Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl AICP
Director of Planning

September 15, 2005

TO: Supervisor Gloria Molina, Chair
Supervisor Yvonne B. Burke
Supervisor Zev Yaroslavsky
Supervisor Don Knabe
Supervisor Michael D. Antonovich

FROM: James E. Hartl, AICP
Director of Planning

SUBJECT: **REPORT ON ALLOWING RESIDENTIAL AND MIXED-USE DEVELOPMENTS IN COMMERCIAL ZONES THROUGH AN ADMINISTRATIVE PROCEDURE (SYN. NO. 2, JUNE 21, 2005)**

On June 21, 2005, on a motion by Supervisor Molina, your Board directed this Department to report back with findings and recommendations for allowing residential and mixed-use (residential/commercial) developments in commercial zones through an administrative, non-discretionary procedure, within the unincorporated areas. The Board motion directs the Department of Regional Planning to do the following:

1. Study and make recommendations on options for modifying the County's commercial zones in the unincorporated areas to allow the processing of residential developments and mixed-use projects through an administrative procedure; and
2. Consider the different circumstances and different parts of the County that would be applicable, and work with each Supervisorial District's Planning Deputy to take into consideration each District's commercial zones; and
3. Report back to the Board with findings, including provisions for maintaining the commercial uses along the County's major commercial corridors.

The staff recommendations in this report incorporate the input from several key sources: the Regional Planning Commission, the planning deputies from each Board Office, the County's Housing Advisory Committee and the Community Development Commission staff. The report looks at the role of mixed-use developments in the context of the worsening housing crisis in the County. It also considers the implications of encouraging mixed-use developments in all commercial zones with a director's review, which is an administrative procedure. The report addresses the impact of such development on the diversity of urban, suburban and rural contexts

within the unincorporated areas. In addition, the report looks at past and present trends in the County's policies and actions related to mixed-use developments in commercial zones and the current tools available to promote residential and mixed-use developments. Lastly, the report considers strategies for ensuring the compatibility of land uses when encouraging residential and mixed-use developments in commercial zones. In doing so, we recommend that the Board:

1) Instruct the Department of Regional Planning to prepare a countywide ordinance and the appropriate environmental documentation to modify some or all commercial zones to permit mixed-use developments, consisting of ground floor commercial uses with residential uses on the upper floors, through a director's review process, which is an administrative procedure. Include in the draft ordinance design standards to address density, height limits, set-backs and parking, for mixed-use developments, which will ensure the compatibility of uses and the creation of neighborhood-friendly mixed-use buildings. Submit the draft ordinance to the Regional Planning Commission for the required public hearing and forward the Commission's recommendation to the Board for its consideration.

2) Instruct the Department of Regional Planning to commence, upon the completion of the countywide mixed-use ordinance described above, the review of areas covered by the Community Plans and the Community Standards Districts, as appropriate, in order to apply a community-based approach, using CSDs and/or overlay zones in specific unincorporated areas, to allow residential-only developments in commercial zones with a director's review process.

I have enclosed background information considered by the Department, which supports the above recommendations.

If you have any questions, please contact me or Julie Moore of my staff at (213) 974-6425 or via e-mail at jmoore@planning.co.la.ca.us.

JEH:RDH:JTM:cc

C: Violet Varona-Lukens, Executive Officer—Clerk of the Board
David E. Janssen, Chief Administrative Officer
Carlos Jackson, Executive Director, Community Development Commission

Attachments: Residential and Mixed-Use Developments in Commercial Zones Through an Administrative Review: Background Report
Board Motion (6/21/05)
Appendix A: Development Standards for Mixed-Use Developments in Title 22
Appendix B: Residential and Mixed-Use Programs in Comparable and Nearby Local Jurisdictions

REPORT TO
LOS ANGELES COUNTY
BOARD OF SUPERVISORS

RESIDENTIAL AND MIXED-USE DEVELOPMENTS IN COMMERCIAL ZONES THROUGH AN ADMINISTRATIVE REVIEW: BACKGROUND REPORT

September 2005

This report provides the background for the Department of Regional Planning's recommendations to the Board motion, dated June 21, 2005, to consider options for allowing residential and mixed-use developments in commercial zones through an administrative review. The report looks at the role of mixed-use developments in the context of the worsening housing crisis in the County. It also considers the implications of encouraging mixed-use developments in all commercial zones with a director's review, which is an administrative procedure. The report addresses the impact of such development on the diversity of urban, suburban and rural contexts within the unincorporated areas. In addition, the report looks at past and present trends in the County's policies and actions related to mixed-use developments in commercial zones and the current tools available to promote residential and mixed-use developments. Lastly, the report considers strategies for ensuring the compatibility of land uses when encouraging residential and mixed-use developments in commercial zones.

