may be re-designated into a primary street lot line when the adjacent public right-of-way has been established as a primary street on the Primary Street Map.

B. **Boundaries**

The Primary Street Map is composed of street segments made up of a line midway in the street, alley, railroad or railway right-of-way, watercourse, channel, or body of water, and extending in the general direction of its longest dimension between each intersection of each midway in the street, alley, railroad or railway right-of-way, watercourse, channel, or body of water.

C. **Amendments**

At the direction of City Council pursuant to Sec. 13B.1.3. (*Zoning Code Amendment*), the Director of Planning is authorized to revise the Primary Street Map. No unauthorized person may alter or modify the Primary Street Map.

SEC. 1.5.4. **LOCAL AFFORDABLE HOUSING INCENTIVE MAP**

A. **Applicability**

The Local Affordable Housing Incentive Map identifies lots that are eligible to participate in the affordable housing incentive program established in Sec. 9.3.2. (*Local Affordable Housing Incentive Program*), as well as which Local Incentive Program Set the individual lots are required to utilize.

B. **Boundaries**

Any lot designated, using the Department of Public Works, Bureau of Engineering land base dataset, as eligible for the affordable housing program in Sec. 9.3.2. (*Local Affordable Housing Incentive Program*) by providing restricted affordable units as required by the applied local incentive program set. The Local Affordable Housing Incentive Map will also establish the automobile parking incentive for which a housing development project is eligible.

1. **Local Incentive Program Set**

An eligible lot shall be designated with one of the local incentive program sets established in Sec. 9.3.2.B.1. (*Local Incentive Program Sets*).

2. **Automobile Parking Incentive**

An eligible lot shall be designated with one of the automobile parking incentives established in Sec. 9.3.2.C.6. (*Automobile Parking*).

C. Amendments

At the direction of City Council, pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)*, the Director of Planning is authorized to revise the Local Affordable Housing Incentive Map. No unauthorized person may alter or modify the Local Affordable Housing Incentive Map.

SEC. 1.5.5. TARGETED PLANTING MAP

A. Applicability

Lots identified as being within an identified planting area, as established in *Sec. 1.4.5.B. (Boundaries)*, on the Targeted Planting Map shall comply with the corresponding planting requirements in a separate regulatory document named "Department of City Planning - Targeted Planting Lists" (Targeted Planting Lists) as established by the Director of Planning.

B. Boundaries

Any land designated, using the Department of Public Works, Bureau of Engineering land base dataset, as any of the following planting area designations in the Targeted Planting Map.

1. River Planting Area

Plants in these areas, and outlined in this category in the Targeted Planting List, shall be limited to:

- a. Native plants that occur naturally in a given geographic area, which can be trees, flowers, grasses, or any other plants, included in the California Native Plant Library.
- b. Species included in the Watershed Wise Plant List published by the Council for Watershed Health.
- c. Species included in the Los Angeles County River Master Plan's Landscaping Guidelines and plant palettes comprised primarily of native plants suitable for a riparian habitat.

2. Filtration Planting Area

Trees planted in these areas, and outlined in this category in the Targeted Planting List, shall be low in water use, low in biogenic emissions, high in carbon and particulate matter filtration qualities and retain foliage for more than six months of the year.

C. Amendments

At the direction of City Council pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)*, the Director of Planning is authorized to revise the Targeted Planting Map. No unauthorized person may alter or modify the Targeted Planting Map.

SEC. 1.5.6. HILLSIDE AREA MAP

A. Applicability

The Hillside Area Map identifies lots with topographical features subject to additional regulations intended to address the specific nature of hillside development. These additional regulations are outlined in this Zoning Code (Chapter 1A) and are applicable by reference to this Zoning Code Map.

B. Boundaries

Any land designated, using the Department of Public Works, Bureau of Engineering land base dataset, as Hillside Area as shown in the shaded portion of the Hillside Area Map.

C. Amendments

At the direction of City Council pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)*, the Director of Planning is authorized to revise the Hillside Area Map. No unauthorized person may alter or modify the Hillside Area Map.

SEC. 1.5.7. COASTAL ZONE MAP

A. Applicability

The Coastal Zone Map is the land and water area boundaries established by the State Legislature as defined in the Coastal Zone definition in *California Public Resources Code, Division 20 (California Coastal Act), Section 30103*. This map is intended to facilitate the implementation of the applicable provisions of the California Coastal Act.

B. Boundaries

1. Coastal Zone

The Coastal Zone shall mean land and water area within the City specified on maps prepared by the California Coastal Commission pursuant to *California Public Resources Code Sec. 30103, 30103.5, and 30166*, copies of which are on file with the Department of City Planning and the Office of City Engineer. Such Coastal Zone extends seaward to the City's outer limit of jurisdiction, and generally extends inland 1000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone extends inland 1000 yards.

2. Calvo Exclusion Area

The Calvo Exclusion Area shall mean land within the City as specified on maps prepared by the California Coastal Commission, copies of which are on file with the Department of City Planning.

