

LEGAL NOTICES

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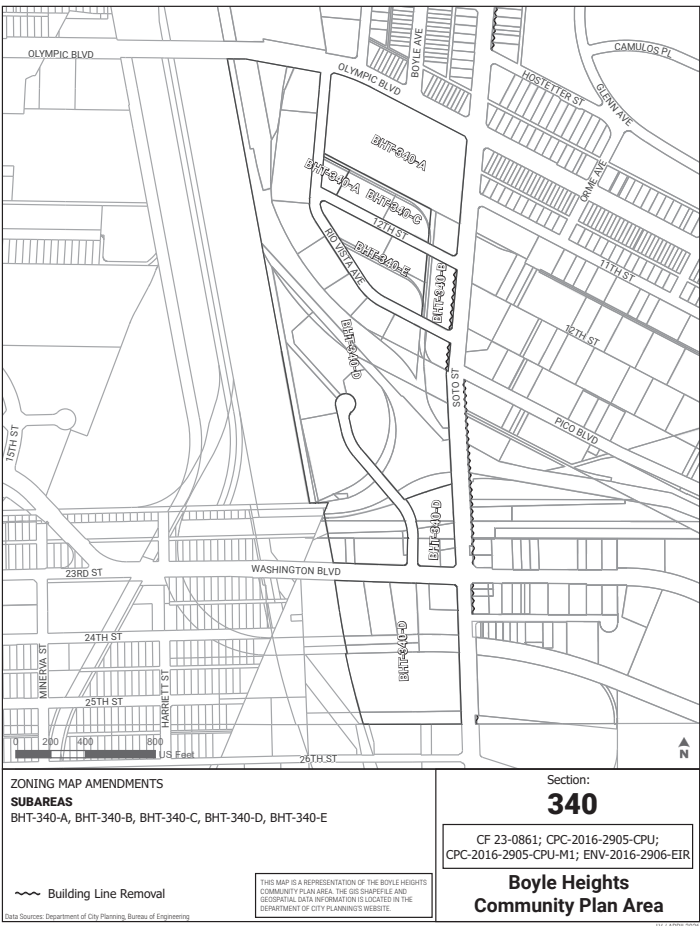
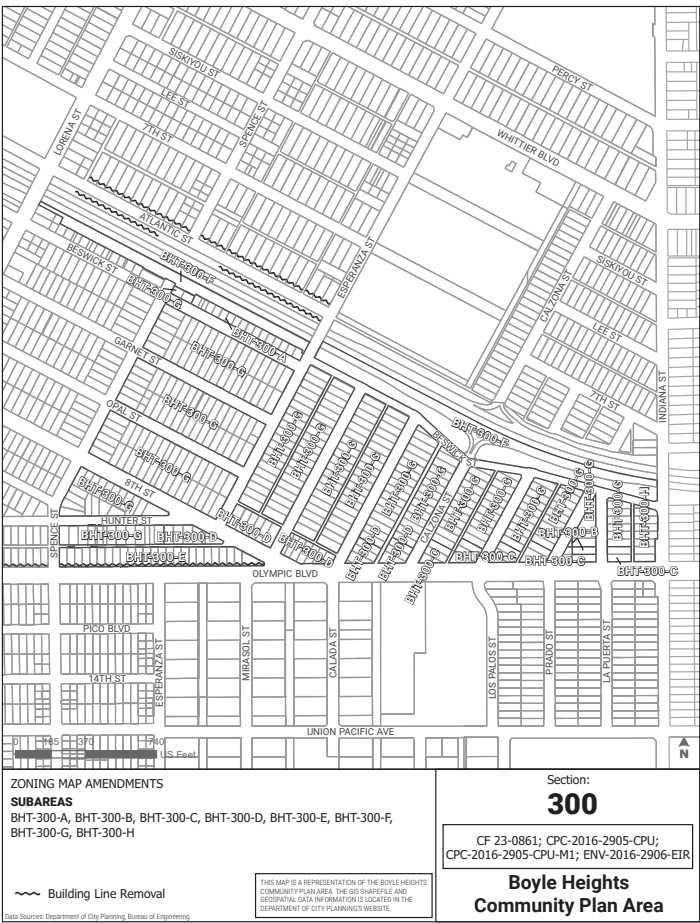
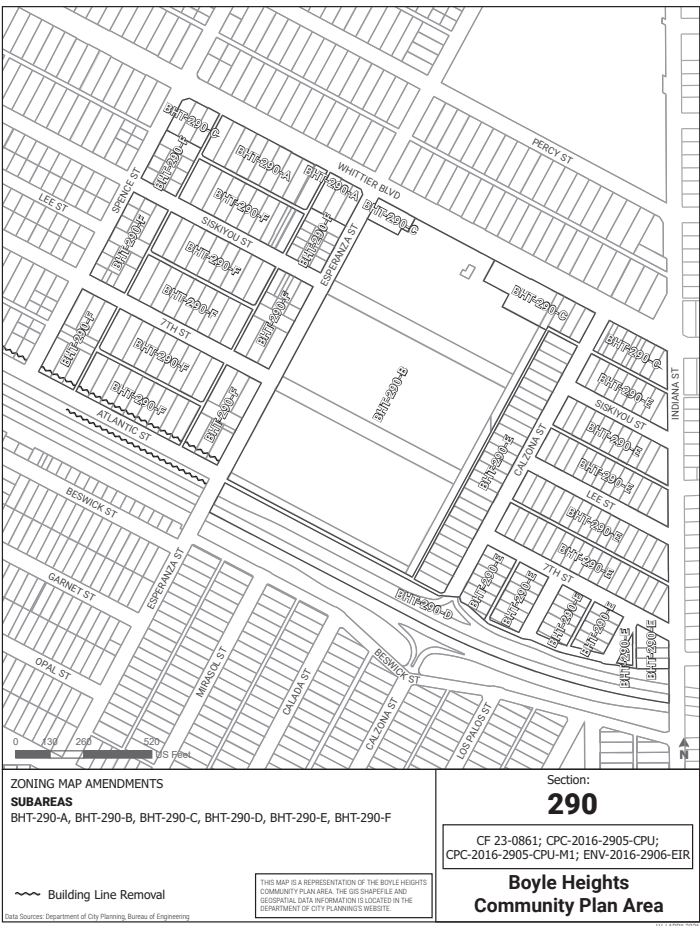
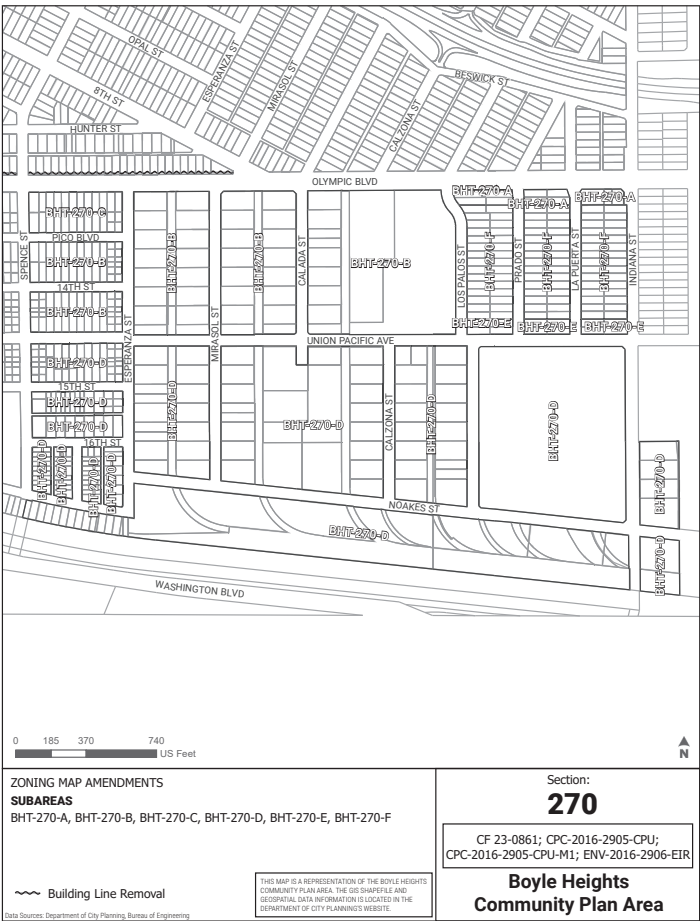
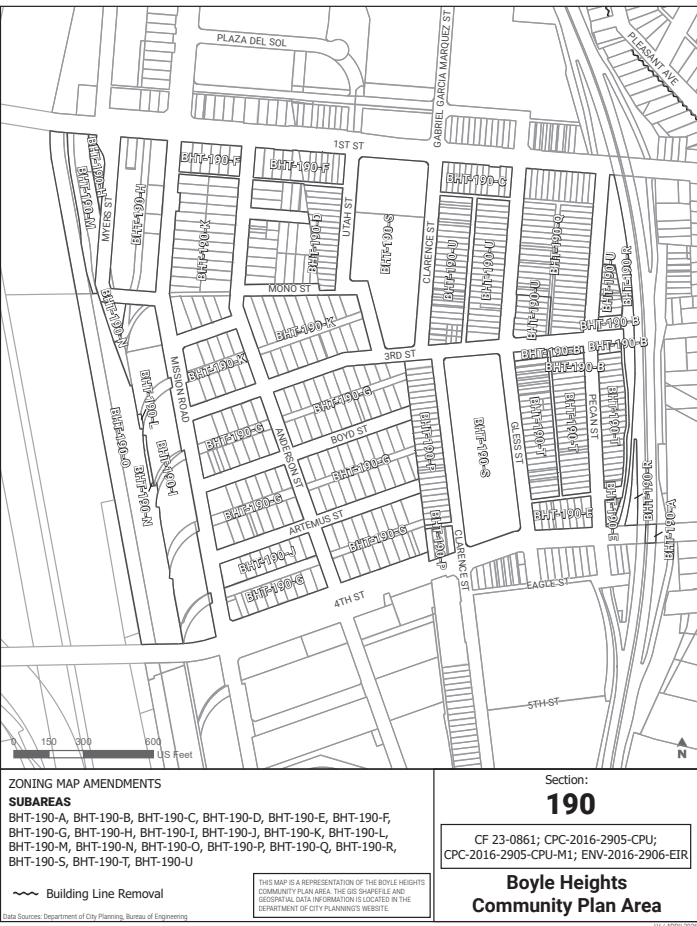
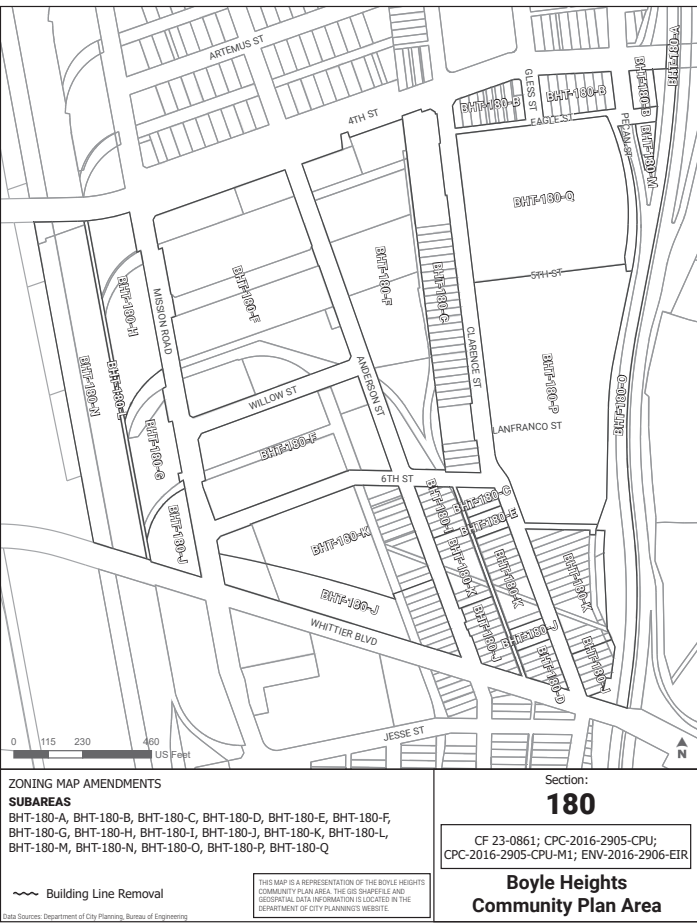
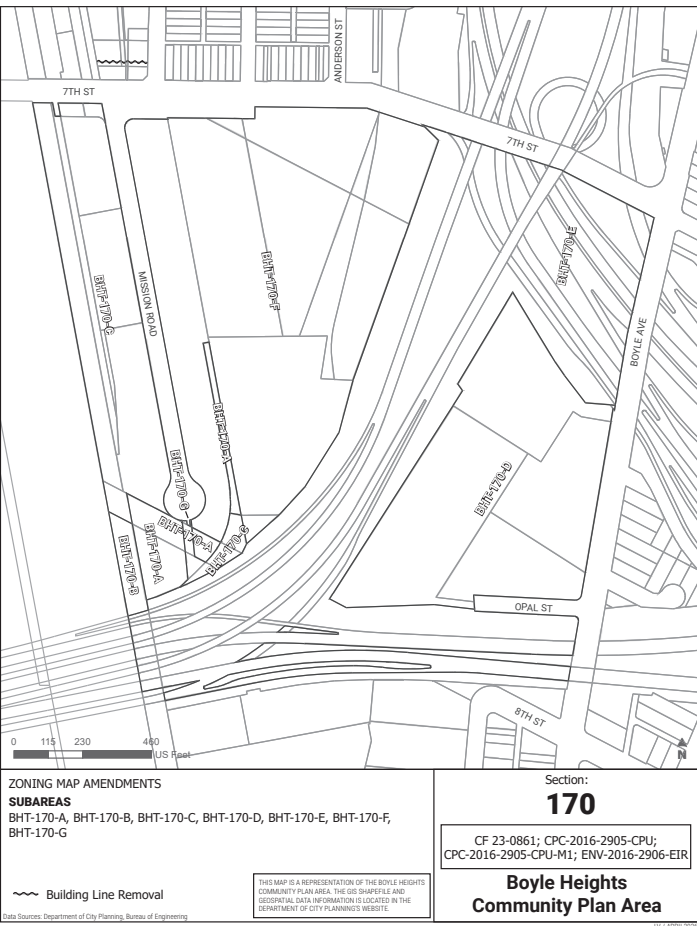
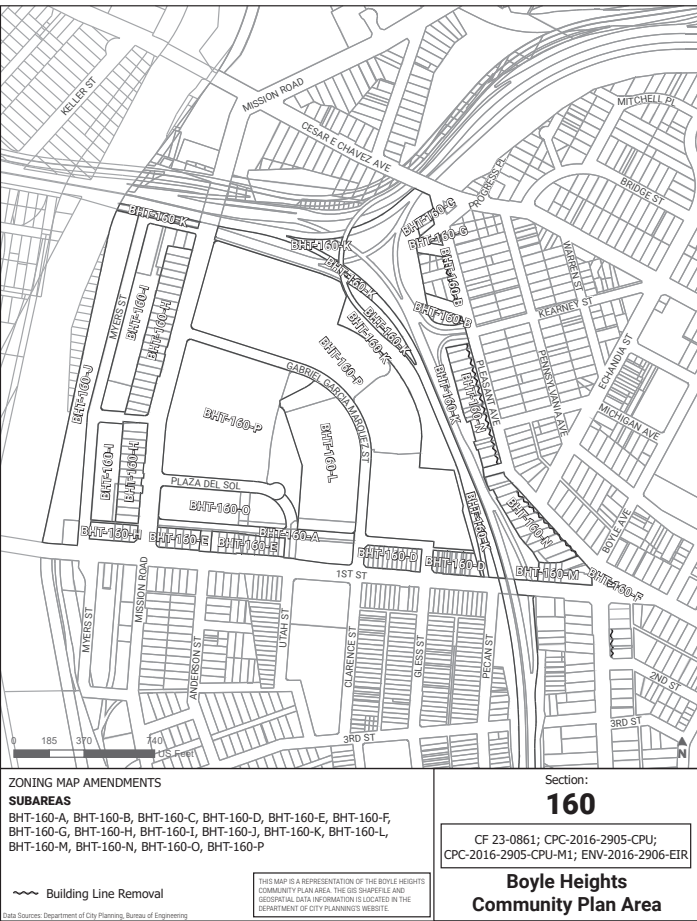
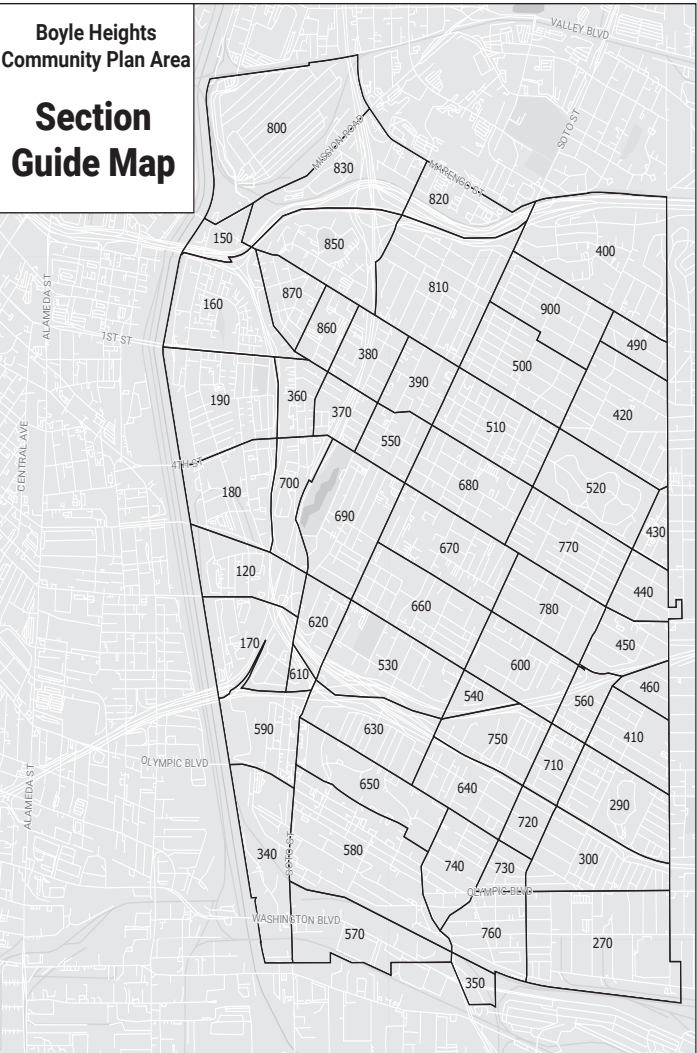
ORDINANCE NO. 189006