General Plan/Community Plans

The role of the Los Angeles County General Plan in the land-use planning process is to guide the long-term future use and physical development of land within the unincorporated areas of the County. The General Plan contains the goals and policies, which are implemented through the Zoning Ordinance. A review of the General Plan and Community Plans indicates that there is support for residential and mixed-use developments in commercial zones.

The adopted General Plan, which plans for a diversity of urban, suburban and rural areas, allows and promotes residential and mixed-use developments in commercially designated areas. In addition, the Housing Element, adopted in 1998, includes policies to allow residential and mixed-use developments in commercial zones and Transit-Oriented Districts, in order to create adequate sites for multifamily housing. The Housing Element also identifies the conditional use permit for residential uses in commercial zones as a regulatory constraint on housing production.

Shaping the Future 2025, the Department of Regional Planning's Draft General Plan also promotes residential and mixed-use developments in commercially designated areas. The proposed Land Use Element in *Shaping the Future 2025* contains the following policies:

- Promote compact, walkable, well-designed mixed-use development in and adjacent to employment and transit centers and commercial corridors to provide convenient access to shopping, and services.
- Promote ordinances that initiate transit-oriented development (TOD) along bus and rail transit corridors.
- Encourage the shared use of sites for development of schools, parks, libraries, housing and other compatible uses.

In addition, the staff draft of the Preliminary General Plan Land Use Element, which will be released early next year, will contain a new "mixed-use" land use category specifically identifying areas where mixed-use development would be allowed. The Preliminary General Plan's "commercial" category will also promote residential and mixed-use developments in appropriate areas.

Several of the adopted Community Plans, which cover a diversity of areas, also support residential and mixed-use developments on commercially designated land. For example, the Antelope Valley Area General Plan allows residential uses in commercial areas and even industrially designated land, provided that certain standards and conditions are met. Other Community Plans, such as the East Los Angeles Community Plan and the Altadena Community Plan, established mixed-use districts that allow residential uses on commercially designated land. Common themes within the Community Plans that reference residential and mixed-use development in commercial zones include the following: 1) Allow mixed uses in designated areas; 2) Revitalize existing commercial areas; 3) Allow higher density residential uses in commercial areas, where appropriate; and 4) Adopt development and design standards to ensure the compatibility of uses. Refer to **Table A** for a more details.

TABLE A: Community Plan Policies Supporting Residential and Mixed-Use Development in Commercial Zones

Hacienda Heights	• Allow residential uses in commercial areas only when ancillary to the primary commercial uses.
Rowland Heights	• Allow residential uses in commercial areas only when ancillary to the primary commercial uses.
West Hollywood[1]	• Encourage mixed-uses with appropriate controls to ensure compatibility. • Permit mixed-use developments where designated and subject to standards. • Encourage mixed use developments, especially along major streets that have large traffic capacities and public transportation.
Diamond Bar[2]	• Allow residential uses in commercial areas only when ancillary to the primary commercial uses.
Altadena	• Designate Lake Ave. as the principal core of Altadena and encourage mixed-uses.
Antelope Valley Areawide General Plan	• Provide for increasing residential densities near older "strip" commercial areas to encourage economic maintenance and revitalization of older commercial areas. • Allow appropriate residential uses in commercially designated areas through a design review. • Allow residential uses in industrially designated areas not suitable for present or future industrial use.
East Los Angeles	• Encourage rehabilitation of existing uses. • Designate appropriate areas where mixed uses permitted subject to compliance with standards to ensure careful design.
West-Athens/Westmont	• Revitalize existing commercial areas; • Encourage mixed-use facilities, particularly near light rail. • Encourage infill. • Designate West Century Blvd. as mixed residential and commercial. Eliminate industrial and commercial uses from neighborhoods, except neighborhood oriented commercial stores. • Where mixed-uses are permitted, ensure compatible integration of adjacent uses to minimize conflicts.
Walnut Park	• Encourage mixed commercial and residential along Santa Fe Ave, with appropriate controls to ensure compatibility.

