

# ARTICLE 1. **INTRODUCTORY PROVISIONS**

*[Edits to this Article (Introductory Provisions) pursuant to [Ord. 188,478](#) and [Ord. 188,480](#) are forthcoming. The adopted text is available at <https://clerk.lacity.gov/>]*

# PREFACE

This Zoning Code (Chapter 1A) of the Los Angeles Municipal Code (LAMC) 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 Zoning Code (Chapter 1A) will be applied to properties within each Community Plan area.

Eventually, this Zoning Code (Chapter 1A) will supersede 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 *Chapter I. (General Provisions and Zoning)* of this LAMC. Only when the entire City has been rezoned using the new zoning in this Zoning Code (Chapter 1A) will *Chapter I. (General Provisions and Zoning)* be removed from the LAMC.

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## DIV. 1.1. GENERAL MUNICIPAL CODE PROVISIONS

See Chapter I. (General Provisions and Zoning), Article 1. (General Provisions) of this Code.

## DIV. 1.2. MUNICIPAL CODE ADMINISTRATIVE CITATIONS

See Chapter I. (General Provisions and Zoning), Article 1.2. (Administrative Citations) of this Code.

## DIV. 1.3. ORIENTATION

This Division (Orientation) provides an overview of the structure of this Zoning Code (Chapter 1A).

### SEC. 1.3.1. ZONE STRING

The combination of zoning districts applied to a lot including, Form District (Part 2B.), Frontage District (Part 3B.), Development Standards District (Part 4B.), Use District (Part 5B.), and Density District (Part 6B.).

#### A. Zone String Brackets

1. A zone is comprised of the following districts, as established in Sec. 1.5.2. (Zoning Map):



2. In order to regulate the built environment and activities allowed on a 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 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 allowed on a lot. Although the districts that make up the zone string may refer, 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 (Part 2B.), Frontage District (Part 3B.), Development Standards District (Part 4B.), Use District (Part 5B.), and Density District (Part 6B.).



1. *Article 2. (Form)* regulates the placement, scale, and intensity of buildings and structures on a lot 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 (Part 3B.)* help ensure that projects respond to the public realm in a contextually appropriate manner. The regulations in *Frontage Districts (Part 3B.)* 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 (Part 4B.)* consist 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 (Part 5B.)*, *Use Standards (Part 5C.)*, and *Use Definitions (Part 5D.)* that 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 (Part 6B.)*, which regulate the number of household dwelling units or efficiency dwelling units permitted on a lot, otherwise known as density. *Density Districts (Part 6B.)* allow for a wide variety of zoning approaches to housing.

### C. Specific Plans & Supplemental Districts

*Article 8. (Supplemental & Special Zoning)* establishes additional regulations that may be applied through the use of Specific Plans and Supplemental Districts. 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 Zones

*Article 8. (Supplemental & Special Zoning)* also establishes unique zone designations called Special Zones that, where applied, serve in lieu of zoning districts, Specific Plans, and Supplemental Districts. Special Zones respond to unique conditions that do not lend themselves to the regulations established in this Zoning Code (Chapter 1A). For further details, see *Sec. 1.5.2.A.4. (Special Zoning)*.

## 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)*, governs instances where the desired physical form for development on a lot is prohibited by the applied zoning. 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 override specific regulations otherwise addressed by zoning districts applied to a lot. *Article 7. (Alternate Typologies)* establishes eligibility criteria for each Alternate Typology, and what regulations are superseded 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)* governs 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 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 *Chapter I. (General Provisions and Zoning)* of this Code. 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. RELIEF

Throughout this Zoning Code (Chapter 1A), relief statements specify the only relief options available for the standards or rules to which the statements apply. If a relief option is not specified for a particular standard or rule, that relief option is not available, unless otherwise stated by the *City of Los Angeles Charter*.

## DIV. 1.4. INTRODUCTORY PROVISIONS

### SEC. 1.4.1. GENERAL RULES

#### A. Title

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

#### 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 the City.
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 in *Chapter I. (General Provisions and Zoning)* of this Code.
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 *Chapter I. (General Provisions and Zoning)* of this Code is still in effect.
4. *Chapter I. (General Provisions and Zoning)* of this Code 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. 14.2.15. (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 *Chapter V. (Public Safety and Protection)*, *Article 7. (Fire Code)* of this Code, then *Chapter V. (Public Safety and Protection)*, *Article 7. (Fire Code)* of this Code shall prevail.