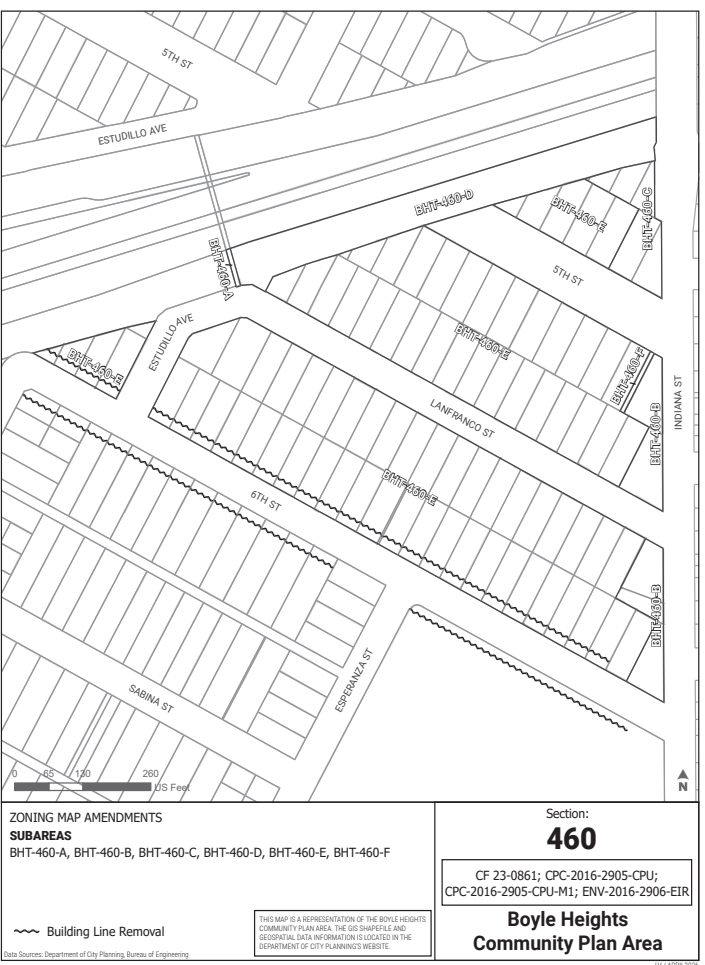
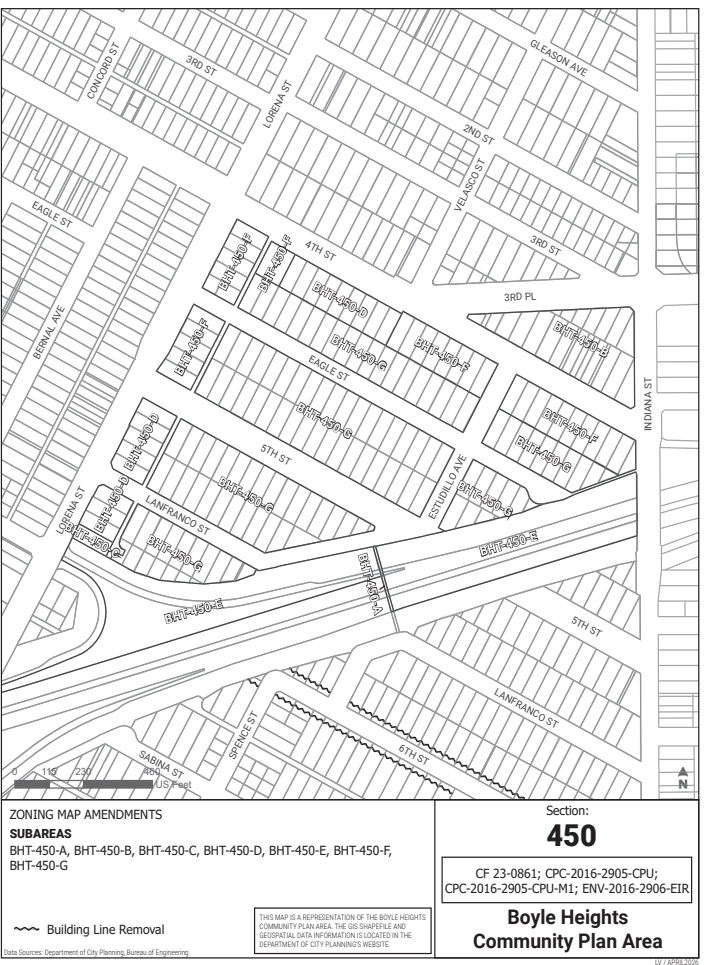
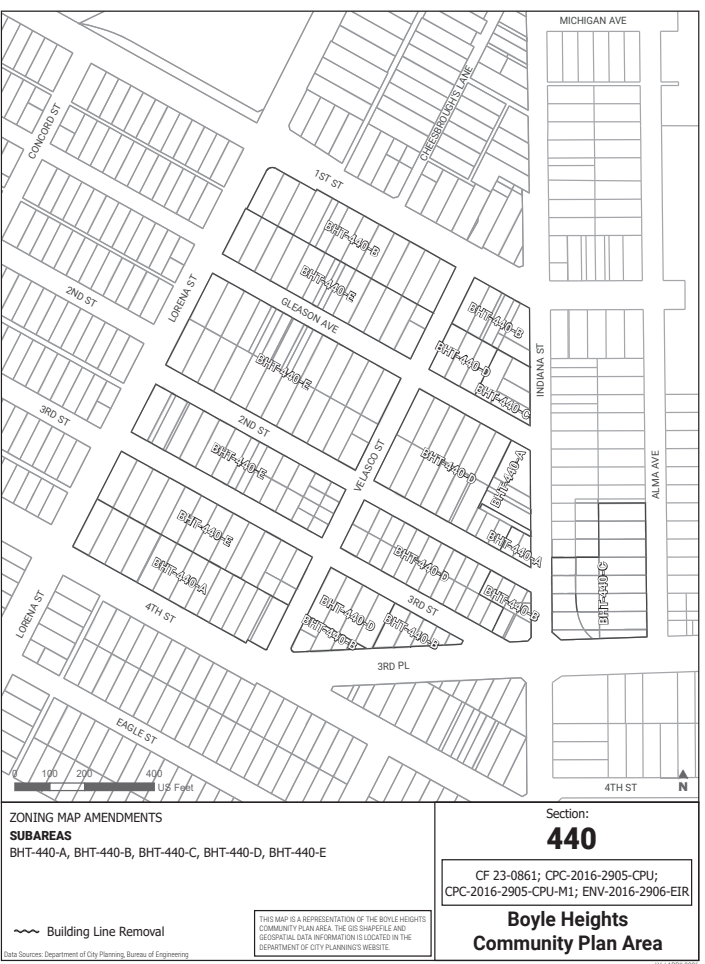
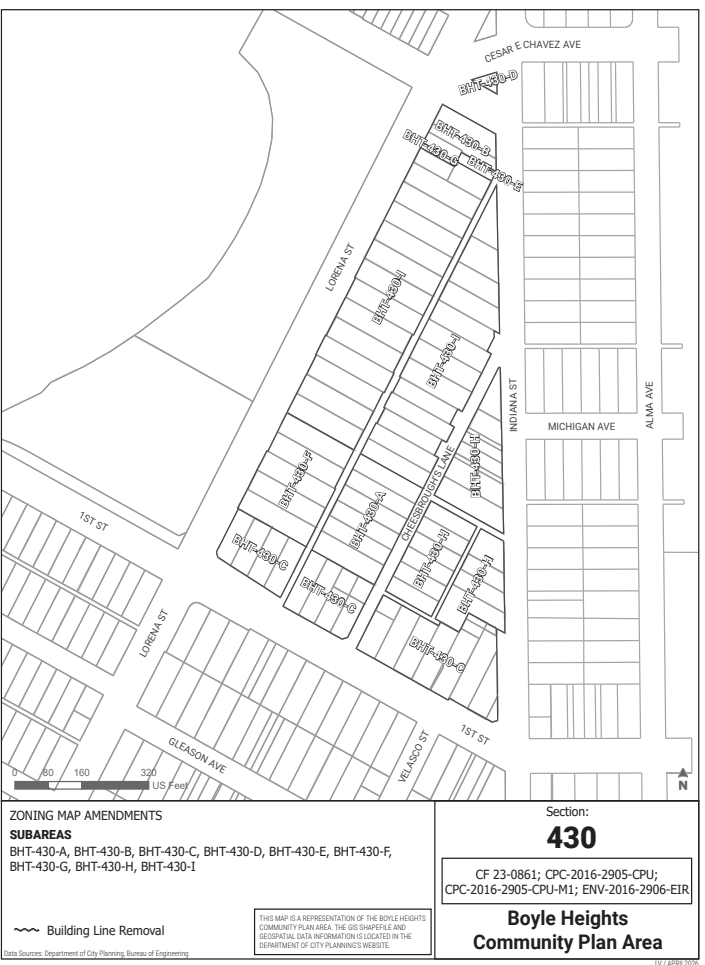
An ordinance amending Subsection B of Section 12.04 of Chapter I of the Los Angeles Municipal Code (LAMC) and Section 1.5.2 of Chapter 1A of the LAMC by amending the zoning maps in Chapter I and Chapter 1A.

THE PEOPLE OF THE CITY OF LOS ANGELES DO HEREBY ORDAIN AS FOLLOWS:

Section. 1. Section 12.04 of Chapter I of the Los Angeles Municipal Code (LAMC) is amended to remove from the Zoning Map for Chapter I of the LAMC the area added to the Zoning Map for Chapter 1A pursuant to Section 2.

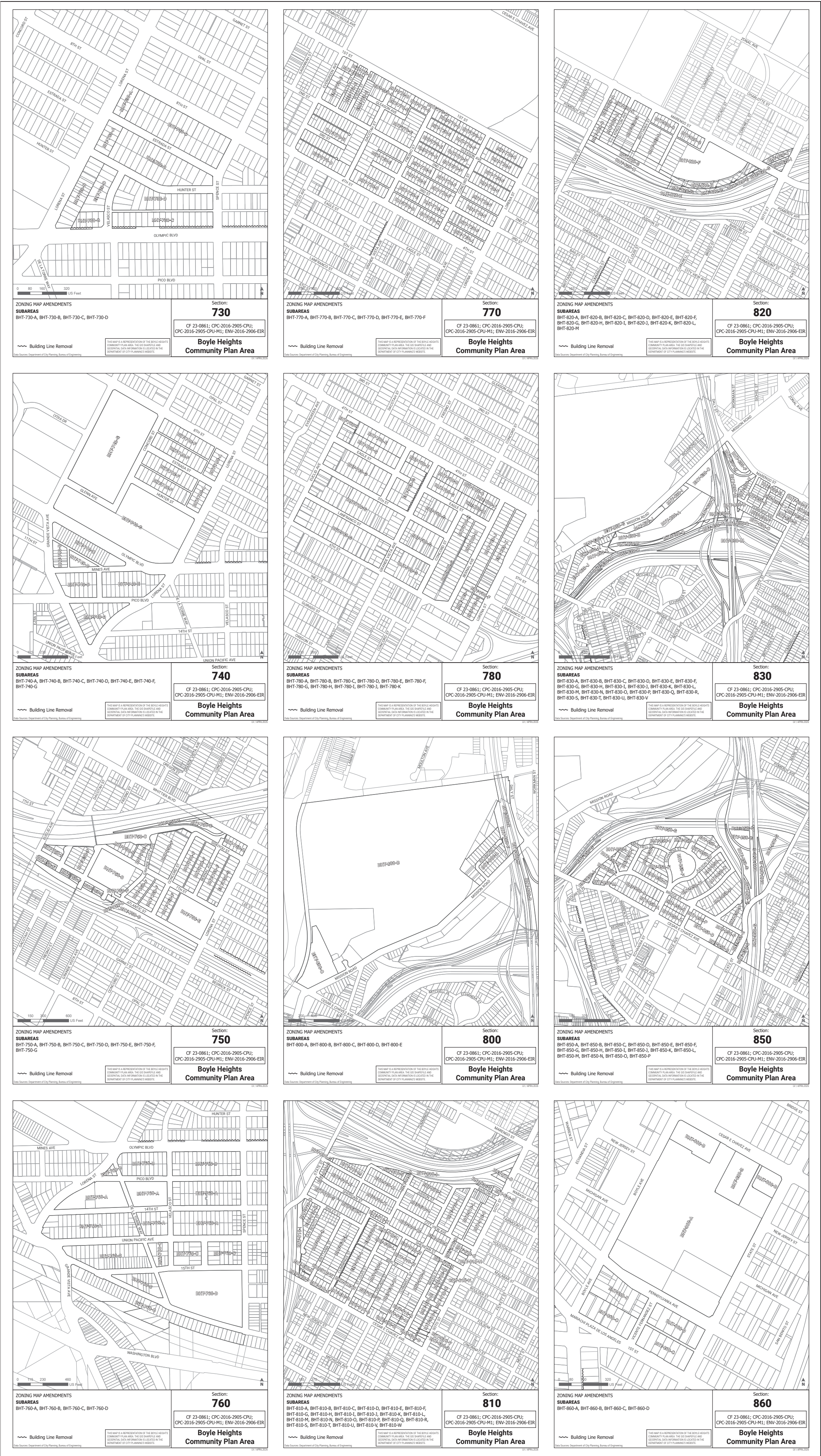
Sec. 2. Sec. 1.5.2 of Chapter 1A of the LAMC is amended to add to the Zoning Map for Chapter 1A of the LAMC the zones and zone boundaries shown in the Geographic Information System Shapefile and geospatial data information maintained by the Department of City Planning for the Boyle Heights Community Plan Update in June of 2026, represented in the attached diagram entitled "Boyle Heights Community Plan Area Section Guide Map," and the Table entitled "Boyle Heights Community Plan Update Zoning Matrix".