Zoning

There are also provisions in the Zoning Code that support residential and mixed-use developments in commercial zones through discretionary and non-discretionary review procedures. As **Table B** illustrates, residential uses are permitted in all commercial zones (C-1, C-2, C-3, C-H, C-M and the C-R zones) with an approved conditional use permit. Mixed-use developments are also permitted in the Mixed Use Development (MXD) zone with a conditional use permit. Residential and mixed-use developments are permitted in all Transit-Oriented Districts (TODs), ( ) – CRS (Commercial Residential) combining zone, and the Florence-Firestone CSD through a director's review process.

[1] Incorporated in 1984.
[2] Incorporated in 1989.

TABLE B: Permitted Residential Uses in Commercial Zones in Los Angeles County Code, Title 22

ZONING	CUP	Administrative Review
C-1: Restricted Business	Residences, single family; residences, two family; apartment houses	
C-2: Neighborhood Business	Same as above	
C-3: Unlimited Commercial	Same as above	
C-H: Commercial Highway	Same as above	
C-M: Commercial Manufacturing	Same as above	
CPD: Commercial Planned Development	Same as above	
C-R: Commercial Recreation	Residences, single family	
MXD: Mixed Use Development	Any use listed as permitted, accessory, subject to director's review or subject to permit in R-A. Any use permitted in zones R-4, M-1, A-C, and SR-D, or any combinations.	
( ) - CRS: Commercial-Residential		In C-3, any single family residence, two family residence or apartment house; commercial developments with residential uses, subject to development standards.
( ) – PO: Unlimited Residence-Professional Office	Any professional office use.	Any permitted use in R-4
East Los Angeles CSD	Mixed residential in area designated "Commercial/Residential Mixed Use Area" on the Land Use Policy map. Zoned C-3	
West Athens-Westmont CSD	Area specific standards for the area along Century Blvd. that allow residential or commercial uses.	
Florence-Firestone CSD		C-2, C-3 Residential and mixed Residential/Commercial uses, subject to specified development standards.
Blue Line and Green Line TODs		C-2, C-3 Mixed commercial and residential, senior citizen developments, single family residences, two family residences, two family, apartment houses.

Inventory of Commercial Zones

The County has a diversity of commercial zones within the unincorporated area. **Table C** shows that over 5,400 acres of the total unincorporated area are zoned for commercial uses. More than half of these areas are situated in the Fifth District, with the remaining situated in the Second District, First District, Fourth District and Third District, respectively.

TABLE C: Commercially Zoned Acreage in the Unincorporated Areas

ZONING	FIRST DISTRICT ACREAGE	SECOND DISTRICT ACREAGE	THIRD DISTRICT ACREAGE	FOURTH DISTRICT ACREAGE	FIFTH DISTRICT ACREAGE	TOTAL COMMERCIALLY ZONED ACREAGE IN UNINCORPORATED AREAS BY TYPE
C-1	61	38	8	83	88	278
C-1-DP[3]	4	6		7	6	23
C-2	159	346	67	101	295	968
C-2-CRS		6				6
C-2-DP	9	2	5	5	206	227
C-3	453	341	34	140	1344	2312
C-3-CRS	19					19
C-3-DP	9	8	2	13	307	339
C-H	1			10	11	22
C-H-DP				3	2	5
C-M	101	55		2	67	225
C-M-DP	19	142	5		1	167
C-R	33	11	5		630	679
C-R-DP				5	52	57
CPD	14	10	25	25	58	132
TOTAL COMMERCIALLY ZONED AREA	882	965	151	394	3067	5459

Source: Department of Regional Planning, GIS Section

Historical Trends

Historical trends show that, in the past, the County has gone from non-restrictive to restrictive policies on allowing residential and mixed-use developments in commercial zones (refer to **Table D**). However, the present trend is a return to less-restrictive policies, but limited to designated areas (such as Transit-Oriented Districts and in the Florence-Firestone CSD).

