

**ORDINANCE NO.** \_\_\_\_\_

A proposed ordinance to amend Sections 12.03, 12.04.A, and 12.04.C, and to add Section 12.04.06, establishing the “HI” Hybrid Industrial Live/Work Zone 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/or up to 5 nonresidential employees. In accordance with the Los Angeles Building Code, a Live/Work Unit must be built to accommodate a B, M, or F function and 5 nonresidential employees, and shall comply with the provisions of Section 419 of the Los Angeles Building Code.

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

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. MR1 Restricted Industrial Zone;
30. M1 Limited Industrial Zone;
31. MR2 Restricted Light Industrial Zone;
32. M2 Light Industrial Zone;
33. M3 Heavy Industrial Zone;
34. PF Public Facilities Zone; and
35. SL Ocean-Submerged Land Zone.
36. HI Hybrid Industrial Live/Work Zone as established by Ordinance No. XXXXXX.

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, 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.

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

- C. In order to regulate more adequately 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 Ordinance No. XXXXXX

**Section 4.** Section 12.04.06 of the Los Angeles Municipal Code is added to read:

**“HI” Hybrid Industrial Live/Work Zone**

**Purpose:** The purpose of this Zone is to regulate live/work units and other compatible uses in areas of the City with a General Plan land use designation of Hybrid Industrial and a policy direction as to the appropriate location for live/work uses within the Community Plan Area.

**A. 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 the following limitations shall also apply: Applications for a change of zone to the HI Zone are limited to properties that meet the following locational criteria: 1) located in an industrial zone at the time of filing an application; and 2) where the Community Plan General Plan Land Use Map includes the Hybrid Industrial land use designation and the HI Zone as a corresponding zone.

**B. Use.**

**General Intent.** The use regulations of this section are intended to delineate permitted, limited, and prohibited uses that are compatible with and serve to reinforce the industrial character and productive function of hybrid industrial areas of the City.

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 C.4.
  - (b) Any building containing Guest Rooms, provided that no single development site contains more than 100 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 use 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 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 C.13.

**C. Development Standards.**

**General Intent.** 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 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.

Table C.1

Summary of Development Standards			
	Ordinance Section	Unit of Measurement	Standard
Height	C.2	Building Height (max)	110'
	C.3(a)	Ground Level Floor to Ceiling	16' minimum
	C.3(b)	Upper Floors Floor to Ceiling	10' minimum
Live/Work Units	C.4(b)(1)	Minimum Average Unit Size	750 sf
	C.4(b)(2)	Minimum Workspace Area per unit	150 sf
Resident Production/ Art Gallery Space	C.1(b)(6)	Minimum Area	500 sf
Arts & Productive Uses	C.1(b)(2)	Minimum Required Floor Area	200 sf x # Live/Work Units 25 sf x # hotel rooms
Yards	D.1 and D.2		None Required
Massing	C.6	Max Street Frontage Per Building	275'
	C.6	Required Separation	30' (to a depth of 30')
Build-To	C.7	Min/Max Distance From Lot Line	0'/10'
Buffer from Heavy Industry	C.8	New Live/Work (min distance) from Heavy Industrial	15'
Street Façade Transparency	C.9(a)	Ground Level (min)	50%/Commercial Uses 30%/ Live/Work & Industrial
	C.9(b)	Upper Floors (min)	30%/All Uses
Façade Treatment	C.1(b)(5)	Green Wall or Art Mural	15% of one façade (300 sf min)
Street Trees	C.12	Requirement	Per Urban Forestry Guidelines
Open Space	C.5	Required Area	100 sf per Live/Work Unit
Roof Treatment	C.10	Special Material	75% of non-habitable roof area
Parking	C.13(b)(1)	New Live/Work Units (min)	1 Space per Unit
	C.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+)
	C.13(b)(3)	New Non-Live/Work Use (min)	2 Spaces per 1,000 square feet
	C.13(b)(4)	Conversion of Existing Buildings	None required
	C.13(d)	EV Stations (min)	10% of all spaces
	C.13(e)	Car Share Reduction	5 regular required spaces per space reserved for carshare
Signs	-	Bicycle Parking	Per Section 12.21 A.16
	C.14(a)(1)	Maximum Total Sign Area	1 square foot per 1 linear foot of frontage
	C.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.

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 portions of a structure existing on a lot as of July 1, 1974, as evidenced by a valid Certificate of Occupancy, 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 C.2 through C.13 of the zone shall not apply to those portions of existing structures maintained on-site and incorporated into a new development.

(b) **Floor Area Incentive for Public Benefits.** The maximum permitted Floor Area contained in all buildings on a Lot may exceed one-and-one-half (1.5) times the Lot Area up to a maximum of three (3) times the Lot Area, provided all of the Public Benefits listed below are met.

(1) **Restricted Affordable Units.** 15 percent of all live/work units shall be reserved to be affordable to Moderate Income households, or 5 percent shall be reserved to be affordable to Low Income households, as defined by the California Department of Housing and Community Development (HCD) or any successor agency. Affordable means that rents or housing costs cannot exceed 30 percent of the maximum gross income of each respective household income group.