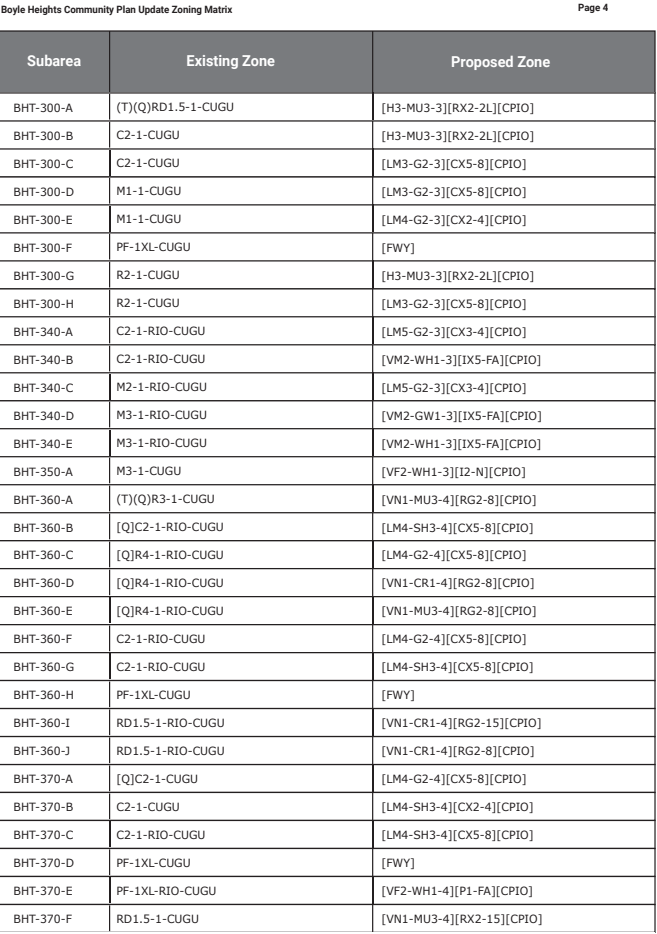












Subarea	Existing Zone	Proposed Zone
BHT-370-G	RD1.5-1-RIO-CUGU	[VN1-CR1-4][RG2-15][CP10]
BHT-370-H	RD2-1-CUGU	[VN1-MU3-4][RX2-15][CP10]
BHT-380-A	None	[FWY]
BHT-380-B	[QJR4-1-CUGU	[VN1-MU3-4][RX2-15][CP10]
BHT-380-C	C2-1-CUGU	[LM3-CC1-4][CX5-8][CP10]
BHT-380-D	C2-1-CUGU	[LM4-G2-4][CX5-8][CP10]
BHT-380-E	C2-1-CUGU	[LM4-SH3-4][CX2-4][CP10]
BHT-380-F	C2-1-RIO-CUGU	[LM4-G2-4][CX3-4][CP10]
BHT-380-G	C2-1-RIO-CUGU	[LM4-SH3-4][CX5-8][CP10]
BHT-380-H	C2-2D-CUGU	[LM4-SH3-4][CX2-4][CP10]
BHT-380-I	PF-1XL-CUGU	[FWY]
BHT-380-J	PF-1XL-CUGU	[VF2-WH1-4][P1-FA][CP10]
BHT-380-K	R4-2-RIO-CUGU	[VN1-CR1-4][RG2-8][CP10]
BHT-380-L	RD1.5-1-CUGU	[VN1-MU3-4][RX2-15][CP10]
BHT-380-M	RD1.5-1-RIO-CUGU	[VN1-CR1-4][RG2-8][CP10]
BHT-390-A	[QJP]-1-CUGU	[LN1-MU3-4][RX2-6][CP10]
BHT-390-B	[QJC2]-1-CUGU	[LM6-SH3-4][CX2-4][CP10]
BHT-390-C	[QJCR]-1-CUGU	[LN1-MU3-4][RX2-6][CP10]
BHT-390-D	[QJR4]-1-CUGU	[LM4-WH1-4][P2-FA][CP10]
BHT-390-E	[QJR4]-1-CUGU	[LM6-SH3-4][CX2-4][CP10]
BHT-390-F	[QJR4]-1-CUGU	[LN1-MU3-4][RX2-6][CP10]
BHT-390-G	C2-1-CUGU	[LM3-CC1-4][CX5-8][CP10]
BHT-390-H	C2-1-CUGU	[LM6-SH3-4][CX2-4][CP10]
BHT-390-I	C2-1-CUGU	[VF2-WH1-4][P1-FA][CP10]
BHT-390-J	P-1-CUGU	[LM6-SH3-4][CX2-4][CP10]
BHT-390-K	PF-1XL-CUGU	[VF2-WH1-4][P1-FA][CP10]
BHT-390-L	R3-1-CUGU	[LN1-MU3-4][RX2-6][CP10]
BHT-390-M	R4-1-CUGU	[LM6-SH3-4][CX2-4][CP10]
BHT-390-N	R4-1-CUGU	[LN1-MU3-4][RX2-6][CP10]
BHT-390-O	RD1.5-1-CUGU	[LN1-MU3-4][RX2-6][CP10]

Subarea	Existing Zone	Proposed Zone
BHT-510-L	R3-1-CUGU	[LN1-MU3-4][RX2-6][CP10]
BHT-510-M	R3-1-CUGU	[VF2-WH1-4][OS1-N][CP10]
BHT-510-N	R4-1-CUGU	[LM6-SH3-4][CX2-4][CP10]
BHT-510-O	R4-1-CUGU	[LN1-MU3-4][RX2-6][CP10]
BHT-510-P	RD1.5-1-CUGU	[LN1-MU3-4][RX2-6][CP10]
BHT-520-A	A1-1XL-CUGU	[VF2-WH1-4][OS1-N][CP10]
BHT-520-B	A1-1XL-CUGU	[VF2-WH1-4][P1-FA][CP10]
BHT-530-A	[Q]C2-1-CUGU	[LM4-G2-3][CX2-4][CP10]
BHT-530-B	C1-1-CUGU	[LM4-G2-3][CX2-4][CP10]
BHT-530-C	CL1.5-1-CUGU	[LM4-G2-3][CX2-4][CP10]
BHT-530-D	OS-1XL-CUGU	[VF2-WH1-3][OS1-N][CP10]
BHT-530-E	PF-1XL-CUGU	[FWY]
BHT-530-F	PF-1XL-CUGU	[VF2-WH1-3][P1-FA][CP10]
BHT-530-G	R2-1-CUGU	[LM4-G2-3][CX2-4][CP10]
BHT-530-H	R2-1-CUGU	[VN1-MU3-3][RX2-15][CP10]
BHT-530-I	RD1.5-1-CUGU	[LM4-G2-3][CX2-4][CP10]
BHT-540-A	(T)[Q]C2-1-CUGU	[LM4-G2-3][CX2-4][CP10]
BHT-540-B	C1-1-CUGU	[LM4-G2-3][CX2-4][CP10]
BHT-540-C	PF-1XL-CUGU	[FWY]
BHT-540-D	R2-1-CUGU	[VN1-MU3-3][RX2-15][CP10]
BHT-550-A	[Q]C2-1-CUGU	[LM4-G2-4][CX5-8][CP10]
BHT-550-B	C2-1-CUGU	[LM4-SH3-4][CX2-4][CP10]
BHT-550-C	C2-1-CUGU	[LM4-WH1-4][P2-FA][CP10]
BHT-550-D	C2-1-CUGU	[LM6-SH3-4][CX2-4][CP10]
BHT-550-E	PF-1XL-CUGU	[VF2-WH1-4][P1-FA][CP10]
BHT-550-F	R4-1-CUGU	[LM4-WH1-4][P2-FA][CP10]
BHT-550-G	R4-1-CUGU	[LN1-MU3-4][RX2-6][CP10]
BHT-550-H	RD1.5-1-CUGU	[LM6-SH3-4][CX2-4][CP10]
BHT-550-I	RD1.5-1-CUGU	[LN1-MU3-4][RX2-6][CP10]
BHT-550-J	RD2-1-CUGU	[LN1-MU3-4][RX2-6][CP10]

Subarea	Existing Zone	Proposed Zone
BHT-390-P	RD1.5-1-CUGU	[VF2-WH1-4] [P1-FA]]CPIO]
BHT-400-A	[Q]C2-1-CUGU	[LM3-G2-3]]CX5-8]]CPIO]
BHT-400-B	C2-1-CUGU	[LM3-G2-3]]CX5-8]]CPIO]
BHT-400-C	C2-1-CUGU	[LM4-G2-3]]CX3-4]]CPIO]
BHT-400-D	OS-1XL-CUGU	[VF2-WH1-3]]P1-FA]]CPIO]
BHT-400-E	PF-1XL-CUGU	[FWY]
BHT-400-F	PF-1XL-CUGU	[VF2-WH1-3]]P1-FA]]CPIO]
BHT-400-G	PF-1XL-CUGU	[VF2-WH1-4] [P1-FA]]CPIO]
BHT-400-H	R1-1-CUGU	[H3-MU3-3]]RX2-1L]]CPIO]
BHT-400-I	R2-1-CUGU	[H3-MU3-3]]RX2-2L]]CPIO]
BHT-400-J	R2-1-CUGU	[LM3-G2-3]]CX5-8]]CPIO]
BHT-400-K	R2-1-CUGU	[VN1-MU3-3]]RX2-15]]CPIO]
BHT-400-L	RD1.5-1-CUGU	[H3-MU3-3]]RX2-2L]]CPIO]
BHT-400-M	RD1.5-1-CUGU	[VN1-MU3-3]]RX2-15]]CPIO]
BHT-410-A	[Q]C2-1-CUGU	[LM4-G2-3]]CX2-4]]CPIO]
BHT-410-B	C2-1-CUGU	[LM4-G2-3]]CX2-4]]CPIO]
BHT-410-C	PF-1XL-CUGU	[VF2-WH1-4] [P1-FA]]CPIO]
BHT-410-D	R2-1-CUGU	[VN1-MU3-3]]RX2-15]]CPIO]
BHT-410-E	R2-1-CUGU	[VN1-MU3-4]]RX2-15]]CPIO]
BHT-410-F	RD1.5-1-CUGU	[VN1-MU3-3]]RX2-15]]CPIO]
BHT-420-A	[Q]C1-1-CUGU	[H3-MU3-3]]RX2-2L]]CPIO]
BHT-420-B	C1-1-CUGU	[H3-MU3-3]]RX1-2L]]CPIO]
BHT-420-C	C2-1-CUGU	[LM3-G2-3]]CX5-8]]CPIO]
BHT-420-D	C2-1-CUGU	[LM3-SH3-3]]CX5-8]]CPIO]
BHT-420-E	C2-1-CUGU	[VF2-WH1-3]]OS1-N]]CPIO]
BHT-420-F	PF-1XL-CUGU	[VF2-WH1-3]]P1-FA]]CPIO]
BHT-420-G	R2-1-CUGU	[H3-MU3-3]]RX2-2L]]CPIO]
BHT-420-H	RD1.5-1-CUGU	[LM3-G2-3]]CX5-8]]CPIO]
BHT-420-I	RD1.5-1-CUGU	[LM3-SH3-3]]CX5-8]]CPIO]
BHT-430-A	[Q]P-1-CUGU	[LM6-SH3-4]]CX2-4]]CPIO]

Subarea	Existing Zone	Proposed Zone
BHT-550-K	RD2-1-CUGU	[VF2-WH1-4] P1-FA CPIO
BHT-560-A	[Q]C2-1-CUGU	[LM3-G2-3] CX3-8 CPIO
BHT-560-B	[Q]C2-1-CUGU	[LM4-G2-3] CX2-4 CPIO
BHT-560-C	C1.5-1-CUGU	[LM4-G2-3] CX2-4 CPIO
BHT-560-D	C2-1-CUGU	[LM4-G2-3] CX3-8 CPIO
BHT-560-E	PF-1XL-CUGU	[FWY]
BHT-560-F	PF-1XL-CUGU	[VF2-WH1-3] P1-FA CPIO
BHT-560-G	R3-1-CUGU	[LM4-G2-3] CX3-8 CPIO
BHT-560-H	RD1.5-1-CUGU	[LM3-G2-3] CX3-8 CPIO
BHT-560-I	RD1.5-1-CUGU	[VN1-MU3-3] RX2-15 CPIO
BHT-560-J	RD1.5-1-CUGU	[VN1-MU3-4] RX2-15 CPIO
BHT-570-A	M3-1-CUGU	[VF2-WH1-3] I2-N CPIO
BHT-580-A	C2-1-CUGU	[LM4-G2-3] CX2-4 CPIO
BHT-580-B	C2-1-CUGU	[LM6-G2-3] CX2-4 CPIO
BHT-580-C	C2-1-CUGU	[VF2-WH1-3] P1-FA CPIO
BHT-580-D	M1-1-CUGU	[VM2-G2-3] IX5-FA CPIO
BHT-580-E	M2-1-CUGU	[VF2-WH1-3] I3-N CPIO
BHT-580-F	M3-1-CUGU	[VF2-WH1-3] I2-N CPIO
BHT-580-G	M3-1-CUGU	[VF2-WH1-3] I3-N CPIO
BHT-580-H	OS-1XL-CUGU	[VF2-WH1-3] OS1-N CPIO
BHT-580-I	PF-1XL-CUGU	[LM4-WH1-3] P2-FA CPIO
BHT-580-J	RD1.5-1-CUGU	[VN1-MU3-3] RX2-15 CPIO
BHT-590-A	[Q]C2-1-CUGU	[LM4-G2-3] CX3-4 CPIO
BHT-590-B	C2-1-CUGU	[LM6-G2-3] CX2-4 CPIO
BHT-590-C	C2-1-RIO-CUGU	[LM6-G2-3] CX2-4 CPIO
BHT-590-D	C2-2D-RIO-CUGU	[LM6-G2-3] CX2-4 CPIO
BHT-590-E	M2-1-CUGU	[LM6-G2-3] CX2-4 CPIO
BHT-590-F	M2-1-RIO-CUGU	[LM6-G2-3] CX2-4 CPIO
BHT-590-G	M3-1-RIO-CUGU	[VM2-GW1-3] IX5-FA CPIO-TCN
BHT-590-H	M3-1-RIO-CUGU	[VM2-GW1-3] IX5-FA CPIO

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Subarea	Existing Zone	Proposed Zone
BHT-590-I	MR2-1-CUGU	[LM4-G2-3][CX3-4][CPIO]
BHT-590-J	PF-1XL-CUGU	[FWY]
BHT-600-A	C1-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-600-B	C1.5-1-CUGU	[LM4-G2-3][CX3-4][CPIO]
BHT-600-C	C2-1-CUGU	[LM4-G2-3][CX3-4][CPIO]
BHT-600-D	C2-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-600-E	PF-1XL-CUGU	[FWY]
BHT-600-F	PF-1XL-CUGU	[VF2-WH1-3][P1-FA][CPIO]
BHT-600-G	R2-1-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-600-H	R2-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-600-I	R3-1-CUGU	[LM4-G2-3][CX3-4][CPIO]
BHT-600-J	RD1.5-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-610-A	None	[FWY]
BHT-610-B	[T][Q]MR1-1VL-CUGU	[VM1-WH1-3][DX5-FA][CPIO]
BHT-610-C	C2-1-CUGU	[VM1-WH1-3][DX5-FA][CPIO]
BHT-610-D	PF-1XL-CUGU	[FWY]
BHT-620-A	[Q]C2-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-620-B	C1-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-620-C	C1.5-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-620-D	C2-1-CUGU	[LM3-G2-3][CX3-8][CPIO]
BHT-620-E	C2-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-620-F	PF-1XL-CUGU	[FWY]
BHT-620-G	R2-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-620-H	RD1.5-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-630-A	None	[FWY]
BHT-630-B	[Q]C2-1-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-630-C	[Q]C2-1-CUGU	[LM3-G2-3][CX5-8][CPIO]
BHT-630-D	PF-1XL-CUGU	[FWY]
BHT-630-E	R2-1-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-630-F	R4-1-CUGU	[LM3-G2-3][CX5-8][CPIO]

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Subarea	Existing Zone	Proposed Zone
BHT-630-G	RD1.5-1-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-640-A	C1-1-CUGU	[LM3-G2-3][CX5-8][CPIO]
BHT-640-B	C2-1-CUGU	[LM3-G2-3][CX5-8][CPIO]
BHT-640-C	PF-1XL-CUGU	[FWY]
BHT-640-D	R2-1-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-640-E	R4-1-CUGU	[LM3-G2-3][CX5-8][CPIO]
BHT-640-F	RD1.5-1-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-650-A	C2-1-CUGU	[LM6-G2-3][CX2-4][CPIO]
BHT-650-B	PF-1XL-CUGU	[VF2-WH1-3][P1-FA][CPIO]
BHT-650-C	RD1.5-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-660-A	[Q]C1-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-660-B	[Q]C2-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-660-C	C1-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-660-D	C1.5-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-660-E	C2-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-660-F	PF-1XL-CUGU	[VF2-WH1-3][P1-FA][CPIO]
BHT-660-G	R2-1-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-660-H	R2-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-660-I	RD1.5-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-670-A	[Q]C2-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-670-B	C1-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-670-C	C1-1-CUGU	[LM4-G2-4][CX2-4][CPIO]
BHT-670-D	C2-1-CUGU	[LM3-G2-3][CX5-8][CPIO]
BHT-670-E	C2-1-CUGU	[LM6-SH3-4][CX2-4][CPIO]
BHT-670-F	PF-1XL-CUGU	[VF2-WH1-4][P1-FA][CPIO]
BHT-670-G	R2-1-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-670-H	R2-1-CUGU	[LM3-G2-4][CX2-8][CPIO]
BHT-670-I	R2-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-670-J	R2-1-CUGU	[VN1-MU3-4][RX2-15][CPIO]
BHT-670-K	RD1.5-1-CUGU	[LN1-MU3-3][RX1-6][CPIO]

