


April 22, 2024

TO: All Planning Staff  
FROM: Amy J. Bodek, AICP  
Director of Regional Planning



**SUBDIVISION AND ZONING ORDINANCE INTERPRETATION MEMO NO. 2024-01 – RESIDENTIAL-ONLY DEVELOPMENT IN COMMERCIAL AND MIXED USE DEVELOPMENT ZONES IN EAST LOS ANGELES COMMUNITY STANDARDS DISTRICT**

PURPOSE

This memorandum provides guidance on the application of development standards to residential-only projects in the commercial and mixed use development zones in the East Los Angeles Community Standards District (CSD).

BACKGROUND

The East Los Angeles CSD was adopted in 1988. At the time, the development standards established for the commercial zones in the CSD assumed that all future development on commercially zoned parcels would be commercial-only. Some of these standards are impractical and incompatible with residential-only developments that are also allowed in these zones. These incompatible standards may only be modified through a discretionary review process representing an unintended barrier to new residential-only developments.

INTERPRETATION

Residential-only development shall be exempt from the following development standards in the East Los Angeles CSD. Note that the pending Metro Area Plan (MAP) Implementation Ordinance will amend the East Los Angeles CSD with new section numbers as shown in the table below.

<b>Section Numbers in Current Title 22</b>	<b>Standards</b>	<b>Section Numbers in MAP Implementation Ordinance</b>
22.316.070.E.4	Required Building Frontages	22.364.080.C.2.a
22.316.070.E.6	Main Building Entrance	22.364.080.C.2.c
22.316.070.E.9	Wall Openings	22.364.080.C.2.f.i through iv
22.316.070.E.10	Awnings and Canopies	22.364.080.C.2.g

This memo shall remain valid until Title 22 is amended to provide further clarity.

If you have any questions regarding this policy, please contact Tina Fung.

AJB:CC:TF:LF:ar