

ORDINANCE NO. _____

An ordinance amending Title 22—Planning and Zoning—of the Los Angeles County Code related to mixed use developments and joint live and work units in certain commercial zones.

The Board of Supervisors of the County of Los Angeles hereby ordains as follows:

SECTION 1. Section 22.08.100 is hereby amended to add the definition of the term “joint live and work unit” to the list of terms under the letter “J” in alphabetical order as follows:

...
“Joint live and work unit” shall mean a unit comprised of both living space and work space, where a residential use or commercial use can be the primary use, and in which at least one resident of the living space is responsible for the commercial activity performed in the work space.

...
SECTION 2. Section 22.28.050 is hereby amended as follows:

22.28.050 Uses subject to director’s review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone C-H may be used for:

...
-- Joint live and work units, as described in Part 19 of 22.52.

-- Mixed use developments, as described in Part 18 of 22.52.

...

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

SECTION 3. Section 22.28.100 is hereby amended as follows:

22.28.100 Uses subject to director’s review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone C-1 may be used for:

...

B. The following additional uses:

-- Joint live and work units, as described in Part 19 of 22.52.

-- Mixed use developments, as described in Part 18 of 22.52.

...

SECTION 4. Section 22.28.150 is hereby amended as follows:

22.28.150 Uses subject to director’s review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone C-2 may be used for:

...

B. The following additional uses:

-- Joint live and work units, as described in Part 19 of 22.52.

--Mixed use developments, as described in Part 18 of 22.52.

...

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

SECTION 5. Section 22.28.200 is hereby amended as follows:

22.28.200 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone C-3 may be used for:

...

B. The following additional uses:

-- Joint live and work units, as described in Part 19 of 22.52.

-- Mixed use developments, as described in Part 18 of 22.52.

...

SECTION 6. Section 22.28.250 is hereby amended as follows:

22.28.250 Uses subject to director's review and approval. If site plans therefor are first submitted to and approved by the director, premises in Zone C-M may be used for:

...

B. The following additional uses:

-- Joint live and work units, as described in Part 19 of 22.52.

-- Mixed use developments, as described in Part 18 of 22.52.

...

1 **SECTION 7.** Section 22.52.1180 is hereby amended as follows:

2 **22.52.1180 Residential uses.**

3 ...

4

5 E. Each joint live and work unit shall have a minimum of two uncovered parking

6 spaces.

7 **SECTION 8.** Part 18 of Chapter 22.52 Mixed use Developments is hereby

8 added as follows:

9 **PART 18 CHAPTER 22.52 MIXED USE DEVELOPMENTS**

10

11 **22.52.1900 Purpose.** The purpose of this section is to facilitate the

12 establishment of, and to ensure the compatibility of residential and

13 commercial uses within, mixed use developments through a ministerial

14 procedure.

15

16 **22.52.1910 Definitions.** For the purposes of this chapter, “mixed use

17 development” shall mean a development that combines residential and

18 commercial uses.

19

20 **22.52.1920 Applicability.** The provisions provided herein apply to the

21 following zones: C-H (Commercial Highway Zone), C-1 (Restricted

22 Business Zone), C-2 (Neighborhood Business Zone), C-3 (Unlimited

23 Commercial Zone) and C-M (Commercial Manufacturing Zone). The

24 provisions do not apply to mixed use developments in the following areas:

25 Significant Ecological Area (SEA); Environmentally Sensitive Habitat Area

26

27

28

1 (ESHA); Very High Fire Hazard Severity Zone; on land with a slope of 25%
2 or more; and on land not served by a public water and sewer system.

3
4 **22.52.1930 Use exceptions.** Parcels in zones C-H, C-1, C-2, C-3 and C-
5 M may be used for any uses listed as a permitted use, as applicable,
6 except that the following uses shall be prohibited:

7
8 -- Adult entertainment/businesses.

9 -- Air pollution sampling stations.

10 -- Airport.

11 -- Amphitheaters.

12 -- Archery ranges.

13 -- Assaying.

14 -- Athletic fields.

15 -- Auction houses.

16 -- Automobile rental and leasing agencies.

17 -- Automobile sales.

18 -- Automobile sightseeing agencies.

19 -- Automobile supply stores.

20 -- Automotive and other vehicle repair, services, painting, storage, or upholstery,
21 or the repair of engines, including automobiles, boats, motorcycles, trucks, or
22 recreational vehicles.