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Subarea	Existing Zone	Proposed Zone
BHT-670-L	RD1.5-1-CUGU	[LN1-MU3-4][RX1-6][CPIO]
BHT-670-M	RD1.5-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-670-N	RD1.5-1-CUGU	[VN1-MU3-4][RX2-15][CPIO]
BHT-680-A	[Q]C2-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-680-B	[Q]C2-1-CUGU	[LM6-SH3-4][CX2-4][CPIO]
BHT-680-C	C1-1-CUGU	[LM4-G2-4][CX2-4][CPIO]
BHT-680-D	C2-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-680-E	C2-1-CUGU	[LM4-G2-4][CX2-4][CPIO]
BHT-680-F	C2-1-CUGU	[LM4-SH3-4][CX5-4][CPIO]
BHT-680-G	C2-1-CUGU	[LM6-SH3-4][CX2-4][CPIO]
BHT-680-H	OS-1XL-CUGU	[VF2-WH1-3][OS1-N][CPIO]
BHT-680-I	OS-1XL-CUGU	[VF2-WH1-4][OS1-N][CPIO]
BHT-680-J	PF-1XL-CUGU	[VF2-WH1-3][P1-FA][CPIO]
BHT-680-K	PF-1XL-CUGU	[VF2-WH1-4][P1-FA][CPIO]
BHT-680-L	QC4-1-CUGU	[LM4-G2-4][CX2-4][CPIO]
BHT-680-M	R2-1-CUGU	[LM4-G2-4][CX2-4][CPIO]
BHT-680-N	R2-1-CUGU	[LM6-SH3-4][CX2-4][CPIO]
BHT-680-O	R2-1-CUGU	[LN1-MU3-4][RX2-6][CPIO]
BHT-680-P	R2-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-680-Q	R2-1-CUGU	[VN1-MU3-4][RX2-15][CPIO]
BHT-680-R	RD1.5-1-CUGU	[LM6-SH3-4][CX2-4][CPIO]
BHT-680-S	RD1.5-1-CUGU	[LN1-MU3-4][RX2-6][CPIO]
BHT-680-T	RD1.5-1-CUGU	[VN1-MU3-4][RX2-15][CPIO]
BHT-690-A	None	
BHT-690-B	[Q]C1-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-690-C	[Q]C2-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-690-D	[Q]R4-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-690-E	[Q]R4-1-CUGU	[LM6-SH3-4][CX2-4][CPIO]
BHT-690-F	[Q]R4-1-CUGU	[LN1-MU3-4][RX1-6][CPIO]
BHT-690-G	[Q]R4-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]

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Subarea	Existing Zone	Proposed Zone
BHT-690-H	[Q]R4-1-CUGU	[VN1-MU3-4][RX2-15][CPIO]
BHT-690-I	[Q]R5-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-690-J	C1-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-690-K	C1.5-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-690-L	C2-1-CUGU	[LM4-G2-4][CX5-8][CPIO]
BHT-690-M	C2-1-CUGU	[LM6-SH3-4][CX2-4][CPIO]
BHT-690-N	OS-1XL-CUGU	[VF2-WH1-3][OS1-N][CPIO]
BHT-690-O	OS-1XL-CUGU	[VF2-WH1-4][OS1-N][CPIO]
BHT-690-P	P-1-CUGU	[LM6-SH3-4][CX2-4][CPIO]

BHT-690-Q	PF-1XL-CUGU	[FWY]
BHT-690-R	RD1.5-1-CUGU	[LM4-G2-4][CX5-8][CPIO]
BHT-690-S	RD1.5-1-CUGU	[LN1-MU3-3][RX1-6][CPIO]
BHT-690-T	RD1.5-1-CUGU	[LN1-MU3-4][RX1-6][CPIO]
BHT-690-U	RD1.5-1-CUGU	[VN1-CR1-3][RG2-15][CPIO]
BHT-690-V	RD1.5-1-CUGU	[VN1-CR1-4][RG2-15][CPIO]
BHT-690-W	RD1.5-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-690-X	RD1.5-1-CUGU	[VN1-MU3-4][RX2-15][CPIO]
BHT-700-A	[Q]C2-2-RIO-CUGU	[VM1-G2-3][DX5-FA][CPIO]
BHT-700-B	[Q]R4-1-RIO-CUGU	[VN1-MU3-3][RG2-8][CPIO]
BHT-700-C	[Q]R4-1-RIO-CUGU	[VN1-MU3-4][RG2-8][CPIO]
BHT-700-D	C2-1-RIO-CUGU	[LM3-G2-4][CX5-8][CPIO]
BHT-700-E	PF-1XL-CUGU	[FWY]
BHT-700-F	PF-1XL-CUGU	[VN1-CR1-3][RG2-15][CPIO]
BHT-700-G	PF-1XL-CUGU	[VN1-CR1-4][RG2-15][CPIO]
BHT-700-H	R2-1-RIO-CUGU	[VN1-CR1-3][RG2-15][CPIO]
BHT-700-I	R2-1-RIO-CUGU	[VN1-CR1-4][RG2-15][CPIO]
BHT-700-J	R3-1-RIO-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-700-K	R3-1-RIO-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-710-A	C1.5-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-710-B	C2-1-CUGU	[LM3-G2-3][CX5-8][CPIO]

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Subarea	Existing Zone	Proposed Zone
BHT-710-C	C2-1-CUGU	[LM4-G2-3][CX5-8][CPIO]
BHT-710-D	PF-1XL-CUGU	[FWY]
BHT-710-E	R2-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-710-F	RD1.5-1-CUGU	[LM3-G2-3][CX5-8][CPIO]
BHT-720-A	C1-1-CUGU	[LM3-G2-3][CX5-8][CPIO]
BHT-720-B	C1-1-CUGU	[VF2-WH1-3][P1-FA][CPIO]
BHT-720-C	C2-1-CUGU	[LM3-G2-3][CX5-8][CPIO]
BHT-720-D	PF-1XL-CUGU	[FWY]
BHT-720-E	R2-1-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-730-A	[Q]C2-1-CUGU	[LM3-G2-3][CX5-8][CPIO]
BHT-730-B	M1-1-CUGU	[LM3-G2-3][CX2-8][CPIO]
BHT-730-C	M1-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-730-D	R2-1-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-740-A	[Q]C2-1-CUGU	[LM3-G2-3][CX5-8][CPIO]
BHT-740-B	M2-1-CUGU	[VF2-WH1-3][I3-N][CPIO]
BHT-740-C	M2-1-CUGU	[VM2-G2-3][I3-FA][CPIO]
BHT-740-D	M3-1-CUGU	[VF2-WH1-3][I3-N][CPIO]
BHT-740-E	M3-1-CUGU	[VM2-G2-3][I3-FA][CPIO]
BHT-740-F	RD1.5-1-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-740-G	RD1.5-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-750-A	C1.5-1-CUGU	[LM4-G2-3][CX3-4][CPIO]
BHT-750-B	OS-1XL-CUGU	[VF2-WH1-3][OS1-N][CPIO]
BHT-750-C	PF-1XL-CUGU	[FWY]
BHT-750-D	PF-1XL-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-750-E	PF-1XL-CUGU	[VF2-WH1-3][P1-FA][CPIO]
BHT-750-F	R2-1-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-750-G	RD1.5-1-CUGU	[LM3-G2-3][CX5-8][CPIO]
BHT-760-A	M2-1-CUGU	[VF2-WH1-3][I3-N][CPIO]
BHT-760-B	M2-1-CUGU	[VM2-G2-3][I3-FA][CPIO]
BHT-760-C	M3-1-CUGU	[VF2-WH1-3][I2-N][CPIO]

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Subarea	Existing Zone	Proposed Zone
BHT-760-D	PF-1-CUGU	[VF2-WH1-3][P1-FA][CPIO]
BHT-770-A	[Q]C2-1-CUGU	[H3-MU3-4][RX2-2L][CPIO]
BHT-770-B	[Q]C2-1-CUGU	[LM3-G2-3][CX5-8][CPIO]
BHT-770-C	[Q]C2-1-CUGU	[LM3-G2-3][CX5-8][CPIO]
BHT-770-D	C2-1-CUGU	[LM3-G2-3][CX5-8][CPIO]
BHT-770-E	R2-1-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-770-F	R2-1-CUGU	[H3-MU3-4][RX2-2L][CPIO]
BHT-780-A	[Q]C2-1-CUGU	[H3-MU3-4][RX2-2L][CPIO]
BHT-780-B	[Q]C2-1-CUGU	[LM3-G2-3][CX5-8][CPIO]
BHT-780-C	[Q]C2-1-CUGU	[LM3-G2-4][CX5-8][CPIO]
BHT-780-D	C2-1-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-780-E	C2-1-CUGU	[LM3-G2-3][CX5-8][CPIO]
BHT-780-F	C2-1-CUGU	[LM3-G2-4][CX5-8][CPIO]
BHT-780-G	R2-1-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-780-H	R2-1-CUGU	[H3-MU3-4][RX2-2L][CPIO]
BHT-780-I	RD1.5-1-CUGU	[H3-MU3-3][RX2-2L][CPIO]
BHT-780-J	RD1.5-1-CUGU	[H3-MU3-4][RX2-2L][CPIO]
BHT-780-K	RD1.5-1-CUGU	[VN1-MU3-4][RX2-15][CPIO]
BHT-800-A	[Q]M2-1-RIO	[VF2-WH1-3][I2-N][CPIO]
BHT-800-B	[Q]M3-1-RIO	[VF2-WH1-3][I2-N][CPIO]
BHT-800-C	M1-2D-RIO	[VF2-WH1-3][I2-N][CPIO]
BHT-800-D	PF-1XL-CUGU	[FWY]
BHT-800-E	PF-1XL	[FWY]
BHT-810-A	C1-1-CUGU	[LM4-G2-4][CX2-4][CPIO]
BHT-810-B	C2-1-CUGU	[LM3-CC1-4][CX5-8][CPIO]
BHT-810-C	C2-1-CUGU	[LM3-G2-4][CX5-8][CPIO]
BHT-810-D	C2-1-CUGU	[LM4-G2-4][CX3-4][CPIO]
BHT-810-E	C2-1-CUGU	[LM4-G2-4][CX5-8][CPIO]
BHT-810-F	C2-2-CUGU	[H3-MU3-4][RX2-2L][CPIO]
BHT-810-G	OS-1XL-CUGU	[VF2-WH1-4][OS1-N][CPIO]

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Subarea	Existing Zone	Proposed Zone
BHT-810-H	P-1-CUGU	[LM3-CC1-4][CX5-8][CPIO]
BHT-810-I	PF-1XL-CUGU	[FWY]
BHT-810-J	PF-1XL-CUGU	[VF2-WH1-4][P1-FA][CPIO]
BHT-810-K	R2-1-CUGU	[H3-MU3-4][RX2-2L][CPIO]
BHT-810-L	R2-1-CUGU	[VN1-MU3-4][RX2-15][CPIO]
BHT-810-M	R3-1-CUGU	[H3-MU3-4][RX2-2L][CPIO]
BHT-810-N	R3-1-CUGU	[LM4-G2-3][CX2-4][CPIO]
BHT-810-O	R3-1-CUGU	[LM4-G2-4][CX2-4][CPIO]
BHT-810-P	R3-1-CUGU	[LM4-G2-4][CX3-4][CPIO]
BHT-810-Q	R3-1-CUGU	[VN1-MU3-3][RX2-15][CPIO]
BHT-810-R	R3-1-CUGU	[VN1-MU3-4][RX2-15][CPIO]
BHT-810-S	R3-2-CUGU	[H3-MU3-4][RX2-2L][CPIO]
BHT-810-T	R3-2-CUGU	[LM4-G2-4][CX3-4][CPIO]
BHT-810-U	R4-1-CUGU	[LM3-CC1-4][CX5-8][CPIO]
BHT-810-V	R4P-1-CUGU	[LM4-WH1-4][P2-FA][CPIO]
BHT-810-W	RD1.5-1-CUGU	[VN1-MU3-4][RX2-15][CPIO]
BHT-820-A	C2-1-CUGU	[LM4-G2-4][CX3-4][CPIO]
BHT-820-B	C2-1-CUGU	[LM4-WH1-4][P2-FA][CPIO]
BHT-820-C	C2-1-CUGU	[LM6-G2-4][CX2-4][CPIO]
BHT-820-D	PF-1-CUGU	[LM4-WH1-4][P2-FA][CPIO]
BHT-820-E	PF-1XL-CUGU	[FWY]
BHT-820-F	PF-1XL-CUGU	[LM4-WH1-4][P2-FA][CPIO]

BHT-820-G	PF-1XL-CUGU	[VF2-WH1-3][P1-FA][CPIO]
BHT-820-H	PF-1XL-CUGU	[VF2-WH1-4][P1-FA][CPIO]
BHT-820-I	PF-1XL	[FWY]
BHT-820-J	PF-1XL	[VF2-WH1-4][P1-FA][CPIO]
BHT-820-K	R3-1-CUGU	[LM4-G2-4][CX3-4][CPIO]
BHT-820-L	R3-1-CUGU	[VN1-MU3-4][RX2-15][CPIO]
BHT-820-M	R3-1-CUGU	[VN1-MU3-4][RX2-8][CPIO]
BHT-830-A	[Q]M2-1-RIO-CUGU	[LM4-WH1-4][P2-FA][CPIO-TCN]

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Subarea	Existing Zone	Proposed Zone
BHT-830-B	[Q]M2-1-RIO-CUGU	[VF2-WH1-3][I3-N][CPIO]
BHT-830-C	[Q]M2-1-RIO-CUGU	[VF2-WH1-4][I3-N][CPIO]
BHT-830-D	[Q]M2-1-RIO-CUGU	[VF2-WH1-4][P1-FA][CPIO]
BHT-830-E	C2-1-CUGU	[LM4-G2-4][CX2-4][CPIO]
BHT-830-F	C4-1-CUGU	[LM5-G2-4][CX3-4][CPIO]
BHT-830-G	M1-2D-RIO-CUGU	[LM4-WH1-3][P2-FA][CPIO-TCN]
BHT-830-H	M1-2D-RIO-CUGU	[LM4-WH1-4][P2-FA][CPIO-TCN]
BHT-830-I	M1-2D-RIO-CUGU	[LM4-WH1-4][P2-FA][CPIO]
BHT-830-J	M1-2D-RIO-CUGU	[VF2-WH1-3][I3-N][CPIO]
BHT-830-K	M1-2D-RIO-CUGU	[VF2-WH1-3][P1-FA][CPIO]
BHT-830-L	PF-1XL-CUGU-TCN	[LM4-WH1-4][P2-FA][CPIO-TCN]
BHT-830-M	PF-1XL-CUGU	[FWY]
BHT-830-N	PF-1XL-CUGU	[LM4-WH1-4][P2-FA][CPIO]
BHT-830-O	PF-1XL-CUGU	[VF2-WH1-3][P1-FA][CPIO]
BHT-830-P	PF-1XL-CUGU	[VF2-WH1-4][P1-FA][CPIO-TCN]
BHT-830-Q	PF-1XL-CUGU	[VF2-WH1-4][P1-FA][CPIO]
BHT-830-R	PF-1XL-CUGU	[VN1-MU3-4][RX2-8][CPIO]
BHT-830-S	R1-1-CUGU	[H3-MU3-4][RX2-2L][CPIO]
BHT-830-T	R3-1-CUGU	[VF2-WH1-4][RX2-2L][CPIO]
BHT-830-U	R3-1-CUGU	[LM4-G2-4][CX2-4][CPIO]
BHT-830-V	R3-1-CUGU	[VN1-MU3-4][RX2-8][CPIO]
BHT-850-A	C2-1-RIO-CUGU	[LM3-G2-4][CX5-8][CPIO]
BHT-850-B	C2-1-RIO-CUGU	[LM4-G2-4][CX2-4][CPIO]
BHT-850-C	C2-1-RIO-CUGU	[LM4-G2-4][CX3-4][CPIO]
BHT-850-D	C2-1-RIO-CUGU	[LM5-G2-4][CX3-4][CPIO]
BHT-850-E	C2-1-RIO-CUGU	[VN1-CR1-4][RG2-15][CPIO]
BHT-850-F	OS-1XL-RIO-CUGU	[VF2-WH1-4][OS1-N][CPIO]
BHT-850-G	PF-1XL-CUGU	[FWY]
BHT-850-H	PF-1XL-RIO-CUGU	[VF2-WH1-4][P1-FA][CPIO]
BHT-850-I	R2-1-RIO-CUGU	[H3-CR1-3][RG2-2L][CPIO]

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Subarea	Existing Zone	Proposed Zone
BHT-850-J	R2-1-RIO-CUGU	[H3-CR1-4][RG2-2L][CPIO]
BHT-850-K	R2-1-RIO-CUGU	[VN1-CR1-3][RG2-15][CPIO]
BHT-850-L	R3-1-RIO-CUGU	[VN1-CR1-3][RG2-15][CPIO]
BHT-850-M	R3-1-RIO-CUGU	[VN1-CR1-4][RG2-15][CPIO]
BHT-850-N	RD1.5-1-RIO-CUGU	[VN1-CR1-3][RG2-2L][CPIO]
BHT-850-O	RD1.5-1-RIO-CUGU	[H3-CR1-4][RG2-2L][CPIO]
BHT-850-P	RD1.5-1-RIO-CUGU	[VN1-CR1-4][RG2-15][CPIO]
BHT-860-A	[Q]R5-1-RIO-CUGU	[LM5-G2-4][CX3-4][CPIO]
BHT-860-B	C2-1-RIO-CUGU	[LM5-G2-4][CX3-4][CPIO]
BHT-860-C	C2-1-RIO-CUGU	[LM6-SH3-4][CX2-4][CPIO]
BHT-860-D	RD1.5-1-RIO-CUGU	[LM6-S

ORDINANCE NO. 189007

An ordinance amending Articles 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, and 14 of Chapter 1A and Section 11.5.15 of Chapter I of the Los Angeles Municipal Code (LAMC) to adopt zoning districts and applicable rules and regulations to implement the Boyle Heights Community Plan Update and to make related clean up amendments.