C. Amendments

This map is intended to reflect the most current Coastal Zone and Calvo Exclusion Area boundaries provided by the California Coastal Commission in order to implement the applicable provisions of *California Public Resources Code, Division 20 (California Coastal Act)*. The Coastal Zone Map will be updated as Coastal Zone and Calvo Exclusion Area boundaries are updated and published by the California Coastal Commission.

SEC. 15.8. SPECIAL LOT LINE MAP

A. Applicability

The Special Lot Line Map identifies any lot lines subject to zoning district provisions that apply to special lot lines that require specific identification, as established in *Sec. 14.1.12.E. (Special Lot Line)*.

B. Boundaries

The Special Lot Line Map is composed of line segments, based on lot lines established in the Department of Public Works, Bureau of Engineering land base dataset, designated as any of the following types of special lot lines.

1. River Special Lot Line

A lot line which is adjacent to, or in the general vicinity of, a river, where buildings need to provide a strong and active presence along the river.

C. Amendments

At the direction of City Council, pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)*, the Director of Planning is authorized to revise the Special Lot Line Map. No unauthorized person may alter or modify the Special Lot Line Map.

DIV. 1.6. **EMERGENCY PROVISIONS**

SEC. 1.6.1. **LOCAL EMERGENCY TEMPORARY REGULATIONS**

A. **Declaration of Intent**

It is the intent and objective of Division 1.6. (Emergency Provisions) to establish reasonable and uniform regulations to protect the public welfare and to provide a streamlined method for consideration of applications for temporary use approvals and other land use approvals in an emergency, such as fire, storm, severe earthquake, civil disturbance, or other disaster declared by the Governor.

B. **Long-Term Temporary Uses**

1. **Authority of the Zoning Administrator**

- a. Regardless of any other provision of this Zoning Code (Chapter 1A) to the contrary, the Zoning Administrator has the authority to approve the use of a lot in any zone for the temporary use of property which will aid in the immediate restoration of an area adversely impacted by a severe fire, storm, earthquake, similar natural disaster, or a civil or military disturbance, and declared by the Governor as an emergency area if the Zoning Administrator finds:
 - i. That the nature and short duration of the proposed temporary use assures that the proposed use will not be materially detrimental to the character of development in the immediate neighborhood;
 - ii. That the proposed use will not adversely affect the implementation of the General Plan or any applicable Specific Plan; and
 - iii. That the proposed use will contribute in a positive fashion to the reconstruction and recovery of areas adversely impacted during the emergency.
- b. In making a determination pursuant to this Section, the Zoning Administrator shall balance the public interest and benefit to be derived from the proposed temporary use against the degree, significance of, and temporary nature of the inconvenience to be caused in the area where the temporary use is located. The Zoning Administrator may promulgate regulations and guidelines as are necessary and proper to administer the provisions of Division 1.6. (Emergency Provisions).

2. **Conditions of Approval**

- a. In approving the location of any temporary use, the Zoning Administrator may impose conditions as the Zoning Administrator deems necessary to protect the peaceful and quiet enjoyment of nearby properties. The Zoning Administrator will also require the posting of a completion bond, or other guarantee satisfactory to the Zoning Administrator, to cover the cost of the removal of any improvements made to a lot or cleaning of the lot after termination of the temporary authorized use.

- b. Furthermore, the Zoning Administrator will require termination of the temporary use within one year from the date of the approval of the temporary use, the removal of all temporary improvements on the lot, and the restoration of the lot to a permitted use within a reasonable period of time determined by the Zoning Administrator. Approval of any application for a temporary use does not result in any vested or nonconforming rights to carry on the temporary use after the term authorized.
- c. The automobile parking design and improvement provisions of *Sec. 4C.4.3. (Parking Area Design)* and *Sec. 4C.4.4. (Parking Lot Design)* and the yard requirements of this Zoning Code (Chapter 1A) do not apply to temporary permits for public parking in the Residential Use Districts. However, in approving permits, the Zoning Administrator may impose those conditions as the Zoning Administrator deems necessary to protect the peaceful and quiet enjoyment of the subject and nearby properties.

3. Revocation

- a. The Zoning Administrator may suspend or revoke any temporary use approval, if the Zoning Administrator determines that the temporary use bears no significant relation to the reconstruction and recovery of areas adversely impacted by the emergency, or that the conditions imposed on any temporary use approval have not been complied with, or that an unreasonable level of interference with the peaceful enjoyment of neighboring properties is created by the conduct of any authorized activity.
- b. Prior to the revocation of a temporary use approval, the Zoning Administrator shall give written notice to the record owner or lessee to appear within 5 days, or less if justified by a threat to public health and safety, at a time and place fixed by the Zoning Administrator and show cause why the temporary use approval should not be revoked or why further conditions should not be imposed.
- c. A determination of the Zoning Administrator pursuant to this Subsection may be appealed to the Area Planning Commission on a form prescribed by the Department of City Planning in accordance with the procedures described in this Section.