Prior to the 1960's, the County allowed residential uses in commercial and industrial zones as a matter of right. In 1964, however, the Board of Supervisors adopted an urgency ordinance, prohibiting residential uses in commercial zones, unless a Special Use Permit (predecessor of the Conditional Use Permit) could be obtained, with the objective of protecting existing commercial uses from potentially incompatible new residential uses.

In the 1980's, the County's planning policies began to reflect the need to encourage the combining of certain commercial and residential uses in order to provide additional housing opportunities and to reduce transportation costs, energy consumption and air pollution. The

[3] DP denotes a development program combining zone that requires a conditional use permit, regardless of the permitted uses.

General Plan and Community Plans for the unincorporated areas that were adopted during this period, for example, also allow for and support residential and mixed-use developments in commercial zones. In 1983, the County adopted the ( ) – CRS (Commercial Residential) combining zone, which allows residential uses in designated C-3 zones through a director's review process, the ( ) – PO (Unlimited Residential Professional Office) combining zone, which allows office uses in designated R-4 zones in conjunction with residential uses, and the MXD (Mixed Use Development) zone, which allows a mixture of residential, commercial and industrial uses with a conditional use permit.

The County's zoning actions and policies in recent years show a trend toward allowing residential and mixed-use developments in commercial zones through a director's review process. In 1999 (Blue Line) and, more recently in 2005 (Green Line), the Board of Supervisors adopted Transit-Oriented Districts, which among other incentives, allow residential and mixed-use developments in commercial areas through a director's review process. In 2004, the Board adopted the Florence-Firestone CSD, which also permits residential and mixed-use developments through a director's review process. In addition, recent reports by Department of Regional Planning in 2002 and the Housing Advisory Committee in 2003 made recommendations to the Board on affordable housing incentives, which included the allowance for residential uses in commercial zones through a non-discretionary procedure, coupled with the development of standards to ensure the compatibility of uses.

TABLE D: Policies Supporting Residential and Mixed-Use Development in Commercial Zones

Pre-1964	Residential uses permitted in all C-zones
1964	The Regional Planning Commission issues a report on residential uses in commercial zones; the Board of Supervisors passes an urgency ordinance to prohibit residential uses in commercial zones unless a "special use permit" (predecessor of the conditional use permit) is first obtained.
1965	The Board of Supervisors adopts an ordinance to prohibit residential uses in commercial zones unless a "Special Use Permit" is first obtained.
1983	The Board of Supervisors adopts the new Commercial Residential combining zone, ( ) –CRS, which permits residential uses in the C-3 zone through a director's review (adopted along with the ( ) - PO (Unlimited Residential-Professional Office) combining zone, which allows limited commercial uses in R-4 with a CUP).
1983	The adoption of the MXD (Mixed Use Development) zone to provide for planned mixed use developments, which may contain residential, commercial, industrial and other such uses.
1999	The Board of Supervisors adopts the Blue Line TOD ordinance, which allows residential uses in C-2 and C-3 zones through a director's review in designated transit-oriented districts.
2002-03	In 2002, in response to a Board motion related to the adoption of the County's Housing Element on October 2001, the Department of Regional Planning submits a report to the Board recommending to study and allow residential uses in commercial zones with a director's review. In 2003, a report issued by the County's Housing Advisory Committee on strategies for increasing housing production makes the same recommendation.
2003	The Board of Supervisors adopts the Florence-Firestone Community Standards District, which allows residential uses in zones C-2 and C-3 through a director's review.
2005	The Board of Supervisors adopts the Green Line TOD ordinance, which allows residential uses in C-2 and C-3 zones through a director's review in designated transit-oriented districts.
2005	The Board of Supervisors directs the DRP to consider options for allowing residential uses in commercial zones through an administrative process.

Mixed-Use Developments

Addressing the Housing Crisis

There continues to be a housing shortage in Los Angeles County, which adversely affects housing affordability for all of Los Angeles County's residents. Given the housing crisis in Los Angeles County, the Board pointed out in the motion that the unrealized potential in our commercial zones is an opportunity for housing that Los Angeles County cannot afford to ignore. In this context, the Board raised concerns over requiring a conditional use permit for residential and mixed-use developments in commercial zones because such a requirement discourages infill housing and mixed-use developments in areas, such as declining commercial corridors, that are best suited for sustaining new housing opportunities.