THE PEOPLE OF THE CITY OF LOS ANGELES
DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Paragraph 5. of Subsection A. of Section 1.5.2. of Division 1.5. of Article 1. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

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 [VN1-MU3-3][RG2-1L] unless the *City Council* specifically determines otherwise, including as provided in paragraph b., below.
- b. The *City Council* may establish specific zoning by ordinance for land or territory to be annexed. The zoning ordinance may be adopted prior to annexation or 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 [VN1-MU3-3][RG2-1L] 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.

Sec. 2. Section 1.5.18. of Division 1.5. of Article 1. of Chapter 1A shall be added to read:

SEC. 1.5.18. MAJOR TRANSIT STOP AREA MAP

- A. Purpose
- The Major Transit Stop Area Map identifies areas falling within ½ mile of a *major transit stop* which are subject to specific regulations intended to address the specific nature of transit-rich areas. These specific 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 falling within a ½ mile of a *major transit stop*, as shown in the shaded portion of the Major Transit Stop Area Map.
- C. Amendments
- The *Director* shall prepare and publish the Major Transit Stop Area Map upon the adoption of this Section (Major Transit Stop Area Map) pursuant to the terms of this Section (Major Transit Stop Area Map). Thereafter, the *Director* shall be authorized to amend the map on an annual basis in order to align with updates to transit service and planned transit lines and headways. The *Director* shall have authority at any time to amend the Major Transit Stop Area Map to correct errors provided all other requirements of this Section (Major Transit Stop Area Map) are met. Any other amendments to the Major Transit Stop Area Map shall be pursuant to Sec. 13B.1.3. (Zoning Code Amendment).

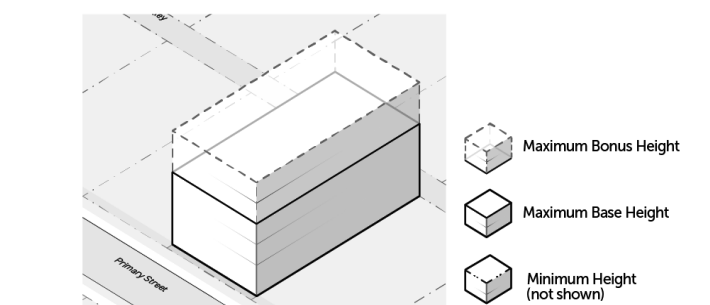
Sec. 3. Section 1.5.19. of Division 1.5. of Article 1. of Chapter 1A shall be added to read:

SEC. 1.5.19. FREEWAY ADJACENCY MAP

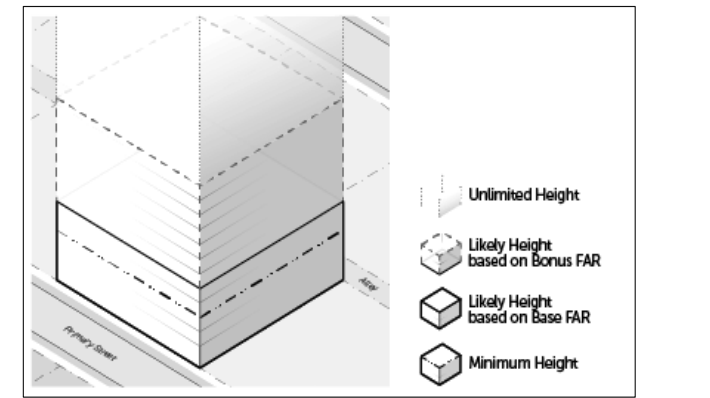
- A. Purpose
- The Freeway Adjacency Map identifies lots within close proximity of a freeway subject to additional regulations intended to protect properties from air pollution and inform users of government properties or public parks of the health risks associated with the nearby vehicle exhaust and fine and ultrafine particulate matter.
- B. Boundaries
- Any land designated, using the Department of Public Works, Bureau of Engineering land base dataset, as falling within 1,000 feet of a freeway, as shown in the shaded portion of the Freeway Adjacency Map.
- C. Amendments
- The Freeway Adjacency Map shall only be revised pursuant to Sec. 13B.1.3. (Zoning Code Amendment).
- Sec. 4.** Subparagraph a. of Paragraph 1. of Subsection C. of Section 2A.1.3. of Division 2A.1. of Part 2A. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- a. Bulk and mass diagrams represent the volume where a *building* is allowed to be located by showing the maximum height allowed for the entire buildable area. Except for House, Estate, and Rural Form Districts, the volume does not represent the massing of an allowed *building*. Other standards, such as maximum building coverage and *floor area ratio (FAR)*, may limit the ability for a building to fill the full volume.

Sec. 5. The graphic in Paragraph 2. of Subsection C. of Section 2A.1.3. of Division 2A.1. of Part 2A. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



Sec. 6. The graphic in Paragraph 3. of Subsection C. of Section 2A.1.3. of Division 2A.1. of Part 2A. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



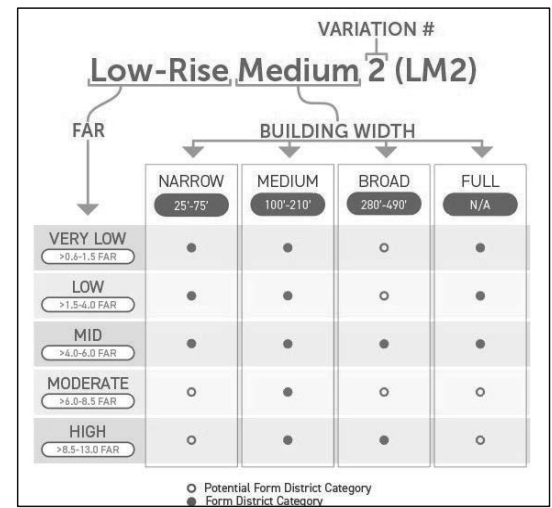
Sec. 7. Paragraph 1. of Subsection C. of Section 2A.1.4. of Division 2A.1. of Part 2A. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

1. FAR Category
- The first component of each Form District name is a *floor area ratio (FAR)* category. *FAR* categories group all districts within a range of maximum allowed *FAR*. *FAR* categories are organized as follows:
- a. Very Low-Rise (>0.6 - 1.5 FAR)
- b. Low-Rise (>1.5 - 4.0 FAR)
- c. Mid-Rise (>4.0 - 6.0 FAR)
- d. Moderate-Rise (>6.0 - 8.5 FAR)
- e. High-Rise (>8.5 -13.0 FAR)

Sec. 8. Subsection B. of Section 2A.1.4. of Division 2A.1. of Part 2A. of Article 2. Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- B. House Form Districts
- House Form Districts include a range and combination of building coverage, scale, and massing parameters that are intended to produce what is commonly understood as a house. House forms are laid out as detached, or semi-detached, buildings with set-back requirements from the street and lot lines, along with building coverage limitations intended to preserve space for yards and open space. Building widths are narrow, ranging from 50-feet to an upper limit of 100-feet. Building heights are limited by a prescribed number of feet rather than stories, and building scale is further limited by floor area ratio maximums ranging from 0.45 to an upper limit of 1.0. Additional controls are applied to shape upper-story building mass to produce roof forms common on houses.

Sec. 9. The graphic in Paragraph 4. of Subsection C. of Section 2A.1.4. of Division 2A.1. of Part 2A. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



Sec. 10. Section 2B.3.1. shall be added to Division 2B.3. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to read:

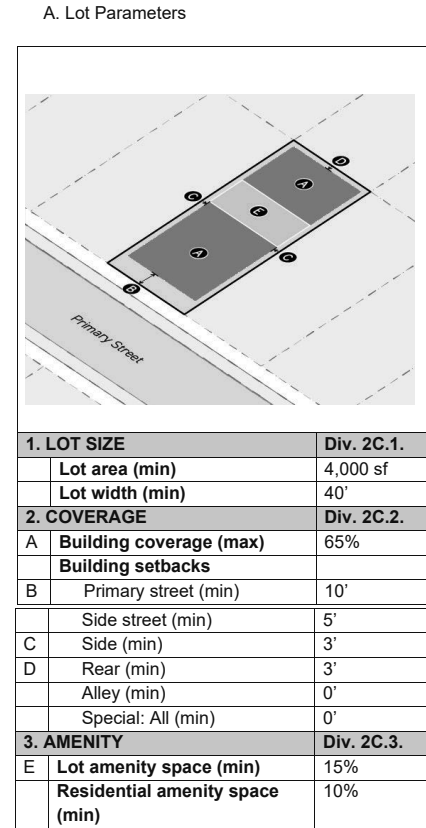
SEC. 2B.3.1. HOUSE 1 (H1)
[Reserved]

Sec. 11. Section 2B.3.2. shall be added to Division 2B.3. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to read:

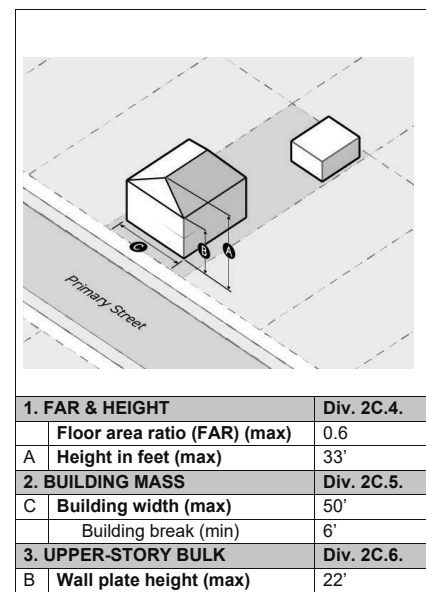
SEC. 2B.3.2. HOUSE 2 (H2)
[Reserved]

Sec. 12. Section 2B.3.3. shall be added to Division 2B.3. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

SEC. 2B.3.3. HOUSE 3 (H3)



B. Bulk and Mass

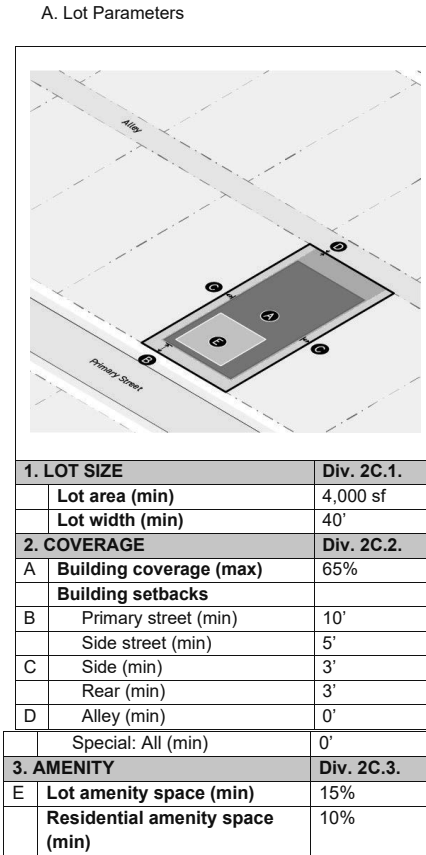


Sec. 13. Division 2B.4. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

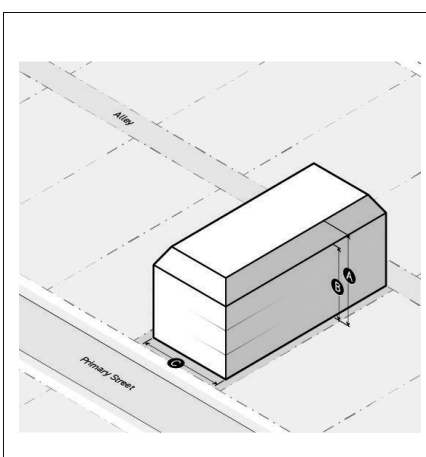
DIV. 2B.4. VERY LOW-RISE NARROW FORM DISTRICTS

Pursuant to Sec. 2A.1.4. (Form District Naming Convention), each Very Low-Rise Narrow Form District has a maximum FAR ranging from 0.6 to 1.5, and a maximum building width ranging from 25 to 75 feet.

SEC. 2B.4.1. VERY LOW-RISE NARROW 1 (VN1)



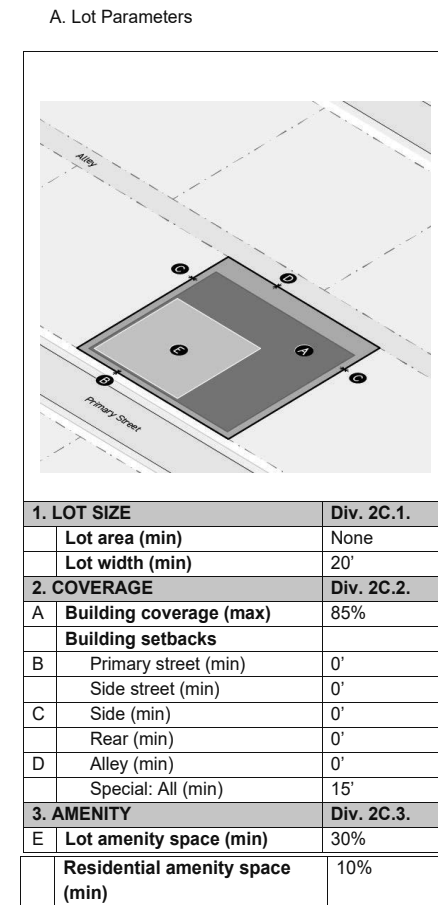
B. Bulk and Mass



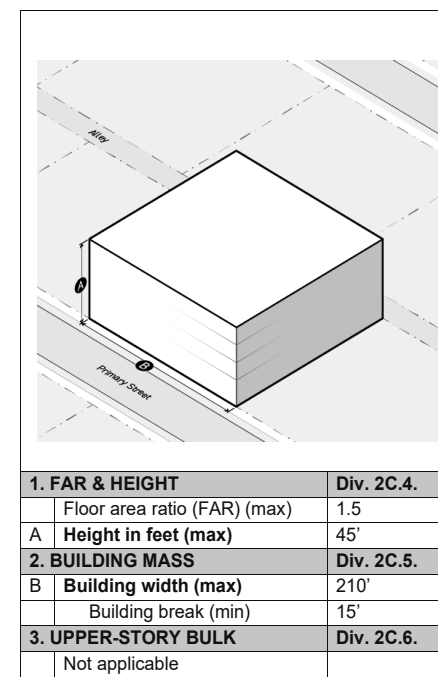
1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
Base (max)		1.0
Bonus (max)		1.5
A Height in stories (max)		4
2. BUILDING MASS		Div. 2C.5.
C Building width (max)		50'
Building break (min)		6'
3. UPPER-STORY BULK		Div. 2C.6.
B Wall plate height (max)		34'

Sec. 14. Section 2B.5.1. shall be added to Division 2B.5. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

SEC. 2B.5.1. VERY LOW-RISE MEDIUM 1 (VM1)