4. Other Permits and Licenses

Division 1.6. (Emergency Provisions) does not, except as stated here, modify or affect in any way the duty of any applicant to obtain any other permit or license which may be required under any other provision of this Zoning Code (Chapter 1A) or State law.

5. Application

- a. An application to allow any temporary use referred to in Division 1.6. (Emergency Provisions) shall be filed with the Department of City Planning upon forms and accompanied by data as the Department of City Planning may require.

- b. The application may be filed by an owner or a lessee and shall be verified by the applicant attesting to the truth and correctness of all facts and information presented with, or contained in the application and shall also be signed by the owner of record of any lot where the proposed temporary use will be located.
- c. A copy of any application so filed shall be transmitted by the Department of City Planning to the Council Member of the district in which the proposed use would be located and to the Department of Transportation for their information.

6. **Notice and Hearing**

- a. Upon the filing of a complete application, the Zoning Administrator shall set the matter for public hearing. Notice of the time, place, and intent of the hearing shall be given by mailing a written notice at least 14 days prior to the date of the hearing to the applicant, to the owner of the subject property, to adjoining and abutting property owners, and to property owners directly across the street or alley from the subject property.
- b. An application for a temporary use shall be set for public hearing unless the Zoning Administrator makes written findings, attached to the file involved, that the requested temporary use:
 - i. Will not have a significant effect on adjoining properties or on the immediate neighborhood; or
 - ii. Is not likely to evoke public controversy.

7. **Time Limit**

The Zoning Administrator shall make a determination within 30 days from the filing of a complete application. This time limit may be extended by mutual written consent of the applicant and Zoning Administrator.

8. **Fee**

An application for an approval pursuant to this Section does not require any filing fee.

9. **Decisions by the Zoning Administrator**

Decisions by the Zoning Administrator shall be supported by written findings of fact based upon written or oral statements and documents presented to the Zoning Administrator, which may include photographs, maps and plans, together with the results of the Zoning Administrator's investigations. Upon making a decision, the Zoning Administrator shall mail a copy of the written findings and decisions to the applicant, and to the other persons who were required to be notified under *Sec. 1.5.1.B.6. (Notice and Hearing)*.

10. **Decision Effective and Appeal**

The decision of the Zoning Administrator is final, unless appealed, after an elapsed period of 10 days from the date of mailing a copy of the written findings and decision to the applicant.

During this period, any person aggrieved by the decision may file a written appeal to the Area Planning Commission. The appeals shall set forth specifically the points at issue, the reasons for the appeal, and how the appellant believes there was an error or abuse of discretion by the Zoning Administrator. No fee will be charged for this appeal.

11. Failure to Act

If the Zoning Administrator fails to make a decision on a temporary land use application within the time limit specified in *Sec. 1.5.1.B.7. (Time Limit)*, then the applicant may file a request in the Office of Zoning Administration for a transfer of jurisdiction to the Area Planning Commission and for a decision by the Area Planning Commission on the original application. In that case, the Zoning Administrator will lose jurisdiction and the Area Planning Commission shall assume jurisdiction, provided, however, that the matter may be remanded to the Zoning Administrator or the Area Planning Commission may accept the applicant's request for withdrawal of the transfer of jurisdiction. In either case, the Zoning Administrator will regain jurisdiction for the time and purpose specified by the Area Planning Commission.

12. Transfer of Jurisdiction

When considering any matter transferred to its jurisdiction pursuant to *Sec. 1.5.1.C. (Special Provisions for Other Proceedings)* because of the failure of the Zoning Administrator to act, the Area Planning Commission shall make its decision within 30 days after the request to transfer jurisdiction is filed. All decisions become final on the date of mailing a copy of the Area Planning Commission's decision to the applicant.

13. Record on Appeal

Within five days of receipt of the filing of an appeal, the case file of the Zoning Administrator appealed, and the appeal shall be delivered to the Area Planning Commission. At any time prior to the action by the Area Planning Commission on the appeal, the Zoning Administrator may submit supplementary pertinent information as the Zoning Administrator deems necessary or as may be requested by the Area Planning Commission.

14. Appeal Hearing Date-Notice

Upon receipt of the appeal, the matter shall be set for an Area Planning Commission hearing and notice shall be given by mail of the time, place and purpose of the hearing to the appellant, to the applicant, to the owner or owners of the property involved, to the Zoning Administrator and to any other interested party who has requested in writing to be so notified. This notice shall be in writing and mailed at least five days prior to the hearing.

15. Appeal Hearing Date-Continuance

Upon the date set for the hearing, the Area Planning Commission will hear the appeal, unless, for cause, the Area Planning Commission shall on that date continue the matter. No notice of continuance need be given if the order to continue is announced at the time for which the hearing was set.