23 -- Bakery goods distributors.

24 -- Beauty shops.

25 -- Boat and other marine sales.

- 1 -- Boat rentals.
- 2 -- Butane and propane service stations.
- 3 -- Car washes, automatic, coin operated, and hand wash.
- 4
- 5 -- Circus.
- 6 -- Communications equipment building.
- 7 -- Correctional institutions.
- 8 -- Dog kennels.
- 9 -- Dog training schools.
- 10
- 11 -- Dry cleaning establishments.
- 12 -- Dry cleaning plants, wholesale.
- 13 -- Earth stations.
- 14 -- Electric distribution substations, including microwave facilities.
- 15 -- Electric transmission substations and generating plants.
- 16
- 17 -- Fraternity and sorority.
- 18 -- Furniture transfer and storage.
- 19 -- Gas distribution depots, public utility.
- 20 -- Gas, industrial, including oxygen, acetylene, argon, carbon dioxide and similar
- 21 gases in Interstate Commerce Commission approved-type cylinders.
- 22
- 23 -- Gas metering and control stations, public utility.
- 24 -- Golf course.
- 25 -- Golf driving ranges.
- 26 -- Heliport.
- 27 -- Helistop.
- 28

- 1 -- Hospitals.
- 2 -- Hotels.
- 3 -- Ice sales.
- 4 --Juvenile halls.
- 5 -- Laboratories, research, and testing.
- 6 -- Landing strips.
- 7 -- Laundry plants, wholesale.
- 8 -- Live entertainment.
- 9 -- Lodge halls.
- 10 -- Massage parlors.
- 11 -- Medical marijuana dispensaries.
- 12 -- Microwave stations.
- 13 -- Mobilehome parks.
- 14 -- Mobilehome sales.
- 15 -- Mobilehomes for use by a caretaker and his immediate family.
- 16 -- Mortuaries.
- 17 -- Motels.
- 18 -- Motion picture studios.
- 19 -- Motorcycle, motor scooter, and trail bike rentals.
- 20 -- Motorcycle, motor scooter, and trail bike sales.
- 21 -- Nightclubs.
- 22 -- Oil wells.
- 23 -- Parcel delivery terminals.
- 24
- 25
- 26
- 27
- 28

- 1 -- Pet stores.
- 2 -- Public utility service yards.
- 3 -- Radio and television broadcasting studios.
- 4 -- Recording studios.
- 5 -- Recreational trailer parks.
- 6 -- Recreational vehicle rentals.
- 7 -- Recreational vehicle sales.
- 8 -- Rental services.
- 9 -- Rifle, pistol, skeet or trap ranges.
- 10 -- Self-service storage facilities.
- 11 -- Sewage treatment plants.
- 12 -- Shooting galleries.
- 13 -- Storage or shipping of flammable liquids or hazardous materials beyond that
14 normally associated with a residential use.
- 15 -- Taxidermists.
- 16 -- Telephone repeater stations.
- 17 -- Temporary uses.
- 18 -- Tire retreading or recapping.
- 19 -- Tool rentals, including roto-tillers, power mowers, sanders and saws, cement
20 mixers, and other equipment.
- 21 -- Trailer rentals.
- 22 -- Trailer sales.
- 23 -- Travel trailer parks.
- 24
- 25
- 26
- 27
- 28

1 -- Truck rentals.

2 -- Water reservoirs, dams, treatment plants, gaging stations, pumping stations,
3 tanks, wells and any use normal and appurtenant to the storage and
4 distribution of water.

5 -- Welding, machining, or open flame work.

6 -- Youth hostels.

7
8 **22.52.1940 Development standards.** Except as specified otherwise herein,
9 mixed use developments, as described in this chapter, shall be subject to the
10 development standards in the underlying zone; said development standards may
11 be modified subject to a conditional use permit as provided in Part 1 of Chapter
12 22.56:

13
14 A. Zone specific standards:

15 1. Zones C-H, C-1 and C-2. The density for residential uses in mixed use
16 developments in zones C-H, C-1 and C-2 shall not exceed 17 dwelling units
17 per net acre.

18 2. Zones C-3 and C-M.