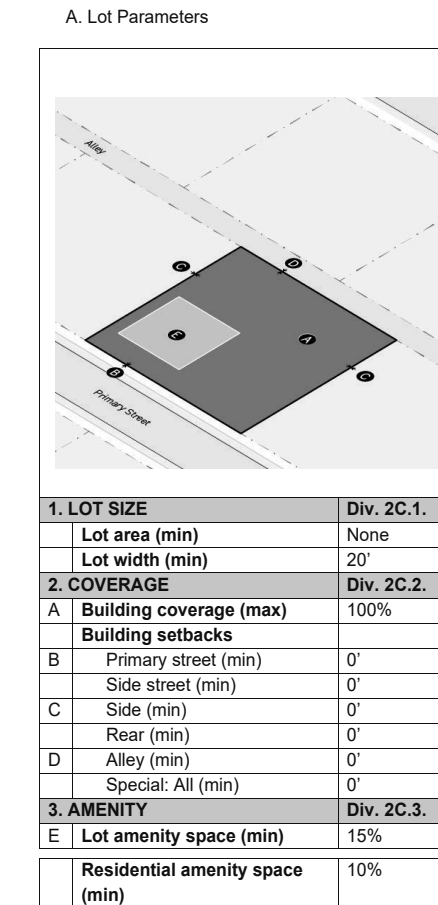


B. Bulk and Mass

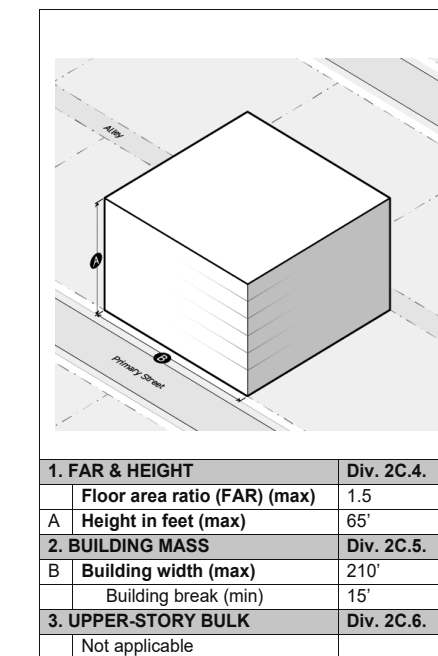


Sec. 15. Section 2B.5.2. shall be added to Division 2B.5. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

SEC. 2B.5.2. VERY LOW-RISE MEDIUM 2 (VM2)



B. Bulk and Mass

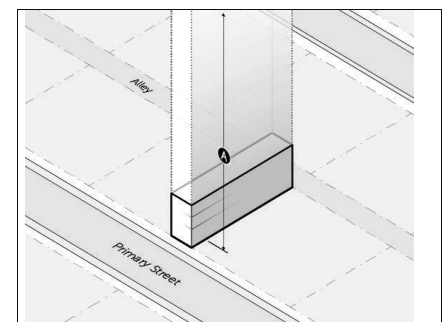


Sec. 16. The first paragraph of Division 2B.7 of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Pursuant to Sec. 2A.1.4. (Form District Naming Convention), each Very Low-Rise Full Form District has a maximum FAR ranging from 0.6 to 1.5, and no maximum building width.

Sec. 17. Subsection B. of Section 2B.7.1. of Division 2B.7. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

B. Bulk and Mass

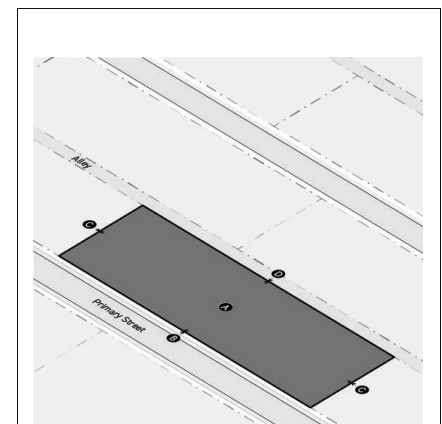


1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	1.5
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
	Not applicable	
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 18. Section 2B.7.2. shall be added to Division 2B.7. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

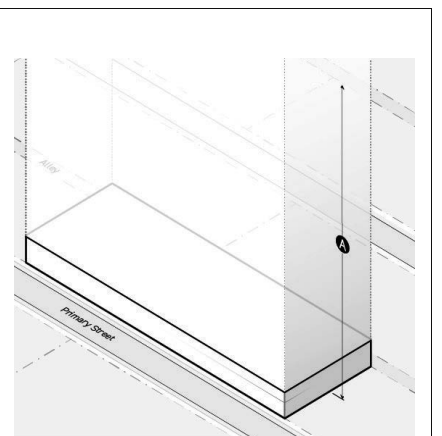
SEC. 2B.7.2. VERY LOW-RISE FULL 2 (VF2)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
	Lot area (min)	None
	Lot width (min)	20'
2. COVERAGE		Div. 2C.2.
A	Building coverage (max)	100%
Building setbacks		
B	Primary street (min)	0'
	Side street (min)	0'
C	Side (min)	0'
	Rear (min)	0'
D	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		Div. 2C.3.
	Not applicable	

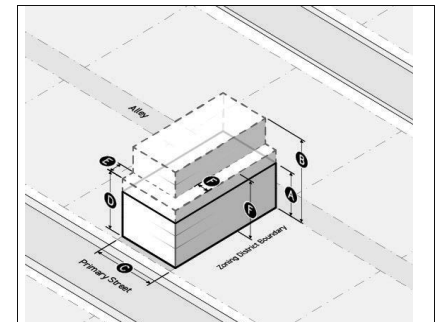
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR) (max)	1.5
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
	Not applicable	
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

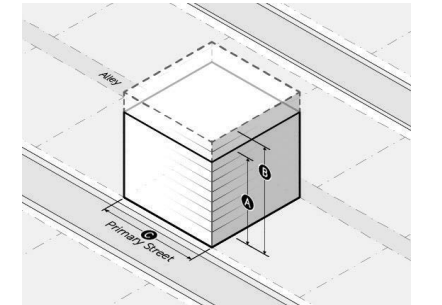
Sec. 19. Subsection B. of Section 2B.8.1. of Division 2B.8. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

B. Bulk and Mass

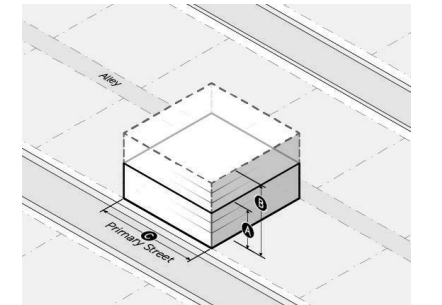


1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	1.5
	Bonus (max)	3.0
Height in stories		
A	Base (max)	3
B	Bonus (max)	6
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	75'
	Building break (min)	6'
3. UPPER-STORY BULK		Div. 2C.6.
Street step-back		
D	Stories without step-back (max)	4
E	Primary street step-back depth (min)	10'
	Side street step-back depth (min)	10'
F	Height transition	Required

Sec. 20. The graphic in Subsection B. of Section 2B.9.1. of Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



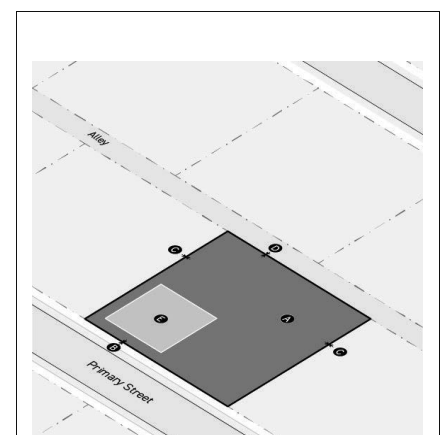
Sec. 21. The graphic in Subsection B. of Section 2B.9.2. of Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



Sec. 22. Section 2B.9.3. shall be added to Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

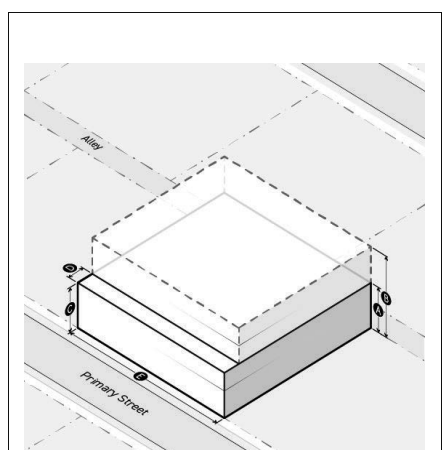
SEC. 2B.9.3. LOW-RISE MEDIUM 3 (LM3)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
	Lot area (min)	None
	Lot width (min)	20'
2. COVERAGE		Div. 2C.2.
A	Building coverage (max)	100%
Building setbacks		
B	Primary street (min)	0'
	Side street (min)	0'
C	Side (min)	0'
	Rear (min)	10'
D	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		Div. 2C.3.
E	Lot amenity space (min)	15%
	Residential amenity space (min)	10%

B. Bulk and Mass

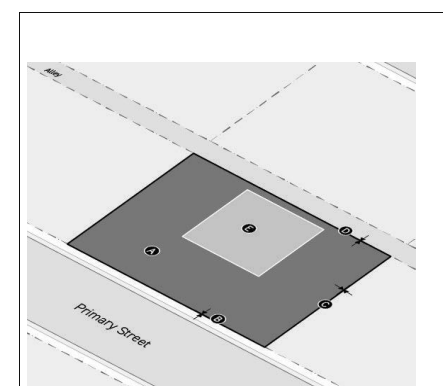


1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	1.5
	Bonus (max)	2.5
Height in stories		
A	Base (max)	2
B	Bonus (max)	4
2. BUILDING MASS		Div. 2C.5.
E	Building width (max)	140'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
Street step-back		
C	Stories without step-back (max)	2
D	Primary street step-back depth (min)	10'
	Side street step-back depth (min)	None

Sec. 23. Section 2B.9.4. shall be added to Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

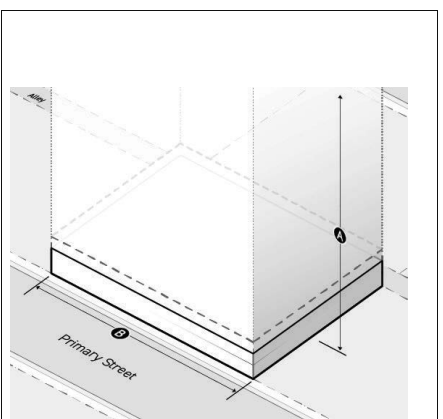
SEC. 2B.9.4. LOW-RISE MEDIUM 4 (LM4)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
	Lot area (min)	None
	Lot width (min)	20'
2. COVERAGE		Div. 2C.2.
A	Building coverage (max)	100%
Building setbacks		
B	Primary street (min)	0'
	Side street (min)	0'
C	Side (min)	0'
	Rear (min)	0'
D	Alley (min)	0'
	Special: All (min)	10'
3. AMENITY		Div. 2C.3.
E	Lot amenity space (min)	20%
	Residential amenity space (min)	10%

B. Bulk and Mass

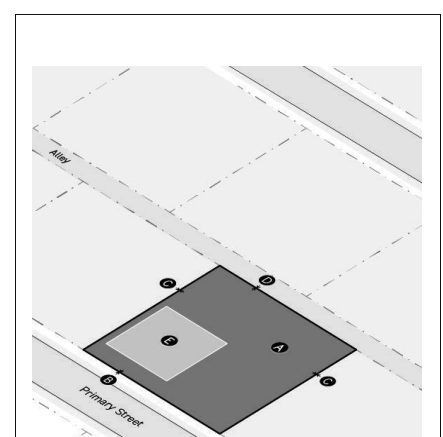


1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	1.5
	Bonus (max)	3.0
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
B	Building width (max)	210'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Height transition	Required

Sec. 24. Section 2B.9.5 shall be added to Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

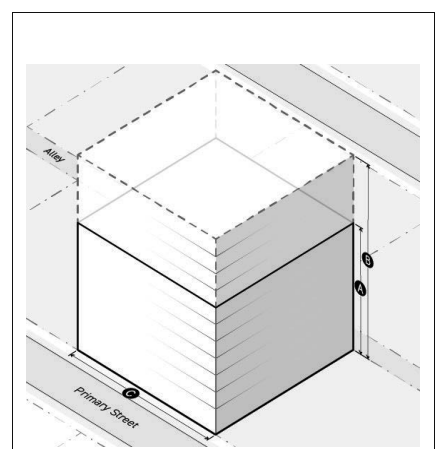
SEC. 2B.9.5. LOW-RISE MEDIUM 5 (LM5)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
	Lot area (min)	None
	Lot width (min)	20'
2. COVERAGE		Div. 2C.2.
A	Building coverage (max)	100%
Building setbacks		
B	Primary street (min)	0'
	Side street (min)	0'
C	Side (min)	0'
	Rear (min)	0'
D	Alley (min)	0'
	Special: All (min)	0'
3. AMENITY		Div. 2C.3.
E	Lot amenity space (min)	20%
	Residential amenity space (min)	10%

B. Bulk and Mass

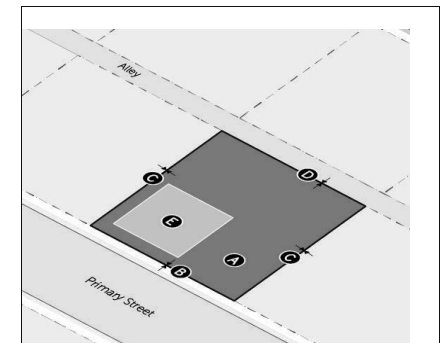


1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	2.0
	Bonus (max)	4.0
Height in stories		
A	Base (max)	7
B	Bonus (max)	11
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	210'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Height transition	Required

Sec. 25. Section 2B.9.6. shall be added to Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

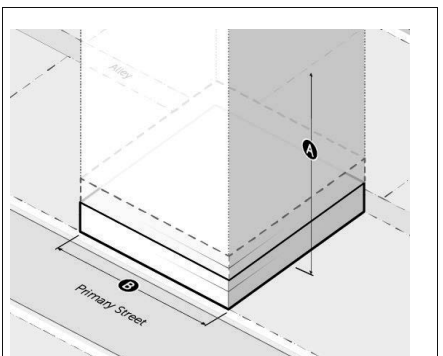
SEC. 2B.9.6. LOW-RISE MEDIUM 6 (LM6)

A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
	Lot area (min)	None
	Lot width (min)	20'
2. COVERAGE		Div. 2C.2.
A	Building coverage (max)	100%
Building setbacks		
B	Primary street (min)	0'
	Side street (min)	0'
C	Side (min)	0'
	Rear (min)	0'
D	Alley (min)	0'
	Special: All (min)	10'
3. AMENITY		Div. 2C.3.
E	Lot amenity space (min)	20%
	Residential amenity space (min)	10%

B. Bulk and Mass

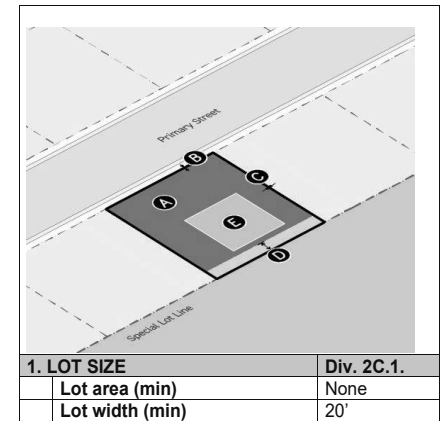


1. FAR & HEIGHT		Div. 2C.4.
	Floor area ratio (FAR)	
	Base (max)	1.5
	Bonus (max)	4.0
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
B	Building width (max)	140'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Height transition	Required

Sec. 26. Section 2B.9.7. shall be added to Division 2B.9. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to show and read:

SEC. 2B.9.7. LOW-RISE MEDIUM 7 (LM7)

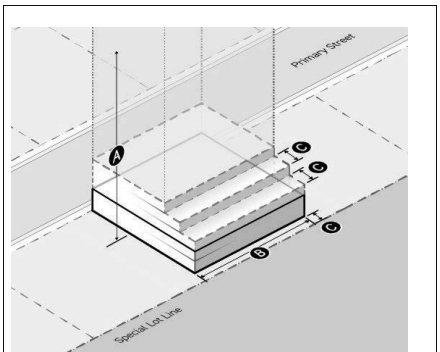
A. Lot Parameters



1. LOT SIZE		Div. 2C.1.
	Lot area (min)	None
	Lot width (min)	20'

2. COVERAGE		Div. 2C.2.
A	Building coverage (max)	100%
Building setbacks		
B	Primary street (min)	0'
	Side street (min)	0'
C	Side (min)	0'
	Rear (min)	0'
	Alley (min)	0'
D	Special: All (min)	15'
3. AMENITY		Div. 2C.3.
E	Lot amenity space (min)	20%
	Residential amenity space (min)	10%