16. Area Planning Commission Decision

- a. When considering an appeal from an action by the Zoning Administrator, the Area Planning Commission shall make its decision within 15 days (in the case of a revocation, within 10 days) after the expiration of the appeal period, or within an extended period of time as may be mutually agreed upon in writing by the applicant and the Area Planning Commission. The Area Planning Commission shall base its decision only upon:
 - i. Evidence introduced at the hearing, or hearings, if any, before the Zoning Administrator, on the issue;
 - ii. The record, findings and determination of the Zoning Administrator; and
 - iii. The consideration of arguments, if any, presented to the Area Planning Commission orally or in writing.
- b. If an applicant or aggrieved person wishes to offer into the proceedings any new evidence in connection with the matter, a written summary of that evidence, together with a statement as to why that evidence could not reasonably have been presented to the Zoning Administrator shall be filed with the Area Planning Commission prior to the hearing. If the Area Planning Commission fails to act on any appeal within the time limit specified in the Subsection, the determination of the Zoning Administrator is final.
- c. The Area Planning Commission may modify or reverse the ruling, decision or determination appealed from only upon making findings indicating how the action of the Zoning Administrator was in error or constituted an abuse of discretion and shall make specific findings supporting any modification or reversal. The decision of the Area Planning Commission is final as of the date of its determination on the matter. After making a decision, a copy of the findings and determination shall be placed on file in the Department of City Planning and a copy of the determination shall be furnished to the applicant, the appellant, and the Department of Building and Safety.

C. Special Provisions For Other Proceedings

1. Regardless of any provision of this Zoning Code (Chapter 1A) or any other ordinance to the contrary, with respect to those uses, buildings and lots destroyed or damaged in connection with a declared emergency, and in the area covered by the declaration of emergency, the following exceptions apply:
 - a. Payment of all Department of City Planning and Zoning Administrator fees may be deferred until the applicant seeks any certificate of occupancy.
 - b. For applications relating to new actions pursuant to *Div. 13B.2. (Quasi-Judicial Review)*, *Sec. 13B.4.5. (Project Exception)*, *Article 12 (Nonconformities)*, and *Sec. 13B.5.3. (Variance)*, any project permits pursuant to moratorium ordinances or interim control ordinances, and any revocation or modification proceedings:

- i. If the law otherwise requires or authorizes a public hearing, the matter shall be set for public hearing unless the Zoning Administrator, the Area Planning Commission, the City Planning Commission, or Director of Planning, makes written findings, attached to the file involved, that the matter:
 - a) Will not have a significant effect on adjoining properties or on the immediate neighborhood; or
 - b) Is not likely to evoke public controversy.
 - ii. Provided, however, that no hearing will be waived in any proceeding involving:
 - a) Alcohol Sales, On-Site Consumption
 - b) Alcohol Sales, Off-Site Consumption
 - c) Swap Meets
 - d) Gun Sales
 - e) Alternative Financial Services
 - f) Vehicle Repair, Light
 - g) Vehicle Repair, Heavy
 - iii. When a matter is set for public hearing, written notice of the hearing shall be given to the applicant, the owner or owners of the property involved, and to the owners of all property within and outside of the City within 500 feet of the property involved.
- c. Payment of the Affordable Housing Linkage Fee pursuant to *LAMC Chapter 1, Section 19.18. (Affordable Housing Linkage Fee)*.

D. Restoration of Damaged or Destroyed Buildings

1. Nonconforming

- a. Regardless of any other provisions of Division 1.6. (Emergency Provisions) to the contrary, a building nonconforming as to use, yards, height, number of stories, lot area, floor area, density, loading space, parking, off-site signs, or other nonconforming provisions of this Zoning Code (Chapter 1A), which is damaged or destroyed as a result of the declared emergency may be repaired or reconstructed with the same nonconforming use, yards, height, number of stories, lot area, floor area, density, loading space, parking, or off-site signs as the original building. Provided, however, that repair or reconstruction shall be commenced within two years of the date of damage or destruction and completed within 2 years of obtaining a permit for reconstruction. Provided, further, that neither the footing nor any portion of the replacement building may encroach into any area planned for widening or extension of existing or future streets as determined by the Department of City Planning upon the recommendation of the City Engineer.

- b. The provisions of this Section supersede any interim control ordinances, interim plan revision ordinances, Specific Plans (excluding the *South Central Alcohol Beverage Specific Plan, Ord. No. 171,681*), Sec. 5C.1.1. (Project Review Thresholds), and the City's hillside regulations under *Article 4 (Development Standards)*, except for Fire Protection and Street Access standards. Regardless of any provision in this Section to the contrary, any existing provision of law regulating the issuance of building or demolition permits for buildings or structures currently with historical or cultural designations on the Federal, State, and City lists remain in full force and effect. All Historic Preservation Overlay Zones regulations continue in full force and effect with respect to the demolition, repair, and reconstruction of damaged or destroyed buildings or structures.
- c. For purposes of this Subsection, a building or structure may only be demolished and rebuilt to its non-conforming status, relative to the provisions of this Zoning Code (Chapter 1A), any interim control ordinances, interim plan revision ordinances, Specific Plans (excluding the *South Central Alcohol Beverage Specific Plan, Ord. No. 171,681*), and Sec. 5C.1.1. (Project Review Thresholds), and the City's hillside regulations under *Article 4 (Development Standards)*, except for those fire protection and street access standards), if the building or structure is either destroyed or damaged in the following manner:
 - i. Any portion of the building or structure is damaged by earthquake, wind, flood, fire, or other disaster, in such a manner that the structural strength or stability of the building or structure is appreciably less than it was before the catastrophe and is less than the minimum requirements of this Zoning Code (Chapter 1A) for a new building or structure of similar structure, purpose or location, as determined by the Department of Building and Safety; and
 - ii. The cost of repair would exceed 50% of the replacement cost of the building or structure, not including the value of the foundation system, as determined by the Department of Building and Safety.
- d. Nothing here will be interpreted as authorizing the continuation of a nonconforming use beyond the time limits set forth in *Article 12. (Nonconformities)* that were applicable to the lot prior to the events which necessitated the declaration of the emergency.
- e. If issues of interpretation relating to the above provisions arise, the Zoning Administrator is hereby authorized to resolve those issues in light of the scope and purposes of this Subsection.