### C. Certificate Of Occupancy

No vacant land shall be occupied or used, except for agricultural uses as established in *Sec. 5D.10. (Agricultural Uses)* and as permitted by the applied *Use District (Part 5B.)*, and no building erected or structurally altered shall be occupied or used, until a Certificate of Occupancy has been issued by the Department of Building and Safety.

## 1. Certificate of Occupancy for a Building

- a. An application for a Certificate of Occupancy for a new building or structure, addition, renovation, or modification of an existing building must be made coincidentally with the application for a building permit. The Certificate of Occupancy shall be issued after written request for the Certificate of Occupancy has been made to the Department of Building and Safety and 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 of Occupancy, 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. A 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 ensure 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 maintained and shall bear a notation to that effect. The 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 the required automobile parking stalls are not maintained, the Certificate of Occupancy shall become void and the 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-Mixed Use District (Div. 5B.5.)* 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 become void 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 of Occupancy 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 the lot including through shares of stock or voting membership in an owners association, the Certificate of Occupancy for buildings on the lot shall be valid only while the interest is held by the owner.

### 3. Certificate of Occupancy for Land

An application for 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 made 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. 5D.10.2. (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 by 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 on a lot(s) 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 with the Los Angeles County Recorder as a covenant running with the land for the benefit of the City, 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 & 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 & 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 Chapter I. (General Provisions and Zoning), Sec. 11.00.(f) (Heading, Effect of) of this Code.

### 5. References to Other Laws, Requirements, Chapters, & Codes

a. Despite Chapter 1. (General Provisions and Zoning), Sec. 11.05. (Effect of Renumbering or Redesignation of Provisions or Sections in Statutes or Codes of the State of California Which are Referenced to in the Los Angeles Municipal Code), any references to State or Federal statutes or regulations in this Chapter 1A shall be to those statutes or regulations as written and in effect on the date the ordinance adding those references is adopted. This general rule is intended to control over a specific rule to the contrary and shall not be subject to the rule of statutory construction that where there is a conflict, a specific statute controls over a general statute.

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 their definitions are located in Div. 14.3. (Glossary).

### 7. Reconciling Provisions

This Subsection (Interpretation) prevails over any other contrary provision in this Chapter.

**E. Effect of Adoption on Past Actions and Obligations**

See Chapter I. (General Provisions and Zoning), Sec. 11.00.(d) (Effect of Code on Past Actions and Obligations Previously Accrued) of this Code.

**F. Inconsistent Permit or License**

See Chapter I. (General Provisions and Zoning), Sec. 11.02. (Inconsistent Permits and Licenses) of this Code.

**G. Public Utilities & Public Services**

The provisions of this Zoning Code (Chapter 1A) shall not be construed 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. 1.4.3. SEVERABILITY

See Chapter I. (General Provisions and Zoning), Sec. 11.00.(k) (Validity of Code) of this Code.

#### SEC. 1.4.4. SUCCESSIONAL RIGHTS

Any project with an entitlement application that was filed and for which all applications fees were paid prior to the effective date of this Zoning Code (Chapter 1A), where applied, 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)*, unless the applicant elects to utilize the provisions of Chapter 1A. Projects subject to *Chapter I. (General Provisions and Zoning)* shall be subject to any subsequent amendments to *Chapter I. (General Provisions and Zoning)* of this Code unless the application has been vested pursuant to *Sec. 1.4.5. (Vested Rights)*.

- 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 with approved entitlements 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

- A. 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.

- B. Whenever plans sufficient for a complete plan check are accepted by the Department of Building and Safety and a fee is paid, see Sec. 13B.10.1.B.2. (Vesting of Development Plan).



#### SEC. 1.4.6. CONTINUANCE OF EXISTING DEVELOPMENT

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

#### SEC. 1.4.7. **WARREN E&P, INC. V. CITY OF LOS ANGELES AND OIL REGULATIONS**

In recognition of the September 6, 2024 trial court ruling in *Warren E&P, Inc. v. City of Los Angeles*, Los Angeles Superior Court No. 23STCP00060, and its related cases, all oil production and oil well related regulations in this Chapter 1A, including but not be limited to the provisions in *Part 5B. (Use Districts)*, *Part 5C. (Use Rules)*, *Part 5D. (Use Definitions)*, *Sec. 8.2.4. (Oil Drilling Districts (O))*, *Sec. 14.3. (Glossary)*, and any related Zoning Administrator Memos and Interpretations shall be ineffective until such time as this Section (*Warren E&P, Inc. v. City of Los Angeles and Oil Regulations*) is amended.