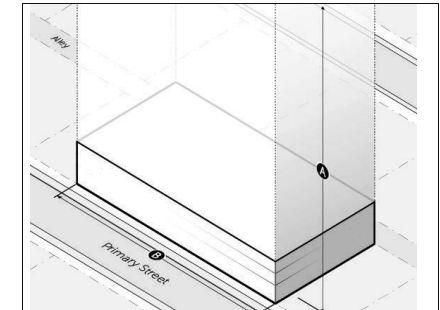
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
	Base (max)	1.5
	Bonus (max)	4.0
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
B	Building width (max)	140'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
C	Height transition	Required
	Applicable lot line:	Special

Sec. 27. Subsection B. of Section 2B.10.1. of Division 2B.10. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

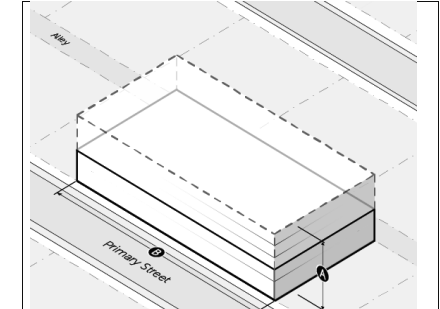
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR) (max)		3.0
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
B	Building width (max)	350'
	Building break (min)	25'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 28. Subsection B. of Section 2B.10.2. of Division 2B.10. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

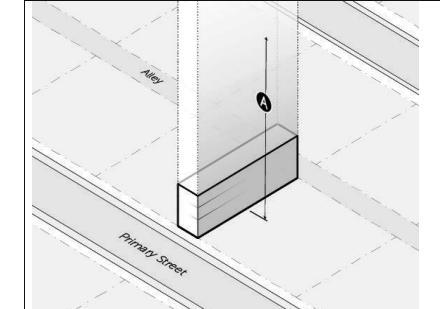
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
	Base (max)	1.5
	Bonus (max)	3.0
A	Height in stories (max)	5
2. BUILDING MASS		Div. 2C.5.
B	Building width (max)	280'
	Building break (min)	25'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 29. Subsection B. of Section 2B.11.1. of Division 2B.11. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

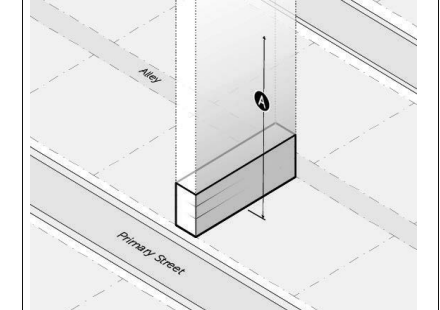
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR) (max)		3.0
A	Height (max)	None
	City Hall Height Restriction	Required
2. BUILDING MASS		Div. 2C.5.
	Not applicable	
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

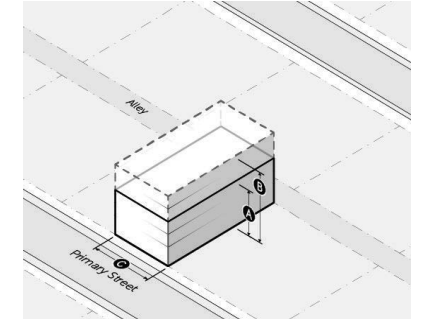
Sec. 30. Subsection B. of Section 2B.11.2. of Division 2B.11. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

B. Bulk and Mass



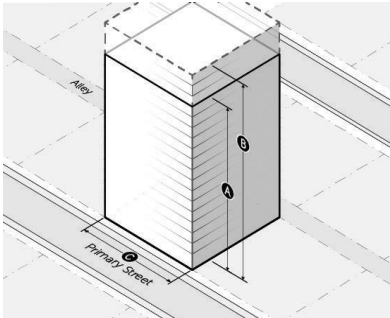
1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR) (max)		3.0
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
	Not applicable	
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 31. The graphic in Subsection B. of Section 2B.12.1. of Division 2B.12. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR) (max)		3.0
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
	Not applicable	
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

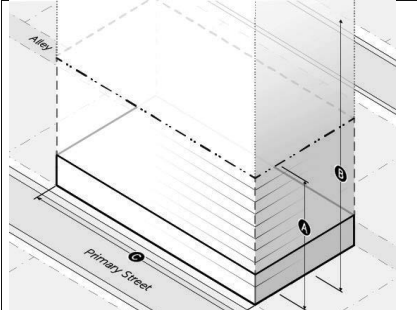
Sec. 32. The graphic in Subsection B. of Section 2B.13.1. of Division 2B.13. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
	Base (max)	1.5
	Bonus (max)	6.0
Height in stories		
A	Minimum (Bonus)	10
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	280'
	Building break (min)	25'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

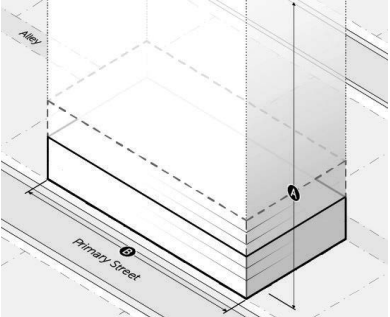
Sec. 33. Subsection B. of Section 2B.14.1. of Division 2B.14. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

B. Bulk and Mass



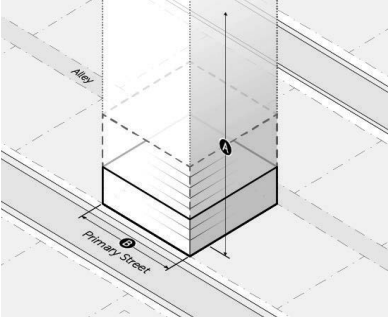
1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
	Base (max)	1.5
	Bonus (max)	6.0
Height in stories		
A	Minimum (Bonus)	10
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	280'
	Building break (min)	25'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 34. The graphic in Subsection B. of Section 2B.14.2. of Division 2B.14. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



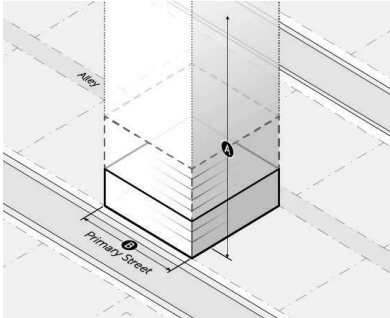
1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR) (max)		3.0
A	Height (max)	None
2. BUILDING MASS		Div. 2C.5.
B	Building width (max)	350'
	Building break (min)	25'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 35. The graphic in Subsection B. of Section 2B.16.1. of Division 2B.16. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
	Base (max)	1.5
	Bonus (max)	3.0
A	Height in stories (max)	5
2. BUILDING MASS		Div. 2C.5.
B	Building width (max)	280'
	Building break (min)	25'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

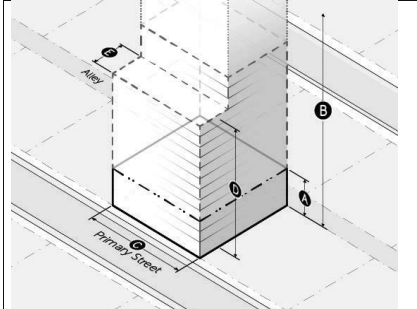
Sec. 36. The graphic in Subsection B. of Section 2B.16.2. of Division 2B.16. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



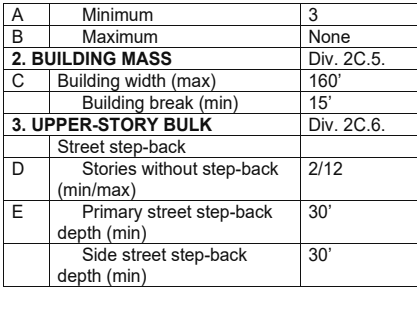
1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
	Base (max)	3.0
	Bonus (max)	8.5
Height in stories		
A	Minimum	3
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	160'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 37. Subsection B. of Section 2B.16.3. of Division 2B.16. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

B. Bulk and Mass



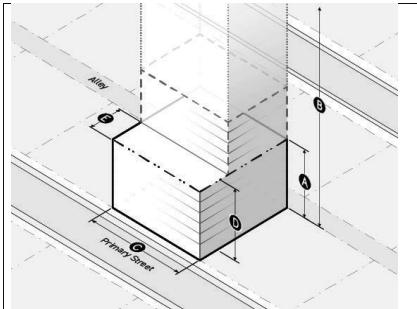
1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
	Base (max)	3.0
	Bonus (max)	8.5
Height in stories		
A	Minimum	3
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	160'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
	Base (max)	6.0
	Bonus (max)	8.5
Height in stories		
A	Minimum	6
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	160'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 38. Subsection B. of Section 2B.16.4. of Division 2B.16. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

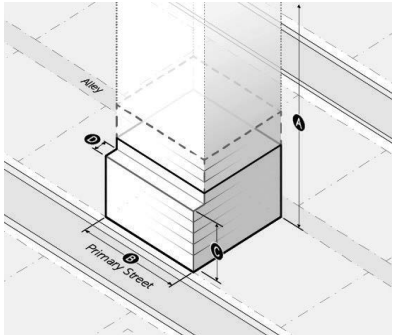
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
	Base (max)	6.0
	Bonus (max)	8.5
Height in stories		
A	Minimum	6
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	160'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

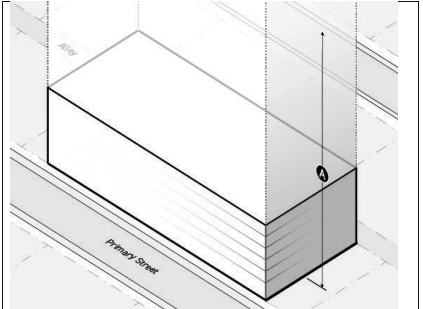
3. UPPER-STORY BULK		Div. 2C.6.
	Street step-back	
D	Stories without step-back (min/max)	2/12
E	Primary street step-back depth (min)	30'
	Side street step-back depth (min)	30'

Sec. 39. The graphic in Subsection B. of Section 2B.16.5. of Division 2B.16. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



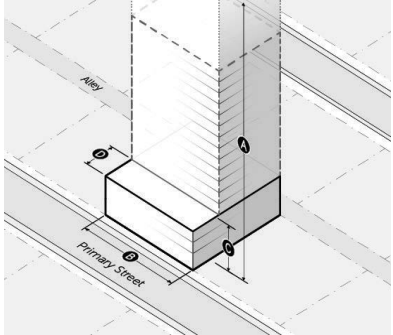
1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR) (max)		6.5
A	Height (max)	None
	City Hall Height Restriction	Required
2. BUILDING MASS		Div. 2C.5.
	Not applicable	
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR) (max)		6.5
A	Height (max)	None
	City Hall Height Restriction	Required
2. BUILDING MASS		Div. 2C.5.
	Not applicable	
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

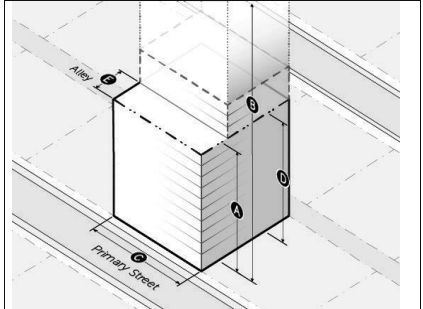
Sec. 41. The graphic in Subsection B. of Section 2B.19.1. of Division 2B.19. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
	Base (max)	6.0
	Bonus (max)	13.0
Height in stories		
A	Minimum	10
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	210'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

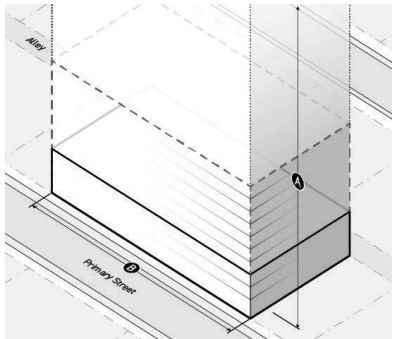
Sec. 42. Subsection B. of Section 2B.19.2. of Division 2B.19. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
	Base (max)	6.0
	Bonus (max)	13.0
Height in stories		
A	Minimum	10
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	210'
	Building break (min)	15'
3. UPPER-STORY BULK		Div. 2C.6.
	Street step-back	
D	Stories without step-back (min/max)	2/12
E	Primary street step-back depth (min)	30'
	Side street step-back depth (min)	30'

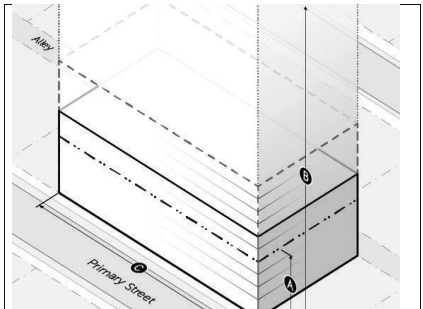
Sec. 43. The graphic in Subsection B. of Section 2B.20.1. of Division 2B.20. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be replaced to show as follows:



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
	Base (max)	6.0
	Bonus (max)	10.0
Height in stories		
A	Minimum	4
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	350'
	Building break (min)	25'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 44. Subsection B. of Section 2B.20.2. of Division 2B.20. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

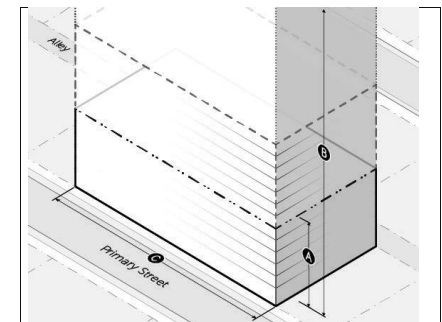
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
	Base (max)	6.0
	Bonus (max)	10.0
Height in stories		
A	Minimum	4
B	Maximum	None
2. BUILDING MASS		Div. 2C.5.
C	Building width (max)	350'
	Building break (min)	25'
3. UPPER-STORY BULK		Div. 2C.6.
	Not applicable	

Sec. 45. Subsection B. of Section 2B.20.3. of Division 2B.20. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

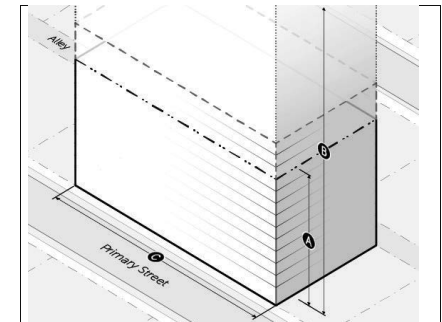
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
Base (max)	7.0	
Bonus (max)	13.0	
Height in stories		
A Minimum	6	
B Maximum	None	
2. BUILDING MASS		Div. 2C.5.
C Building width (max)	350'	
Building break (min)	25'	
3. UPPER-STORY BULK		Div. 2C.6.
Not applicable		

Sec. 46. Subsection B. of Section 2B.20.4. of Division 2B.20. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

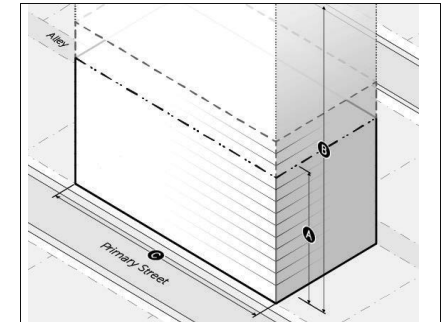
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
Base (max)	9.0	
Bonus (max)	13.0	
Height in stories		
A Minimum	10	
B Maximum	None	
City Hall Height Restriction		Required
2. BUILDING MASS		Div. 2C.5.
C Building width (max)	350'	
Building break (min)	25'	
3. UPPER-STORY BULK		Div. 2C.6.
Not applicable		

Sec. 47. Subsection B. of Section 2B.20.5. of Division 2B.20. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

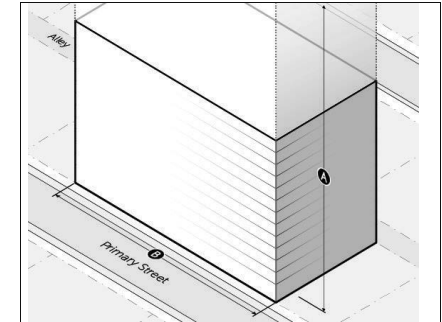
B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR)		
Base (max)	9.0	
Bonus (max)	13.0	
Height in stories		
A Minimum	10	
B Maximum	None	
2. BUILDING MASS		Div. 2C.5.
C Building width (max)	350'	
Building break (min)	25'	
3. UPPER-STORY BULK		Div. 2C.6.
Not applicable		

Sec. 48. Subsection B. of Section 2B.20.6. of Division 2B.20. of Part 2B. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

B. Bulk and Mass



1. FAR & HEIGHT		Div. 2C.4.
Floor area ratio (FAR) (max)		13.0
A Height (max)	None	
2. BUILDING MASS		Div. 2C.5.
B Building width (max)	350'	
Building break (min)	25'	
3. UPPER-STORY BULK		Div. 2C.6.
Not applicable		

Sec. 49. Paragraph 7. and Paragraph 8. of Subsection D of Section 2C.2.2. of Division 2C.2. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be renumbered in sequence to Paragraph 8. and Paragraph 9. and a new Paragraph 7. shall be added to read:

7. Where an interior setback is specified, the setback is applied only to a lot within a unified development and shall be measured from any abutting lot within the same unified development. Where a lot within a *unified development* shares a *lot line* with a property outside of the *unified development*, the standard setback requirement applies.