The statistics show that the County needs to take the necessary steps to address the housing crisis. The Southern California Association of Governments (SCAG) reported earlier this year that, between 1998 through 2005, Los Angeles County has issued building permits for the construction of only 21,682 out of 52,002, or 37 percent, of the housing units needed in the unincorporated area to meet its fair share of the regional housing needs. In addition, a recent homeless count revealed that Los Angeles County has approximately 91,000 homeless people—the largest of any major metropolitan area in the country. Furthermore, according to a recent poll taken by the Public Policy Institute of California, affordable housing is of more concern to Los Angeles County residents than crime, air pollution, healthcare, or jobs. Fostering mixed-use developments is a creative way to increase housing opportunities in the County, while ensuring the compatibility of residential and commercial uses. For example, mixed-use developments can be a strategy for providing affordable housing, in which the profits from the ground floor commercial uses could be used to subsidize the affordability of the housing above.

Allowing residential and mixed-use developments in commercial areas through a director's review would complement several projects already underway by the Department of Regional Planning to promote infill development, remove regulatory barriers to housing production, and increase affordable housing. One major effort that has commenced in September is the SCAG-funded Los Angeles County Infill Estimation Project, which will result in parcel-specific Geographic Information System maps and numerical data that identify potential infill development areas and sites in the unincorporated areas.

Countywide Benefits

Urban, suburban and rural areas, alike, can benefit from mixed-use developments, which promote the conservation of resources and create livable, pedestrian-friendly environments, where residents can live in proximity to where they work and shop. In 1997, the Department of Regional Planning prepared a report entitled, *Livable Communities Guidelines* for new communities in the outlying areas of Los Angeles County. The report encourages a mix of uses

in community centers, and other elements that would enhance the livability of a community. While these guidelines were intended to apply specifically to suburban contexts, they are also applicable to urban areas. Mixed-use developments are also beneficial for commercially-zoned land in rural areas, where they can help facilitate the conservation of scenic and environmental resources by promoting a more concentrated development pattern.

A Tool for Community Revitalization

Mixed-use developments can be used as a strategy for reviving commercial areas in decline and enhancing existing commercial uses. Areas with a surplus of declining commercial uses provide opportunities for high density residential uses, which could not only address the housing needs of the County as discussed previously, but revive those areas with new uses without adding more traffic than the area can sustain. Residential uses in commercial areas can also provide a critical mass of people to sustain neighborhood-oriented businesses.

Ensuring the Compatibility of Land Uses

The use of development and design standards can ensure the compatibility of residential uses with commercial uses, and vice-versa. In addition, development and design standards are necessary to create more neighborhood-friendly, mixed-use developments. The County's Zoning Code currently contains development standards for the ( ) – CRS combining zone and in the East Los Angeles and Florence-Firestone CSDs, which include parking, height, and in some cases, hours of operation for commercial uses. Refer to Appendix A for a detailed look at the development standards for mixed-use development in the Zoning Code.

Community-Based Approach for Residential-Only Development

The appropriateness of allowing residential-only developments in commercial zones with an administrative review process requires a community-based approach. This would allow the County to evaluate different communities based on their Community Plans, CSDs, and/or development patterns. This approach would also allow the County to evaluate the viability of major commercial corridors within these communities. A community-based approach for residential-only developments does the following: recognizes the uniqueness of the County's unincorporated areas that are located in urban, suburban and rural portions of the County; allows the inclusion or exclusion of residential-only developments in commercial zones as appropriate to the community's character and infrastructure constraints; and addresses concerns over encouraging residential-only developments in inappropriate areas, where residential uses can potentially replace all commercial uses or introduce residential uses that are incompatible with existing commercial uses. The County has tools, such as Community Plans and CSDs, to implement a community-based strategy for allowing residential-only developments in commercial zones. For the unincorporated areas that fall outside of a Community Plan area or a

CSD, the County can utilize the ( )—CRS combining zone in its present or modified form to implement this policy.