(2) **Floor Area for Arts & Productive Uses.** Floor area reserved for uses other than Live/Work units and guest rooms shall be provided at a ratio of at least 200 square feet per Live/Work Unit and at a ratio of at least 25 square feet per guest room. No more than 50 percent of the above required floor area shall be occupied by the following uses: bar, restaurant, tea room, café, including restaurant outdoor eating areas, retail store/business.

(3) **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 or is located at the middle of the block, mid-block pedestrian pathways or paseos which are open to the public, shall be provided to the satisfaction of the Director of Planning. Paseo shall meet 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% open to the sky, covered with a transparent material, or run through a qualified existing building as defined in Section C.1(a) above.
- (v) Remain open to the public from 7AM to 10PM, 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.

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

- (i) A minimum of 2,500 square feet in size
  - i. The area of a Pedestrian Paseo may count towards the Pedestrian Plaza requirement.
- (ii) At least 50 percent open to the sky
- (iii) Located on the ground level with direct pedestrian access to the adjacent street
- (iv) Unenclosed by any wall, fence, gate, or other obstruction across the subject property

- (v) Include at least one gathering space with a focal element
- (vi) Remain open to the public from 7AM to 10PM, at minimum
- (vii) Have 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.

- (5) **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.
- (6) **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 8AM to 10PM each day.
  - (iii) Be any combination of indoor or shaded outdoor space provided that such space can accommodate the functions found in the Group F or M Occupancy, as defined by the Los Angeles Building Code.

The total floor area of such spaces shall count towards the minimum requirement for Arts and Productive Uses in Subsection C.1(b)(2).

- (c) **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 all Public Benefits listed in Section C.1(b) above are provided, and all parking is located entirely underground and/or at grade and screened from street view.
  - (d) **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 all applicable Public Benefits listed in Section C.1(b) and C.1(c) 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.
  - (e) **Alternative Floor Area Bonus for Restricted Affordable Units.** As an alternative to the floor area incentives provided for in Section C.1(b) through C.1(d) above, a project with Live/Work units may instead exceed a base FAR of 1.5, with a maximum 35 percent increase, pursuant to the provisions found in Section 12.22.A.29.
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 story, measured from top of floor to bottom of structural ceiling, shall be no less than 16 feet for 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.
  - (b) **Upper Floors.** The average height of any story above the ground level shall be no less than 10 feet, measured from top of floor to bottom of structural ceiling. In addition, no portion of an upper story shall be less than 9 feet 6 inches in height.
4. **Live/Work Units.**
- (a) **General Intent.** This section includes standards for new Live/Work Units to ensure that adequate space is maintained for employment. 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) **Dimensions.**
    - (1) **Minimum Average Unit Size.** The average size of all Live/Work Units contained in a single development shall be no less than 750 square feet.

- (2) **Workspace Area.** Each Live/Work Unit shall have at least one continuous workspace area that is no smaller than 150 square feet and measures 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 all Live/Work Units shall be open with no fixed interior separation walls.
  - (c) **Occupancy.** All Live/Work Units shall be built in conformance with Section 419 of the Los Angeles Building Code and the provisions of this ordinance, subject to verification by the Los Angeles Department of Building and Safety. Live/Work Units must comply with Sections 419.3 & 419.3.1 (Means of egress & Egress capacity), 419.6 (Structural), 419.7 (Accessibility), 419.8 (Ventilation), and 419.9 (Plumbing facilities) in order to accommodate a B, M, or F Occupancy and 5 nonresidential employees.
  - (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 C.1(a)(6), or a Pedestrian Plaza, built in compliance Section C.1(b)(4), shall qualify towards this minimum requirement. The entire area of balconies and patios shall count towards this requirement. In addition, the provisions contained in Section 12.21 G.3 shall also apply to this section.
- 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 heavy industrial use (those first permitted in the M3 Zone with valid use permit 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 below grade. Below-grade 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 rented for off-site uses.
- (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.** 50 percent of required automobile parking spaces may be provided off-site within 1500 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 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) Can signs
    - (ii) Digital sign/digital displays/animated/flashing/appear to have movement
    - (iii) Illuminated architectural canopy signs
    - (iv) Monument signs
    - (v) Pole signs
    - (vi) Sail signs/wind banners
    - (vii) Temporary signs for which the LAMC requires a permit



**D. 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.

**E. Definitions.**

**Arts and Productive Use** – Floor area reserved for uses other than Live/Work units and guest rooms, except not including more than 50 percent of the floor area occupied by the following uses: bar, restaurant, tea room, café, including a restaurant with an outdoor eating area, retail store/business.

**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 is not restricted to members of the public.

**Green Screen** – A building facade that is covered with vegetation and the necessary apparatus to support the growth of vegetation.

**Resident Production Space** – An onsite building workshop amenity for use by residents and employees of Live/Work Units for art production, materials and goods fabrication, and other similar production activities.

**F. Other Regulations.**

1. Where this ordinance is silent and a development standard or procedure in the LAMC related to a specific zone applies, the requirements of the “**CM**” **Commercial Manufacturing Zone** shall apply.

**G. 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 10 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 subsection C.1(b)(3)(i) through C.1(b)(3)(iv).

**H. Exceptions.**

1. Projects with a filed application as of November 22, 2013 shall not be subject to the provisions found in subsections C.1(b)(2) and C.3 of this Section.