## 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 Zones, 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 & 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 this *Division (Zoning Code Maps)*, maintained by the Department, 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 Zones, 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. When adopted and approved, are incorporated and made a part hereof, as if fully set forth herein, 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.

##### 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'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's Development Services Centers and making a reproduction request with payment of any applicable fees.

## SEC. 1.5.2. ZONING MAP

### A. Purpose

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

#### 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 *Paragraph 1. (Zoning Districts)* above, additional regulations may be applied as outlined in *Div. 8.1. (Specific Plans (SP))* 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 Zoning

- a. In order to achieve specific planning objectives in designated areas having unique characteristics, Special Zones may replace the zoning in Sec. 1.5.2.A.1. (Zoning Districts) and Supplemental Districts in Sec. 1.5.2.A.3. (Specific Plans & Supplemental Districts) established above. Special Zones 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 Zone.
- b. The Special Zones outlined in Div. 8.3. (Special Zoning) shall serve as the designated zone, in lieu of zoning districts, Specific Plans, and Supplemental Districts, where applied.
- c. Lots zoned with Special Zones shall have a maximum of two bracket sets [ ]. The first bracket set shall state the name of the Special Zone. The second bracket set may include multiple Specific Plans or Supplemental Districts separated by a hyphen (-). In instances in which a lot is zoned only with a Special Zone, only one bracket set shall be included.

#### 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), where applied, is automatically classified [LF2-WH1-5] [A1-1L] 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 [LF2-WH1-5] [A1-1L] without additional proceedings.
- c. Any land or territory in the City not indicated on the Zoning Map as being in any zone shall be construed as being classified in the same zone that exists on 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 longest 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

The Zoning Map shall only be revised pursuant to *Sec. 13B.1.4. (Zone Change)*. For zone changes involving Specific Plans, the Zoning Map may only be revised pursuant to *Sec. 13B.1.2. (Specific Plan Adoption/Amendment)*.

### 2. Zone Boundary Adjustments

#### a. Process

Whenever public necessity, convenience, general welfare or good zoning practice justifies the action, the Director 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 (Zoning Map)* 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 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 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 *Subsection B. (Boundaries)* or where revision is necessary to correct dimensional or mapping errors, the Director may determine the location of the zone boundary.

**b. Limitation**

Zone boundary adjustments permitted pursuant to this *Subsection B. (Boundaries)* are limited to a distance of no more than 50 feet. When the adjustment is requested prior to recordation, the Director's decision does not become effective until after the final map has been recorded with the Los Angeles County Recorder.

**c. Dedications**

The Director 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 would 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's decision after the conditions are imposed, if any.



### SEC. 1.5.3. PRIMARY STREET MAP

#### A. Purpose

Each lot shall have at least one primary street lot line based on a set of criteria established in Sec. 14.2.12.C.1. (*Primary Street Lot Line*). However, a side street lot line may be re-designated into a primary street lot line when the adjacent public 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 public way, and extending in the general direction of its longest dimension between each intersection.

#### C. Amendments

The Primary Street Map shall only be revised pursuant to Sec. 13B.1.3. (*Zoning Code Amendment*).

## SEC. 1.5.4. LOCAL AFFORDABLE HOUSING INCENTIVE MAP

### A. Purpose

The Local Affordable Housing Incentive Map identifies lots that are eligible to participate in the Local 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 Local Affordable Housing Incentive Program pursuant to *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 shall 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.4. (Automobile Parking Incentives)*.

### C. Amendments

The Local Affordable Housing Incentive Map shall only be revised pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)*.

## SEC. 1.5.5. TARGETED PLANTING MAP

### A. Purpose

Lots identified in an identified planting area, as established in *Sec. 1.5.5.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 List) 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

The Targeted Planting Map shall only be revised pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)*.

## SEC. 1.5.6. HILLSIDE AREA MAP

### A. Purpose

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

The Hillside Area Map shall only be revised pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)*.

## SEC. 1.5.7. COASTAL ZONE MAP

[Reserved]

## SEC. 1.5.8. SPECIAL LOT LINE MAP

### A. Purpose

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. 14.2.12.C.3. (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.

#### 2. Alley Special Lot Line

An alley lot line where buildings need to provide a strong and active presence along the alley.

### C. Amendments

The Special Lot Line Map shall only be revised pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)*.