Other Jurisdictions
Many nearby and comparable local jurisdictions have policies that allow residential and mixed-use developments in commercial zones, as well. The City of Los Angeles and the City of Santa Monica, for example, permit residential uses in all commercial areas as of right. The City of Pasadena, on the other hand, limits residential uses to only certain commercial zones. Some jurisdictions have also implemented policies that promote mixed-use developments as of right in designated overlay zones, such as the City of Los Angeles' Residential Accessory Services (RAS) zones. See **Appendix B** for a more detailed comparison of mixed use programs in nearby and comparable jurisdictions.

Many jurisdictions also have development and design standards to ensure the compatibility of residential and commercial uses, as well as the development of more neighborhood-oriented mixed-use developments. The City of Pasadena, for example, sets standards for lighting, loading, private and community open space, and designates areas for trash and recycling in areas that are compatible with residential and non-residential uses. In addition, the City requires that all residents that live in a mixed-use project be notified that they are living in urban areas, and that noise levels may be higher than in a typical residential area. The notification must be signed by the resident to confirm their understanding of the information.[4]

Conclusion
Based on our findings in this report, we recommend that the Board:

1. Instruct the Department of Regional Planning to prepare a countywide ordinance and the appropriate environmental documentation to modify some or all commercial zones to permit mixed-use developments, consisting of ground floor commercial uses with residential uses on the upper floors, through a director's review process, which is an administrative procedure. Include in the draft ordinance design standards to address density, height limits, set-backs and parking, for mixed-use developments, which will ensure the compatibility of uses and the creation of neighborhood-friendly mixed-use buildings. Submit the draft ordinance to the Regional Planning Commission for the required public hearing and forward the Commission's recommendation to the Board for its consideration.

2. Instruct the Department of Regional Planning to commence, upon the completion of the countywide mixed-use ordinance described above, the review of areas covered by the Community Plans and the Community Standards Districts, as appropriate, in order to apply a community-based approach, using CSDs and/or overlay zones in specific unincorporated areas, to allow residential-only developments in commercial zones with a director's review process.

---

[4] City of Pasadena Zoning Code Section 17.50.160

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

Director of Planning

At its meeting held June 21, 2005, the Board took the following action:

2

Supervisor Molina made the following statement:

"There continues to be a housing shortage in Los Angeles County, which adversely affects housing affordability for all of Los Angeles County's residents. The Southern California Association of Governments reported earlier this year that, between 1998 and 2005, Los Angeles County has issued building permits for the construction of only 21,682 out of 52,202, or 37 percent, of the housing units needed in the unincorporated area to meet its fair share of the regional housing needs.

"Given the current housing crisis, it is imperative that the County develop creative solutions to increase the housing supply, such as eliminating unnecessary barriers to housing development. Under current zoning, residential uses in commercially-zoned areas require a Conditional Use Permit. My concern is that requiring a Conditional Use Permit may discourage infill housing from being built in areas that are best suited to sustaining new housing opportunities. There may be commercially-zoned areas, such as declining commercial corridors, which pose opportunities to build infill housing and mixed-use developments. The unrealized potential in our commercial zones is an opportunity for housing that Los Angeles County cannot afford to ignore."

Julie Moore, Supervising Regional Planner of Community Studies, Department of Regional Planning, addressed the Board.

(Continued on Page 2)

2 (Continued)

After discussion, on motion of Supervisor Molina, seconded by Supervisor Burke, duly carried by the following vote: Ayes: Supervisors Burke, Yaroslavsky, Knabe, and Molina; Noes: Supervisor Antonovich, the Director of Planning was instructed to:

1. Study and make recommendations on options for modifying the County's commercial zones to allow processing of residential developments and mixed-use projects through an administrative procedure;

2. Consider the different circumstances and different parts of the County that would be applicable and work with each Supervisorial District's Planning Deputy to take into consideration each District's commercial zones; and

3. Report back to the Board within 60 days with findings, including provisions for maintaining the commercial uses along the County's major commercial corridors.