2. **Conditional Uses and Uses that Benefit the Public**

- a. Uses authorized by a Conditional Use Permit pursuant *Sec. 13B.2.1. (Class 1 Conditional Use Permit)*, *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, or *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, or other procedure in effect at the time of authorization of the approved Conditional Use Permit, are hereby granted an exemption from the requirements

of *Sec. 13B.5.4. (Review or Modification of Entitlement)*, provided that the structures containing these uses are rebuilt as they lawfully existed prior to their destruction, with the same building footprint and height.

- b. The following uses are considered to be of such importance and their expeditious replacement is of such value to the health and safety of the community that they are hereby granted an exemption from the requirements of *Sec. 13B.5.4. (Review or Modification of Entitlement)*, provided that the structures containing these uses are rebuilt as they lawfully existed prior to their destruction, with the same building footprint and height.
 - i. All Public and Institutional Uses
 - ii. Airports
 - iii. Day Care Facilities
 - iv. Medical Facilities, including Ambulance Services, Hospices, and Hospitals
- c. If issues of interpretation or administration relating to the above exemptions arise, the Director of Planning is authorized to resolve those issues in light of the scope and purposes of this Subsection.
- d. As an exception to *Sec. 1.5.1.D.1. (Nonconforming)*, the following uses are not exempt from the provisions of this Zoning Code (Chapter 1A), interim control ordinances, Specific Plans, and interim plan revision ordinances:
 - i. Alcohol Sales, On-Site Consumption
 - ii. Alcohol Sales, Off-Site Consumption
 - iii. Swap Meets
 - iv. Gun Sales
 - v. Alternative Financial Services
 - vi. Vehicle Repair, Light
 - vii. Vehicle Repair, Heavy

3. **Boulevard, Avenue, and Collector Street Dedication and Improvement**

- a. For any lot identified by the City as having sustained damage during and as a result of the situation causing the declared emergency, the issuance of a building permit for a new development on that lot does not require improvement of frontage for boulevards, avenues, and collector streets widening purposes under *Article 10 (Streets and Parks)*.

- b. Nothing here prevents a property owner from voluntarily improving the public right-of-way and undertaking public improvements which conform to the applicable sections of this Zoning Code (Chapter 1A).

4. Zoning Administrator Adjustments

- a. Regardless of any other provision of this Zoning Code (Chapter 1A), the Zoning Administrator may grant deviations of no more than 10% from the City's floor area, height, yard, parking, and loading space requirements for buildings and structures damaged or destroyed in an emergency declared by the Governor when the deviations are necessary to accommodate the requirements of the *Americans With Disabilities Act*, *Federal Fair Housing Amendments Act of 1988*, the *California Code of Regulations, Title 24*, provided the Zoning Administrator finds:
 - i. That the deviations are not likely to cause an undue burden on nearby streets or neighboring properties;
 - ii. That the grant is not likely to evoke public controversy; and
 - iii. That the development cannot feasibly be designed to meet the requisite disabled access standards without the deviations.
- b. Prior to acting on an application for a deviation, the Zoning Administrator shall give notice to all adjoining property owners and hold a public hearing. The Zoning Administrator may waive the public hearing if the Zoning Administrator makes the findings in *Sec. 1.5.1.C. (Special Provisions for Other Proceedings)*. The notice and procedures provided in *Sec. 1.5.1.B. (Long-Term Temporary Uses)* shall be followed for granting any deviation.

E. Critical Response Facilities

1. Authority of the Department of Building and Safety

Regardless of any other provision of this Zoning Code (Chapter 1A) to the contrary, the Department of Building and Safety will, during the first 6 months following the declaration of an emergency, have the authority to issue a temporary permit for the duration of the emergency, on any lot, regardless of zone, for any police, fire, emergency medical or emergency communications facility which will aid in the immediate restoration of an area adversely impacted by a severe fire, storm, earthquake, similar natural disaster, or a civil or military disturbance, and declared by the Governor as an emergency area, provided that the Department of Building and Safety maintains records of all temporary permits.