## SEC. 1.5.9. ALCOHOL PERMISSION AREA MAP

### A. Purpose

The Alcohol Permission Area Map identifies lots that are subject to *Sec. 5C.3.3. (Alcohol Sales Program)*, which establishes permission levels and standards for uses involving the sale or dispensing of alcoholic beverages.

### B. Boundaries

Any land designated, using the Department of Public Works, Bureau of Engineering land base dataset, as any of the following Alcohol Permission Area designations in the Alcohol Permission Area Map.

1. Alcohol Sensitive Sales Area
2. Restaurant Beverage Area
3. Limited Restaurant Beverage Area
4. Restaurant & Bar Nightlife Area

### C. Amendments

The City Council shall have the ability to establish and subsequently modify the Alcohol Permission Area Map, pursuant to an adopted City Council Resolution. In adopting the resolution, the City Council must find that the establishment or modification is in conformity with public necessity, convenience, general welfare and good zoning practice. The Director is authorized to revise the Alcohol Permission Area Map as established in the adopted resolution. The Alcohol Permission Area Map shall not be altered or modified by an unauthorized person.

## SEC. 1.5.10. INCLUSIONARY HOUSING MAP

### A. Purpose

The Inclusionary Housing Map identifies lots that require inclusionary housing projects to provide restricted affordable units pursuant to *Sec. 5C.3.1. (Inclusionary Housing Program)*. Any lot not included on this map shall not be subject to those provisions.

### B. Boundaries

Any lot designated, using the Department of Public Works, Bureau of Engineering land base dataset, with the following designations.

#### 1. Inclusionary Housing Areas

Lots that are subject to the *Inclusionary Housing Program (Sec. 5C.3.1.)* shall be designated with one of the following options.

##### a. Inclusionary Rental (IR)

An Inclusionary Rental (IR) designation shall mean that a project involving the construction of an inclusionary housing project that includes dwelling units that are for-rent shall be subject to the applicable provisions in *Sec. 5C.3.1. (Inclusionary Housing Program)*.

##### b. Inclusionary Rental & For-Sale (IRF)

An Inclusionary Rental & For-Sale (IRF) designation shall mean that a project involving the construction of an inclusionary housing project that includes dwelling units which are for-rent and/or for-sale shall be subject to the applicable provisions in *Sec. 5C.3.1. (Inclusionary Housing Program)*.

##### c. Community Plan Implementation Overlay (CPIO)

A Community Plan Implementation Overlay (CPIO) designation shall mean that a project involving the construction of an inclusionary housing project shall be subject to the provisions in *Sec. 5C.3.1. (Inclusionary Housing Program)* and as further modified by an applied Community Plan Implementation Overlay.

#### 2. Affordability Requirement Set

Lots shall also be designated with one of the Affordability Requirement Sets as established in *Sec. 5C.3.1.C.3. (Inclusionary Program Set Designations)*.

### C. Amendments

The Inclusionary Housing Map shall only be revised pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)*.



## SEC. 1.5.11. PUBLIC ACCESS EASEMENT MAP

### A. Purpose

The Public Access Easement Map identifies lots in the City that are affected by the public access easement standards established in *Sec. 14.2.17. (Public Access Easements)*.

### B. Boundaries

The Public Access Easement Map is composed of line segments, based on lot lines and easement lines established in the Department of Public Works, Bureau of Engineering land base dataset, designated as a public access easement.

### C. Amendments

The Public Access Easement Map shall only be revised pursuant to *Sec. 13B.1.3. (Zoning Code Amendment)*.

## DIV. 1.6. EMERGENCY PROVISIONS

### SEC. 1.6.1. LOCAL EMERGENCY TEMPORARY REGULATIONS

#### A. Declaration of Intent

It is the intent and objective of this *Division (Emergency Provisions)* is 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 (Local Emergency Temporary Regulations)*, 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 this *Division (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 shall 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 shall 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 (Div. 5B.3.)*. 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 five 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 B. (Long-Term Temporary Uses)* may be appealed to the Area Planning Commission on a form prescribed by the Department in accordance with the procedures described in this *Section (Local Emergency Temporary Regulations)*.

### 4. Other Permits and Licenses

This *Division (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 this *Division (Emergency Provisions)* shall be filed with the Department of City Planning upon forms and accompanied by data as the Department 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 to the Councilmember of the district in which the proposed use would be located and to the Department of Transportation for their information.