19 a. Dwelling unit density. The density for residential uses in mixed use
20 developments in zones C-3 and C-M shall not exceed 50 dwelling units
21 per net acre;

22 b. Height. Mixed use developments in zones C-3 and C-M may be
23 constructed to a maximum height of 60 feet above grade, excluding
24 chimneys and rooftop antennas.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

22.52.1950 Performance standards. Except as specified otherwise herein, mixed use developments, as described in this chapter, shall be subject to the any performance standards specified in the underlying zone; the performance standards in subsections A, B and C may be modified subject to a conditional use permit as provided in Part 1 of Chapter 22.56, and the performance standards in subsections D and E may be modified subject to a parking permit, as provided in Part 7 of Chapter 22.56:

A. Mixed use development type.

1. With the exception of entrance hallways for mixed use developments and joint live and work units, commercial and residential uses shall not be located on the same floor.

2. With the exception of joint live and work units, the ground floor space shall be devoted solely to commercial uses.

B. Hours of operation. The hours of operation for commercial uses shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily.

C. Trash/recycling. Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and commercial uses. The required trash bin shall not be visible from the street.

D. Loading/unloading.

1. Off-street loading. Off-street loading areas shall not be visible from the street.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

2. Loading and unloading of household goods. Where possible, loading areas and trash enclosures shall be located toward the rear of mixed use developments.

E. Parking

1. With the exception of fully subterranean structures, all parking areas shall:
 - a. Be located in the rear of the structure(s); and
 - b. Be completely screened with walls and/or landscaping so that it is not visible from the street that provides frontage, except from the access driveway.
2. Separate commercial and residential parking spaces must be provided and specifically designated by posting, pavement marking and/or physical separation.

22.52.1960 Covenant and agreement

The applicant shall record in the office of the county recorder, an agreement in accordance with this Chapter as a covenant running with the land for the benefit of the county of Los Angeles, and the covenant shall also declare that any violation thereof shall be subject to the enforcement procedures of Part 6 of Chapter 22.60.

SECTION 9. Part 19 of Chapter 22.52 Joint Live and Work Units is hereby added as follows:

PART 19 CHAPTER 22.52 JOINT LIVE AND WORK UNITS

22.52.1980 Purpose. The purpose of this section is to facilitate the establishment of, and to ensure the compatibility of residential and commercial

1 uses within, joint live and work units through a ministerial procedure. Joint live
2 and work units may occupy portions of buildings designed for mixed use
3 development.

4 **22.52.1990 Definitions.** For the purposes of this section, “living space” shall
5 mean the area for the residential use and “working space” shall mean the area
6 for the commercial use.

7 **22.52.2000 Applicability.** The provisions provided herein apply to the
8 following zones: C-H (Commercial Highway Zone), C-1 (Restricted
9 Business Zone), C-2 (Neighborhood Business Zone), C-3 (Unlimited
10 Commercial Zone) and C-M (Commercial Manufacturing Zone). The
11 provisions do not apply to mixed use developments in the following areas:
12 Significant Ecological Area (SEA); Environmentally Sensitive Habitat Area
13 (ESHA); Very High Fire Hazard Severity Zone; on land with a slope of 25%
14 or more; and on land not served by a public water and sewer system.

15 **22.52.2010 Use exceptions.** Notwithstanding permitted uses in zones C-H, C-
16 1, C-2, C-3 and C-M, as applicable, if site plans therefore are first submitted to
17 and approved by the director as provided in Part 12 of Chapter 22.56, parcels in
18 C-H, C-1, C-2, C-3 and C-M may be used for the following commercial uses in
19 conjunction with residential uses in joint live and work units; said permitted uses
20 in zones C-H, C-1, C-2, C-3 and C-M may be modified with a conditional use
21 permit as provided in Part 1 of Chapter 22.56:

22 A. In zones C-H, C-1, C-2, C-3 and C-M:

23 -- Antiques, the restoration of.

- 1 -- Architecture and building design.
- 2 -- Art studio, including painting and sculpturing.
- 3 -- Bookbinding.
- 4 -- Cartooning and animation.
- 5 -- Ceramics, the making of.
- 6 -- Clothing, the design and sewing of.
- 7 -- Commercial art.
- 8 -- Costume designing.
- 9 -- Engraving of metal products.
- 10 -- Furniture, the crafting and assembly of, including custom upholstery.
- 11 -- Glass, the hand production of, including glass blowing, glass, crystal, and art
12 novelties, and the assembly of stained art glass.
- 13 -- Graphic design and display studio.
- 14 -- Interior decorating.
- 15 -- Jewelry, the creation of.
- 16 -- Leatherwork, using previously tanned leather.
- 17 -- Musical instruments, the creation and assembly of.
- 18 -- Offices for accountants; attorneys; computer software and multimedia
19 professionals; consultants; insurance, real estate and travel agents; and
20 engineers.
- 21 -- Ornamental metal, provided that there are no forging works or any process
22 used in bending or shaping.
- 23 -- Photography studio.
- 24
- 25
- 26
- 27
- 28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

-- Picture mounting and framing.