F. Short-Term Temporary Uses

1. Authority of the Department of Building and Safety

Regardless of any other provision of this Zoning Code (Chapter 1A), the Department of Building and Safety will, during the first 6 months following the declaration of an emergency, have the authority to issue a temporary 90-day permit on any lot, regardless of zone, for any

temporary use which will aid in the immediate restoration of an area adversely impacted by a severe fire, storm, earthquake, similar natural disaster, or a civil or military disturbance, and declared by the Governor as an emergency area, provided that the Department of Building and Safety maintains records of all temporary permits.

G. Activation and Termination

The provisions of Division 1.6. (Emergency Provisions) are applicable to a particular area upon the declaration of an emergency by the Governor relating to that area, pursuant to *California Government Code Title 2, Chapter 7, Division 1 (General)*. The provisions of Division 1.6. (Emergency Provisions) cease to be applicable to a particular area 2 years following the date of declaration of emergency, and for one additional year if an extension is approved by the City Council, provided, however, that the provisions of Division 1.6. (Emergency Provisions) are considered as still remaining in full force and effect thereafter for the intent of maintaining or defending any civil or criminal proceeding with respect to any right, liability or offense that may have arisen under the provisions of this Division during its operative period, or with respect to enforcing any condition of approval of the temporary permit. The City Council may also extend by resolution any other time limits in this Division for one additional year.

SEC. 1.6.2. EMERGENCY HOMELESS SHELTERS - CITY OWNED AND LEASED PROPERTY

- A. Regardless of any provisions of this Zoning Code (Chapter 1A) to the contrary, during any period for which the Mayor or the City Council have declared a shelter crisis within the meaning of *Government Code Sections 8698, et seq.*, a transitional shelter may be established and operated on property owned or leased by the City of Los Angeles in any zone as a matter of right regardless of the number of beds or number of persons served.
- B. Facilities used as a transitional shelter under this Section shall comply with the minimum building regulations set forth in *LAMC Chapter 9, Section 91.8605 (Emergency Homeless Shelters)*, as it is currently written or as it may be amended in the future, and are exempt from the requirements of the zoning districts.
- C. If the lot on which any such shelter is located does not have sufficient area to provide the number of parking stalls required by *Sec. 4C.4.1. (Automobile Parking Stalls)*, then the number of spaces required shall be the number for which adequate area exists. If insufficient area for any parking stalls exists on the lot, no spaces shall be required.

SEC. 1.6.3. EMERGENCY HOMELESS SHELTERS - CHARITABLE ORGANIZATIONS

- A. Regardless of any provisions of this Zoning Code (Chapter 1A) to the contrary, during any period for which the Mayor or the City Council have declared a shelter crisis within the meaning of *Government Code Sections 8698, et seq.*, a transitional shelter may be established and operated on a lot zoned with a Residential, Commercial-Mixed, Commercial, Industrial-Mixed, or Industrial Use District regardless of the number of beds or number of persons served, or any applicable

Form District or Frontage Districts standards, if the transitional shelter is operated by a religious institution or a non-profit charitable organization and the transitional shelter is located on property owned or leased by that institution or organization.

- B.** Facilities used as a transitional shelter under this Section shall comply with the minimum building regulations set forth in *LAMC Chapter 9, Section 91.8605 (Emergency Homeless Shelters)*, as it is currently written or as it may be amended in the future, and are exempt from the requirements of the zoning districts.
- C.** If the lot on which any such transitional shelter is located does not have sufficient area to provide the number of parking stalls required by *Sec. 4C.4.1. (Automobile Parking Stalls)*, then the number of spaces required shall be the number for which adequate area exists. If insufficient area for any parking stalls exists on the lot, no spaces shall be required.
- D.** Unreinforced masonry or non-ductile concrete buildings shall not be used as shelters for the homeless.
- E.** Any provider establishing and operating a transitional shelter shall also comply with the following requirements:
 - 1.** Providers shall register with the City of Los Angeles by submitting Cold/Wet Weather Temporary Shelter Application online via the City's website (www.lacity.org); and
 - 2.** Providers shall comply with the Cold/Wet Weather Temporary Shelter requirements promulgated by the Los Angeles Fire Department's Fire Prevention and Public Safety Bureau; and
 - 3.** Providers shall provide written notification to the owners of properties abutting the subject property, as well as to any school located within 500 feet of the subject property, prior to operating a transitional shelter on the subject property.
 - 4.** Providers shall comply with all local, state, and federal requirements that apply to the permitted use of their property while operating a transitional shelter pursuant to this Section.

SEC. 1.6.4. TEMPORARY RESIDENCY IN RESIDENTIAL VEHICLE PENDING RECONSTRUCTION OF DISASTER-DESTROYED DWELLING

A. Use of Land Permit

Regardless of any other provision of this Zoning Code (Chapter 1A) to the contrary, the Department of Building and Safety may issue a use of land permit to any resident-owner of a single-unit dwelling destroyed by disaster to temporarily place and reside in a residential vehicle upon the subject property. Such use of land permit shall be limited to a period of 1 year from the date of the subject disaster, during which period a building permit for the reconstruction of the subject dwelling unit shall be obtained. When such a building permit is obtained, the use of land permit shall be valid for an additional period to total no more than 2 years from the date of the subject disaster or until the dwelling unit is complete, whichever occurs first. No other extension of time shall be granted for such use of land permit.