09062105_2

Copies distributed:
Each Supervisor
Chief Administrative Officer
County Counsel

APPENDIX A:

Development Standards for Mixed-Use Developments in Title 22 of the County Code

( ) – CRS Section 22.40.590	A. That no commercial uses be established on the same floor as residential uses except for professional offices subject to conditions in subsections B and C; B. That where commercial and residential uses are located on the same floor, they shall not have common entrance hallways or entrance balconies, except for single-story structures; C. That where commercial and residential uses have a common wall, such wall shall be constructed to minimize the transmission of noise and vibration; D. That there be automobile parking space as required by Part 11 of Chapter 22.52; E. That commercial and residential parking spaces be specifically designated by posting pavement marking and/or physical separation. (Ord. 83-0065 § 3 (part), 1983.)
Florence-Firestone CSD Section 22.44.138	D.4.d. Residential and Mixed Residential/Commercial Uses. Residential and mixed residential/commercial uses in Zone C-2 shall require a director's review pursuant to Part 12 of Chapter 22.56 and shall be subject to the following development standards: i. Dwelling Unit Density. The density for residential uses shall not exceed 30 dwelling units per net acre; ii. Yard Requirements. Residential uses shall comply with the yard requirements in Section 22.20.320; iii. Parking. The parking requirements in Part 11 of Chapter 22.52 shall apply to residential uses in Zone C-2 except that any such requirement specifying the number of parking spaces may be reduced by 25 percent for new construction or a change in use, subject to approval by the director. Residential parking shall be distinguished from commercial parking in a mixed residential/commercial use by a posting, pavement marking or physical separation between the spaces; iv. Height. All residential structures shall have a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas; v. Entrances. Residential and commercial uses that are located on the same floor shall not have a common entrance hallway or common balcony, except that common entrance hallways shall be allowed in a single-story structure; vi. Common Walls. Any common wall between a residential and commercial use shall be constructed in accordance with building code requirements to minimize noise and vibration between the uses; and vii. The hours of operation for commercial uses in a mixed residential/commercial use shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily. D.5. Zone C-3. The standards prescribed for Zone C-2 shall apply to Zone C-3 except as follows: a. Height. Residential and mixed residential/commercial structures shall have a maximum height of 50 feet above grade. All other structures shall have a maximum height of 45 feet above grade. These height limits do not include chimneys and rooftop antennas; and b. Dwelling Unit Density. The density for residential uses shall not exceed 50 dwelling units per net acre.
East Los Angeles CSD Section 22.44.118	E.2. Commercial/Residential Mixed Use Area. The commercial/residential mixed use area is shown on the map entitled "Commercial/Residential Mixed Use Area" following this section. When residential uses are developed in conjunction with commercial uses on the same parcel of land, they shall be subject to the following requirements: a. With the exception of the first floor, commercial and residential uses shall not be located on the same floor. b. The hours of operation for commercial uses shall be limited to the hours of 7:00 a.m. to 10:00 p.m.

APPENDIX B

Examples of Residential and Mixed-Use in Comparable and Nearby Local Jurisdictions

Local Jurisdiction	Residential uses in commercial zones	Mixed-use provisions
City of Los Angeles[5]	Residential uses are permitted in all commercial zones.	Residential/Accessory Service (RAS) Zones to encourage mixed use development to revitalize commercial boulevards that are in decline.
City of Santa Monica[6]	Residential uses are permitted in all commercial zones.	Area-specific commercial districts that permit residential, along with incentives for residential.
County of Alameda[7]	Mixed-use developments uses permitted in Community Commercial Districts, and all other residential uses in commercial zones allowed with a conditional use permit.	Mixed-Use Planned Development Zoning District (M-X) and Mixed-Use (MU) designated areas allow residential uses.
City of Pasadena[8]	Residential uses permitted in the two least intense commercial zones, and permits transit-oriented development in all commercial zones.	Provides standards for mixed-use developments.
City of San Diego[9]	Multifamily residential permitted in all commercial zones.	Urban Village Overlay Zone: 20% of mixed use development must be residential use.

[5] City of Los Angeles Zoning Code Section 12.10.5, 12.11.5, 12.12.2-12.16
[6] City of Santa Monica Zoning Code Subchapter 9.04.08: Zoning Districts and Uses
[7] County of Alameda Housing Element (2001-2006), Chapter 6
[8] City of Pasadena Zoning Code Chapter 17.24 and 17.50.160
[9] City of San Diego Zoning Code Chapter 13 Art01 Div 05, Commercial Base Zones, Div 11, Urban Village Overlay Zone