## 6. Notice & 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 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 (*Local Emergency Temporary Regulations*) 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 Paragraph 6. (*Notice & Hearing*) above.

## 10. Decision Effective & 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 *Paragraph 7. (Time Limit)* above, 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 shall 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 *Subsection C. (Special Provisions for Other Proceedings)* below 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 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 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) Eating & drinking: alcohol service
    - b) Retail: alcohol
    - c) Retail: merchant market
    - d) Retail: firearms
    - e) Financial services: alternative
    - f) Motor vehicle services: light
    - g) Motor vehicle services: 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 *Sec. 15.4.3. (Affordable Housing Linkage Fee)*.

## D. Restoration of Damaged or Destroyed Buildings

### 1. Nonconforming

- a. Regardless of any other provisions of this *Division (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 two years of obtaining a permit for reconstruction. Provided, further, that neither the

footing nor any portion of the replacement building encroaches 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 (*Local Emergency Temporary Regulations*) supersede any interim control ordinances, interim plan revision ordinances, Specific Plans (excluding the *South Central Alcohol Beverage Specific Plan, Ord. No. 171,681, Sec. 4C.14.1. (Development Review Threshold Packages)*, 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 (*Local Emergency Temporary Regulations*) 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 Zone regulations continue in full force and effect with respect to the demolition, maintenance & repair, and reconstruction of damaged or destroyed buildings or structures.
- c. For purposes of this Subsection D. (*Restoration of Damaged or Destroyed Buildings*), a building or structure may only be demolished and rebuilt to its nonconforming 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. 4C.14.1. (*Development Review Threshold Packages*), 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 percent 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 shall 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 D. (*Restoration of Damaged or Destroyed Buildings*).



## 2. Conditional Uses & 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 deemed exempt from the requirements of *Sec. 13B.5.4. (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 deemed exempt from the requirements of *Sec. 13B.5.4. (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 & Institutional Uses (Div. 5D.3.)
  - ii. Airports
  - iii. Medical clinic
  - iv. Supportive housing; medical care
- 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. (Restoration of Damaged or Destroyed Buildings)*.
- d. As an exception to *Paragraph 1. (Nonconforming)* above, 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. Eating & drinking; alcohol service
  - ii. Retail; alcohol
  - iii. Retail; merchant market
  - iv. Retail; firearms
  - v. Financial services; alternative
  - vi. Motor vehicle services; light
  - vii. Motor vehicle services; heavy

### 3. Boulevard, Avenue, & Collector Street Dedication & 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 & Parks)*.
- b. Nothing here prevents a property owner from, obtaining necessary permits, 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 percent 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*, or the *California Code of Regulations, Title 24. (Building Standards Code)*, 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 *Subsection C. (Special Provisions for Other Proceedings)* above. The notice and procedures provided above in *Subsection 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 shall, during the first six 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 shall, during the first six 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 & Termination

The provisions of this *Division (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. (Government of the State of California), Div. 1. (General), Chapter 7. (California Emergency Services Act)*. The provisions of this *Division (Emergency Provisions)* cease to be applicable to a particular area two 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 this *Division (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 (Emergency Provisions)* 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 (Emergency Provisions)* for one additional year.

## SEC. 1.6.2. EMERGENCY HOMELESS SHELTERS — CITY OWNED & 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 *California Government Code, Sec. 8698. (Shelter Crisis), 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 (Emergency Homeless Shelters — City Owned & Leased Property)* shall comply with the minimum building regulations set forth in *Chapter IX. (Building Regulations), Sec. 91.8605. (Emergency Homeless Shelters)* of this Code, 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 *California Government Code, Sec. 8698. (Shelter Crisis), et seq.*, a transitional shelter may be established and operated on a lot zoned with a *Residential Use District (Div. 5B.3.)* with a *Density District (Part 6B.)* of FA to 8, *Residential-Mixed Use District (Div. 5B.4.)* with a *Density District (Part 6B.)* of FA to 8, *Commercial-Mixed Use District (Div. 5B.5.)*, *Industrial-Mixed Use District (Div. 5B.6.)*, or *Industrial Use District (Div. 5B.7.)* regardless of the number of beds or number of persons served, or any applicable *Form District (Part 2B.)* or *Frontage District (Part 3B.)* 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 (Emergency Homeless Shelters — Charitable Organizations)* shall comply with the minimum building regulations set forth in *Chapter IX. (Building Regulations), Sec. 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 a Cold/Wet Weather Temporary Shelter Application online via the City's website (*www.lacity.gov*); 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;
  - 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; and
  - 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 (Emergency Homeless Shelters — Charitable Organizations)*.