B. Fence Requirement

Where a residential vehicle is placed within a required yard, such residential vehicle shall be screened from public view by a fence constructed to the specifications of *California Existing Building Code Chapter 15, Sec. 3306. (Protection of Pedestrians)*, pursuant to *LAMC Chapter 9 (Building Regulations), Article 1.2. (Existing Building Code), Div. 15. (Construction Safeguards), Sec. 91.2.1500. (Basic Provisions)*; on corner lots, the restrictions of *LAMC Chapter 6 (Public Works and Property), Article 2 (Streets and Sidewalks), Section 62.200. (Street Intersections - Obstructions to Visibility)* shall also apply. Such fence shall be maintained in good condition and appearance.

C. Yard Area Requirements

Such residential vehicle shall observe 5-foot front, side, and rear setbacks and adequate access shall be assured to permit the removal of the residential vehicle after reconstruction of the disaster-destroyed dwelling unit.

D. Site Restoration

Within 30 days of the removal of the residential vehicle, all equipment and utilities accessory to such residential vehicle and any nonconforming fence constructed pursuant to this Section shall be removed and the site restored to permitted use and condition.

SEC. 1.6.5. **TEMPORARY REGULATORY RELIEF DURING A LOCAL EMERGENCY**

A. **Intent**

The intent of this Section is to provide land use regulatory relief from certain Zoning Code provisions during a declared local emergency. The regulatory relief, upon activation by the City Council, provides flexibility for businesses and property owners in the recovery from a local emergency by extending the time limitations for certain land use approvals and providing relief from certain automobile parking standards.

B. **Applicability**

The provisions of this Section may be invoked upon the adoption of a City Council resolution following the Mayor's declaration of emergency pursuant to local and State law, provided the resolution does not conflict with any Mayoral orders issued in relation to the declared local emergency.

1. **State Law and City Charter**

The provisions of this Section do not supersede State law or the Mayor's authority under the City of Los Angeles Charter and Los Angeles Administrative Code.

2. **Effective Dates**

Regardless of any other provisions of this Article to the contrary, the regulatory relief provided by this Section shall automatically terminate 12 months after the expiration or termination date of the relevant emergency declaration, or upon City Council's action by resolution to terminate earlier than that date. However, the City Council may, by resolution, extend the regulatory relief provided by this Section for up to an additional 24 months, thereby allowing the provisions to apply for a total of 36 months after the termination or expiration of the local emergency order. The City Council retains the discretion to terminate these provisions by resolution at any time after the expiration or termination of the local emergency order.

C. **Regulatory Relief**

Regardless of any provision of this Zoning Code, Zoning Administrator Interpretations of this Zoning Code, ordinance, or specific plan to the contrary, the following regulatory relief shall be granted to a qualifying project.

1. **Time Limitations**

a. **Extension of Time Limitations**

Regardless of the expiration periods set forth in *Sec. 13A.2.7. (Discretionary Project Approvals Time Limits)*, the expiration of a conditional use permit that was either approved or valid during the application of these provisions, shall be calculated by adding the term of the local emergency, plus up to an additional 12 months when the eligibility criteria

in Paragraph c. (Eligibility Criteria) below are met, to the term prescribed in *Sec. 13A.2.7. (Discretionary Project Approvals Time Limits)*.

i. Multiple Approvals

Regardless of the expiration periods set forth in *Sec. 13A.2.7. (Discretionary Project Approvals Time Limits)*, if an eligible conditional use or other quasi-judicial approval is part of a project that requires multiple Legislative and/or Quasi-judicial Approvals pursuant to *Sec. 13A.2.10. (Multiple Approvals)*, then the expiration period set forth in *Sec. 13A.2.7. (Discretionary Project Approvals Time Limits)* is extended by a term equivalent to the time period of the local emergency, plus up to an additional 12 months from the expiration of the local emergency for all approvals concurrently granted.

b. Extension of Term-Limited Grants

Regardless of any condition of approval that specifies an expiration date or term limit for a conditional use permit, where the expiration date occurs during the local emergency, that expiration date is automatically extended for the term of the local emergency, plus up to an additional 12 months when the criteria in Paragraph c. (Eligibility Criteria) below are met.

i. Multiple Approvals

Regardless of any other provision of this Zoning Code to the contrary, if an eligible conditional use permit is part of a project that requires multiple Legislative and/or Quasi-judicial Approvals pursuant to *Sec. 13A.2.10. (Multiple Approvals)* and any of the approvals include a condition with a separate expiration date or term limit, said expiration date shall be extended concurrently with the conditional use permit that meets the criteria in Paragraph c. (Eligibility Criteria) below.

c. Eligibility Criteria

i. Eligible Conditional Use Approvals

All uses approved by conditional use permit per the applicable Use District are eligible for the time extension, except for the following:

- a)** Conditional use permits related to resource extraction, manufacturing, heavy: petroleum and coal product manufacturing, or solid waste facility: hazardous waste are not eligible for the time extension within this Subdivision.
- b)** Businesses or properties that are or have been the subject of revocation proceedings, pursuant to *Sec. 13B.6.2. (Nuisance Abatement/Revocation)*, that resulted in corrective conditions or revocation are not eligible for a time extension.

ii. Application

In order to benefit from the relief provided by this Subdivision, the procedures enumerated in *Sec. 13B.3.1 (Administrative Review)* shall apply, and a fee, pursuant to *Sec. 19.01.J. (Extension of Time or Suspension of Time Limits for Planning and Zoning Matters) of Chapter 1 (General Provisions and Zoning) of the LAMC*, shall be paid in accordance with the procedures set forth by the Department of City Planning.

iii. Original Approval

The Director shall verify that the prior discretionary approval and existing environmental documentation under CEQA is adequate for the issuance of the extension.

iv. Notification

The applicant shall notify, in accordance with the procedures set forth by the Department of City Planning, the Los Angeles Police Department, the Department of Building and Safety, and the City Councilmember whose district includes any portion of the property as part of the application process for the extension of the time limits.

2. Automobile Parking Relief

a. Use Modifications

A use modification shall not trigger additional required automobile parking beyond that required by the existing approved use if all the following requirements are met. However, if the total parking required by *Div. 4C.4. (Automobile Parking)* for the new use is less than the number of parking spaces that exist on the lot, then the number of parking spaces may be reduced to the number of required parking spaces.

i. Requirements

- a)** The use modification is limited to a nonresidential use allowed by the applied Use District.
- b)** The building where the use modification is proposed has one of the following: a valid certificate of occupancy; temporary certificate of occupancy; or a building permit if the building predates the certificate of occupancy requirement. Those documents must have been issued prior to the declaration of the local emergency related to the City Council's resolution invoking this Section.
- c)** The automobile parking relief only applies to the first 5,000 square feet of floor area for any tenant space. Any floor area in excess of 5,000 square feet for the tenant space shall conform to the automobile parking requirements in *Div. 4C.4. (Automobile Parking)*, and any applicable specific plan, inclusive of any aggregate

floor area, including floor area sectioned from a separate tenant space that may have been previously eligible or approved for the automobile parking reduction allowed by this Subdivision.

- d) The creation of new floor area within the subject building, occurring during the period this Section is activated by City Council resolution, is limited to the area within the existing walls and existing roofline of the building.
- e) The use modification shall not result in a net loss of dwelling units.

ii. **Consistency**

The relief provided in this Subdivision is limited to the automobile parking provisions established in this Subdivision, and the project shall otherwise be consistent with this Zoning Code and the General Plan.

b. **Outdoor Dining**

Any new or expanded area used for outdoor dining, shall not require any automobile parking, and the maintenance of existing automobile parking shall not be required for any portion of the parking lot utilized for an approved outdoor dining area during the effective dates of this Section if the following requirements are met.

i. **Eligibility**

Only permitted eating and drinking establishments with verifiable indoor seating for on-premises dining are eligible for the relief provided within this Subdivision.

ii. **Consistency**

The relief provided in this Subdivision is limited to the automobile parking provisions enumerated herein, and the project shall otherwise be consistent with this Zoning Code and the General Plan.

iii. **Termination**

Whenever the provisions of this Section cease to apply, the automobile parking requirements that existed prior to the declaration of the local emergency shall be met, and any outdoor dining areas shall comply with the applicable requirements of this Zoning Code and any applicable specific plan.

c. **Existing Conditions of Approval**

Any existing condition of approval that requires valet automobile parking or off-site automobile parking is suspended and shall not be enforced during the effective dates of this Section, if all the following requirements are met.

i. Eligibility

Only the following entitlement approvals are eligible for this relief, and only if they were approved or active during the period that these provisions are invoked.

ELIGIBLE ENTITLEMENT APPROVALS	
Entitlement	Reference
Zone Change	Sec. 13B.1.4.
Class 1 Conditional Use Permit	Sec. 13B.2.1.
Class 2 Conditional Use Permit	Sec. 13B.2.2.
Class 3 Conditional Use Permit	Sec. 13B.2.3.
Project Adjustment	Sec. 13B.4.4.
Project Exception	Sec. 13B.4.5.
Adjustment	Sec. 13B.5.2.
Variance	Sec. 13B.5.3.

ii. Existing Covenant

The suspension of enforcement activity as a result of the invocation of the provisions of this Subdivision shall not be construed to terminate or void any recorded covenant documenting valet or off-site parking requirements.

iii. Termination

Whenever the provisions of this Section cease to apply, all conditions of approval and associated covenants shall be enforced and, if the conditions were never met, the applicant shall provide verification to the Department of City Planning, in accordance with procedures set forth by the Department of City Planning, within 90 days of the termination of the provisions of this Section.