-- Pottery, the throwing of.

-- Printing and publishing.

-- Shoes, footwear, the fabrication of.

-- Signs, as provided in Part 10 of Chapter 22.52.

-- Silk screen processing.

-- Textile weaving, hand looms only.

-- Toys, the production of.

-- Transcription studios.

-- Watchmaking.

-- Woodcarving.

-- Wood products, the crafting of.

B. In zone C-M, in addition to the uses specified in section (A), the following assembly and manufacture from previously prepared materials, and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters, are permitted provided that all activities are conducted within an enclosed building:

-- Aluminum products.

-- Appliance assembly, electrical, electronic and electromechanical.

-- Bone products.

-- Canvas products.

-- Cellophane products.

DRAFT 5.29.07

- 1 -- Cloth products.
- 2 -- Cosmetics, excluding soap.
- 3 -- Equipment assembly, electrical, electronic and electromechanical.
- 4
- 5 -- Felt products.
- 6 -- Fur products.
- 7 -- Glass products and stained-glass assembly, provided no individual crucible
- 8 shall exceed a capacity of 16 square feet.
- 9 -- Instrument assembly, electrical, electronic and electromechanical, including
- 10 precision machine shops.
- 11
- 12 -- Jewelry manufacture.
- 13 -- Leather products, excluding machine belting.
- 14
- 15 -- Metal plating.
- 16 -- Metals, working and casting of rare, precious or semiprecious metals.
- 17 -- Optical goods manufacture.
- 18 -- Paper products.
- 19 -- Perfume manufacture.
- 20 -- Plastic products.
- 21 -- Shell products.
- 22
- 23 -- Stone products.
- 24 -- Textile products.
- 25 -- Toiletries, excluding soap.
- 26 -- Wicker and bamboo products.
- 27 -- Yarn products, excluding dyeing of yarn.
- 28

1 **22.52.2020 Development standards.** Except as specified otherwise herein,
2 joint live and work units shall be subject to the development standards in the
3 underlying zone; the development standard in subsection A may be modified
4 subject to a conditional use permit as provided in Part 1 of Chapter 22.56 and
5 the development standard in subsection B may be modified subject to a parking
6 permit as provided in Part 7 of Chapter 22.56:

8 A. Minimum size. The minimum size of a joint live and work unit shall be 1,000
9 square feet.

10 B. Parking for joint live and work units shall comply with the provisions of Section
11 22.52.1180.

13 **22.52.2030 Performance standards.** All joint live and work units shall be
14 subject to the following performance standards; said performance standards may
15 be modified subject to a conditional use permit as provided in Part 1 of Chapter
16 22.56:

18 A. At least one resident of the living space shall be responsible for the
19 commercial activity performed in the working space.

20 B. Living or working spaces within a joint live and work unit shall not be rented,
21 leased or sold separately.

23 C. Maximum number of non-resident employees. The maximum number of
24 employees who do not reside within a joint live and work unit is two.

25 D. Working space shall be located on the ground floor, and the minimum floor
26 area for working space shall be 250 sq. ft.

1 E. Where the joint live and work unit fronts the street, the working space shall be
2 oriented to the street.

3 F. Entrances. The joint live and work unit shall have at least one shared
4 external entrance/exit for the working space and the living space.

5 G. There shall be direct access from the living space and working space.

6 **22.52.2040 Covenant and agreement**

7 The applicant shall record in the office of the county recorder, an agreement in
8 accordance with this Chapter as a covenant running with the land for the benefit
9 of the county of Los Angeles, and the covenant shall also declare that any
10 violation thereof shall be subject to the enforcement procedures of Part 6 of
11 Chapter 22.60.

12 **22.52.2050 Conversion of uses—Subject to permit.** Conversion from joint live
13 and work units to commercial permitted in the underlying zone or residential uses
14 shall require a conditional use permit as provided in Part 1 of Chapter 22.56.