## 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 one 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 two 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 *Chapter IX. (Building Regulations), Sec. 91.2.1500. (Basic Provisions)* of this Code; on corner lots, the restrictions of *Chapter VI. (Public Works and Property), Sec. 62.200. (Street Intersections - Obstructions to Visibility)* of this Code shall also apply. Such fence shall be maintained in good condition and appearance.

### C. Yard Area Requirements

Such residential vehicle shall observe five 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 (Temporary Residency in Residential Vehicle Pending Reconstruction of Disaster-Destroyed Dwelling)* 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 (Temporary Regulatory Relief During a Local Emergency)* 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 (Temporary Regulatory Relief During a Local Emergency)* 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 & City Charter

The provisions of this *Section (Temporary Regulatory Relief During a Local Emergency)* 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 (Introductory Provisions)* to the contrary, the regulatory relief provided by this *Section (Temporary Regulatory Relief During a Local Emergency)* 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 (Temporary Regulatory Relief During a Local Emergency)* 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 (Chapter 1A), Zoning Administrator Interpretation of this Zoning Code (Chapter 1A), 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.A. (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 *Subparagraph c. (Eligibility Criteria)* below are met, to the term prescribed in *Sec. 13A.2.7.A. (Discretionary Project Approvals Time Limits)*.

#### i. Multiple Approvals

Regardless of the expiration periods set forth in *Sec. 13A.2.7.A. (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.A. (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 *Subparagraph c. (Eligibility Criteria)* below are met.

#### i. Multiple Approvals

Regardless of any provision of this Zoning Code (Chapter 1A) 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, the expiration date shall be extended concurrently with the Conditional Use Permit that meets the criteria in *Subparagraph c. (Eligibility Criteria)* below.

### c. Eligibility Criteria

#### i. Eligible Conditional Use Approvals

All uses approved by Conditional Use Permit per the applicable *Use District (Part 5B.)* are eligible for the time extension, except for the following:



- a) Conditional Use Permits related to mineral & ore extraction, manufacturing, heavy: petroleum & coal products, or waste facility: hazardous waste as defined in Part 5D. (Use Definitions) are not eligible for the time extension within this Paragraph 1. (Time Limitations).
- 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**

The relief provided by this Subsection C. (Regulatory Relief) is subject to the procedures in Sec. 13B.3.1. (Administrative Review), and fee(s) under Sec. 15.3.16. (Time Extension) shall be paid in accordance with 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**

In accordance with the procedures set forth by the Department of City Planning, the applicant shall notify the Los Angeles Police Department, the Department of Building and Safety, and the 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 stalls that exist on the lot, then the number of parking stalls may be reduced to the number of required parking stalls.

i. **Requirements**

- a) The use modification is limited to a non-residential use allowed by the applied Use District (Part 5B.).
- 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 (Temporary Regulatory Relief During A Local Emergency)*.

- 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 *Paragraph 2. (Automobile Parking Relief)*.
- 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 *Paragraph 2. (Automobile Parking Relief)* is limited to the automobile parking provisions established in this *Paragraph 2. (Automobile Parking Relief)*, and the project shall otherwise be consistent with this Zoning Code (Chapter 1A) and the General Plan.

b. **Outdoor Dining**

Any new or expanded outdoor dining area, 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 & drinking establishments with verifiable indoor seating for on-premises dining are eligible for the relief provided within this *Subparagraph b. (Outdoor Dining)*.

ii. **Consistency**

The relief provided in this *Subparagraph b. (Outdoor Dining)* is limited to the automobile parking provisions enumerated herein, and the project shall otherwise be consistent with this Zoning Code (Chapter 1A) and the General Plan.

iii. **Termination**

Whenever the provisions of this *Paragraph 2. (Automobile Parking Relief)* cease to apply, the automobile parking requirements that existed prior to the declaration of

the local emergency shall apply, and any outdoor dining areas shall comply with the applicable requirements of this Zoning Code (Chapter 1A) 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 (Temporary Regulatory Relief During A Local Emergency), 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 Paragraph 2. (Automobile Parking Relief) 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 (Temporary Regulatory Relief During A Local Emergency) 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 of compliance with the conditions of approval to the Department of City Planning, in accordance with procedures set forth by the Department, within 90 days of the termination of the provisions of this Section (Temporary Regulatory Relief During A Local Emergency).