Sec. 50. Paragraph 4. of Subsection E. of Sec. 2C.2.2. of Div. 2C.2.2. of Chapter 1A of the Los Angeles Municipal Code shall be added to read as follows:

4. *Motor vehicle use areas* and charging equipment that facilitates the charging of electric vehicles in *electric vehicle parking stalls* and any required use standards of the applied Use District (Part 5B.) for electric vehicle charging facilities and *carports* integrated with electric vehicle charging facilities are allowed to encroach into the required building setback but in no case shall encroach into the required Frontage and Transition Screen.

Sec. 51. Paragraph 11. shall be added to Subsection C. of Section 2C.3.1. of Division 2C.3. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to read:

11. Lot amenity may be provided across a *lot line* when it is provided or required as part of a *unified development*, but shall be subject to all relevant standards in Sec. 2C.3.3. (Amenity Space Types) and Sec. 2C.3.4. (Amenity Design Standards).

Sec. 52. Paragraph 6. shall be added to Subsection D. of Section 2C.3.1. of Division 2C.3. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to read:

6. In a *unified development*, the lot amenity requirement can be fulfilled for every individual lot by the above measurement, or the total area of all lots may be taken as the lot area to be multiplied by the lot amenity percentage requirement. Private Outdoor Amenity Space cannot be used to fulfill the lot amenity requirement when the cumulative lot area is used for the calculation.

Sec. 53. Subsection C. of Section 2C.4.1. of Division 2C.4. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

C. Standards

1. Floor Area Ratio (FAR)

A lot shall not exceed the maximum floor area ratio specified in the applied Form District (Part 2B.).

2. Base

When floor area ratio (FAR) is further specified by "Base", in the applied Form District (Part 2B.), a *lot* shall not exceed the maximum Base floor area ratio without meeting the requirements of Div. 9.3. (Community Benefits Program), or an applicable *Specific Plan, Supplemental District, or Special Zone*.

3. Bonus

When floor area ratio (FAR) is further specified by "Bonus", in the applied Form District (Part 2B.), a *lot* may exceed the maximum Base floor area ratio up to the maximum Bonus floor area ratio as allowed in Div. 9.3 (Community Benefits Program), or an applicable *Specific Plan, Supplemental District, or Special Zone*.

4. Tier 1 Bonus

When floor area ratio (FAR) is further specified by "Tier 1 Bonus", in the applied Form District (Part 2B.), a *lot* may exceed the Base *floor area ratio* up to the maximum *tier 1 bonus floor area ratio* of the applied Form District (Part 2B.) as allowed in Div. 9.3. (Community Benefits Program), or an applicable *Specific Plan, Supplemental District, or Special Zone*.

5. Tier 2 Bonus

When floor area ratio (FAR) is further specified by "Tier 2 Bonus", in the applied Form District (Part 2B.), a *lot* may exceed the Base *floor area ratio* and tier 1 bonus floor area ratio up to the maximum *tier 2 bonus floor area ratio* as allowed in Div. 9.3. (Community Benefits Program), or an applicable *Specific Plan, Supplemental District, or Special Zone*.

Sec. 54. Subsection E. of Section 2C.4.1. of Division 2C.4. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

E. Exceptions

1. For existing nonconforming building exceptions, see Sec. 12.2.2. (Floor Area Ratio & Height Exceptions).
2. Projects participating in incentive programs intended to implement State law, including the State Density Bonus Program (Sec. 9.2.1.), the Affordable Housing Incentive Program (Sec. 9.2.2.), the Opportunity Corridors Housing Incentive Program (Sec. 9.2.2.), the Corridor Transitions Incentive Program (Sec. 9.2.3.), Transit Oriented Incentive Program (Sec. 9.2.4.), the Permanent Supportive Housing Incentive Program (Sec. 9.4.1.), or the Accessory Dwelling Unit Incentive Program (Div. 9.5.), may exceed the maximum *floor area ratio* or any applicable *bonus FAR* of the applied Form District (Part 2B.).

Sec. 55. Subsection C. of Section 2C.4.2. of Division 2C.4. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

C. Standards

Buildings and structures shall not exceed the maximum *height in feet* specified in the applied Form District (Part 2B.).

Sec. 56. Paragraph 3. shall be added to Subsection E. of Section 2C.4.2. of Division 2C.4. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to read:

3. Projects participating in incentive programs intended to implement State law, including the State Density Bonus Program (Sec. 9.2.1.), the Affordable Housing Incentive Program (Sec. 9.2.2.), the Opportunity Corridors Housing Incentive Program (Sec. 9.2.3.), to the Corridor Transitions Incentive Program (Sec. 9.2.4.), Transit Oriented Incentive Program (Sec. 9.2.5.), the Permanent Supportive Housing Incentive Program (Sec. 9.4.1.), or the Accessory Dwelling Unit Incentive Program (Div. 9.5.), may exceed the maximum *height in feet* of the applied Form District (Part 2B.).

Sec. 57. Subsection C. of Section 2C.4.3. of Division 2C.4. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

C. Standards

1. Maximum Height in Stories

a. Buildings and structures shall not exceed the "Height in stories (max)" specified in the applied Form District (Part 2B.).

b. When *height in stories* is further specified by "Maximum", buildings and structures shall not exceed the Maximum *height in stories*. When "None" is indicated, there is no limitation to building and structure height except if a minimum story height is required.
2. Minimum Height in Stories

a. When *height in stories* is further specified by "Minimum", portions of a building and structure shall be built to the minimum height in stories specified, as follows:

i. Only those portions of the building fulfilling the *build-to width* standard in the applicable Frontage District (Part 3B.) are required to be built to the minimum height in stories.

ii. Each portion of building width used to meet the minimum build-to width standard specified by the applied Frontage District (Part 3B.) shall contain floor area for a depth no less than 15 feet on every story above the ground floor elevation up to the minimum height in stories specified by the applied Form District (Part 2B.).

b. When *height in stories* is further specified by "Minimum (Bonus)" the following standards apply:

i. The minimum height in stories applies only to projects utilizing *bonus FAR*.

ii. The minimum height in stories requirement does not apply to predominantly non-residential projects. For the purposes of this rule, "predominantly non-residential" means a project with more than 50 percent of the total floor area allocated to non-residential uses (not including *uses* in the *eating & drinking, personal services*, and retail *use groups*).

iii. Only those portions of the building fulfilling the *build-to width* standard in the applicable Frontage District (Part 3B.) are required to be built to the minimum height in stories.

iv. Each portion of building width used to meet the minimum build-to width standard specified by the applied Frontage District (Part 3B.) shall contain floor area for a depth no less than 15 feet on every story above the ground floor elevation up to the minimum height in stories specified by the applied Form District (Part 2B.).

3. Base

When *height in stories* is further specified by "Base", buildings and structures shall not exceed the Base maximum *height in stories* without meeting the requirements of Div. 9.3. (Community Benefits Program), or an applicable *Specific Plan, Supplemental District, or Special Zone*.

4. Bonus

When *height in stories* is further specified by "Bonus", buildings and structures may exceed the Base maximum *height in stories* up to the *bonus height* of the applied Form District (Part 2B.) as allowed in Div. 9.3. (Community Benefits Program), or an applicable *Specific Plan, Supplemental District, or Special Zone*.

5. Tier 1 Bonus

When height in stories is further specified by "Tier 1 Bonus", buildings and structures may exceed the Base maximum *height in stories* up to the *tier 1 bonus height* of the applied Form District (Part 2B.) as allowed in Div. 9.3. (Community Benefits Program), or an applicable *Specific Plan, Supplemental District, or Special Zone*.

6. Tier 2 Bonus

When *height in stories* is further specified by "Tier 2 Bonus", buildings and structures may exceed the Base maximum *height in stories* and maximum *tier 1 bonus height* up to the maximum *tier 2 bonus height* of the applied Form District (Part 2B.) as allowed in Div. 9.3. (Community Benefits Program), or an applicable *Specific Plan, Supplemental District, or Special Zone*.

Sec. 58. Paragraph 3. shall be added to Subsection E. of Section 2C.4.3. of Division 2C.4. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to read:

3. Projects participating in incentive programs intended to implement State law, including the State Density Bonus Program (Sec. 9.2.1.), the Opportunity Corridors Housing Incentive Program (Sec. 9.2.2.), the Corridor Transitions Incentive Program (Sec. 9.2.3.), Transit Oriented Incentive Program (Sec. 9.2.4.), the Permanent Supportive Housing Incentive Program (Sec. 9.4.1.), or the Accessory Dwelling Unit Incentive Program (Div. 9.5.), may exceed the maximum *height in stories* or any applicable *bonus height* of the applied Form District (Part 2B.).

Sec. 59. Subsection B. of Section 2C.4.4. of Division 2C.4. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

B. Applicability

City Hall height restriction standards apply to *new construction* or an *exterior modification* on a lot where the applied Form District (Part 2B.) specifies "**Required**" for *City Hall height restriction*.

Sec. 60. Section 2C.6.2. of Division 2C.6. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

SEC. 2C.6.2. HEIGHT TRANSITION

Height transition is defined as a *reduction in the maximum height of a building for a limited depth where abutting districts have substantially lower height allowances*.

A. Intent

The intent of this *Section (Height Transition)* is to prevent looming impacts and reduce the perceived bulk and mass of any *building* along a *zoning district* boundary where the maximum height standard changes significantly.

B. Applicability

1. *Height transition* standards apply to any *building* on a *lot* ("subject lot") where the applied *Form District (Part 2B.)* specifies a *height transition* is "Required" and the subject lot abuts, is across an alley from, or adjoins another lot (collectively referred to in this Section as an, "adjoining lot") meeting at least one of the following criteria:

a. The subject *lot abuts* a lot zoned with a different applied *Form District (Part 2B.)*, which specifies a maximum *height in feet* of less than or equal to 45 feet or a maximum *height in stories* of less than or equal to four *stories*.

b. The subject *lot* is located across an *alley* from a *lot* zoned with a different applied *Form District (Part 2B.)*, which specifies a maximum *height in feet* of less than or equal to 45 feet or a maximum *height in stories* of less than or equal to four *stories*.

c. The subject *lot* is a *through lot adjoining a lot* with a different applied *Form District (Part 2B.)*, which specifies a maximum *height in feet* of less than or equal to 45 feet or a maximum *height in stories* of less than or equal to four *stories*, located across a *collector street* or *local street*.

2. *Height transition* standards shall not apply when the applied *Form District (Part 2B.)* of the *adjoining lot* specifies a *bonus height* that exceeds 45 feet or four *stories*.

3. In addition to height transition standards applying to any *building* pursuant to Paragraph 1. and Paragraph 2., above, when *height transition* is "Required" in the applied *Form District (Part 2B.)* and is further specified to apply to an "Applicable Lot Line" that is "Special", the *height transition* standards apply to and are taken from any *special lot line* on the subject lot, regardless of *adjoining zoning districts*.

C. Standards

1. All portions of a *building* or *structure* shall comply with *height transition* standards unless listed as an exception in Subsection E. (Exceptions) below.
2. No portion of a *building* or *structure* on the subject lot shall be located within a distance of 10 feet of the applicable *abutting lot line* of the *adjoining lot* or the *special lot line*. A *building* on a subject lot separated from the *adjoining lot* by an *alley* is not required to adhere to this standard.
3. If the *adjoining lot* is subject to a maximum height of less than or equal to 36 feet or three *stories*, no portion of a *building* on the subject lot shall exceed three *stories* within a distance of 30 feet and five *stories* within a distance of 50 feet of the applicable *lot line* of the *adjoining lot*.
4. If the *adjoining lot* is subject to a maximum height of less than or equal to 45 feet or four *stories*, no portion of a *building* shall exceed four *stories* within a distance of 30 feet and six *stories* within a distance of 50 feet of the applicable *lot line* of the *adjoining lot*.
5. Where a *height transition* is specified to apply to an "Applicable Lot Line" that is "Special", no portion of a building or structure shall exceed three *stories* within a distance of 30 feet and five *stories* within a distance of 50 feet of the applicable *special lot line*.

D. Measurement

1. The *distance* from an *abutting lot line* shall be measured as the horizontal *distance* from any applicable *lot line* having a common boundary with the subject property, to the edge of any *at-grade* portion of a *building* to which a *height transition* limitation applies.
2. The *distance* from an *alley* adjacent *lot line* shall be measured as the horizontal *distance* from any applicable *lot line* located across an *alley* that separates the subject lot from a different applied zone, to the edge of any *at-grade* portion of a *building* to which a *height transition* limitation applies.
3. The *distance* from any *lot line* on a *through lot* that *adjoins a lot* with a different applied zone shall be measured as the horizontal *distance* from the applicable *lot line adjoining a lot* with a different applied zone, to the edge of any *at-grade* portion of a *building* to which a *height transition* limitation applies.
4. *Story height* is measured pursuant to Sec. 2C.4.3. (*Height in Stories*).

E. Exceptions

The following are allowed to encroach into the *height transition* subject to the maximum encroachment as listed below:

ALLOWED HORIZONTAL ENCROACHMENTS	
Architectural Details (Sec. 14.2.5.A.1.a.)	
Encroachment (max)	2'
Roof Projections (Sec. 14.2.5.A.1.b.)	
Encroachment (max)	2.5'
Unenclosed Structures: Ground Story (Sec. 14.2.5.A.1.c.)	
Encroachment (max)	5'
Unenclosed Structures: Above Ground Story (Sec. 14.2.5.A.1.d.)	
Encroachment (max)	5'
Enclosed Structures: Projecting (Sec. 14.2.5.A.1.e.)	
Encroachment (max)	2.5'
Mechanical/Electrical Equipment: Ground Mounted (Sec. 14.2.5.A.1.f.)	
Encroachment (max)	1.5'
Mechanical/Electrical Equipment: Wall Mounted (Sec. 14.2.5.A.1.g.)	
Encroachment (max)	1.5'

ALLOWED VERTICAL ENCROACHMENTS	
Mechanical/Electrical Equipment: Roof Mounted (Sec. 14.2.5.B.1.b.)	
Encroachment (max)	5'
Setback from roof edge (min)	3'
Architectural Elements (Sec. 14.2.5.B.1.c.)	
Encroachment (max)	5'
Setback from roof edge (min)	2'
Safety Barriers (Sec. 14.2.5.B.1.e.)	
Encroachment (max)	4'
Setback from roof edge (min)	0'
Unenclosed Structures (Sec. 14.2.5.B.1.f.)	
Encroachment (max)	8'
Setback from roof edge (min)	2'
Flatwork (Sec. 14.2.5.B.1.g.)	
Encroachment (max)	2.5'
Setback from roof edge (min)	1'
Vegetation (Sec. 14.2.5.B.1.h.)	
Encroachment (max)	unlimited
Setback from roof edge (min)	1'

F. Relief

1. A reduced *height transition* distance of 20 percent or less may be granted in accordance with Sec. 13B.5.2. (*Adjustments*).
2. A reduced *height transition* in distance of more than 20 percent or an increase in the number of *stories* before *height transition* begins may be granted a *variance* in accordance with Sec. 13B.5.3. (*Variance*).

Sec. 61. Section 2C.6.3. shall be added to Division 2C.6. of Part 2C. of Article 2. of Chapter 1A of the Los Angeles Municipal Code to read and show:

SEC. 2C.6.3. WALL PLATE HEIGHT

Wall plate height is defined as the *vertical dimension of the wall of a building that supports the roof structure*.

A. Intent

The intent of the standards of this *Section (Wall Plate Height)* is to help reduce the impact of taller building walls along the public realm and from abutting properties, in addition to maintaining the upper-story profile of a district.

B. Applicability

The *wall plate height* standards apply to any *building* on a *lot* where the applied *Form District (Part 2B.)* specifies a maximum *wall plate height* standard.

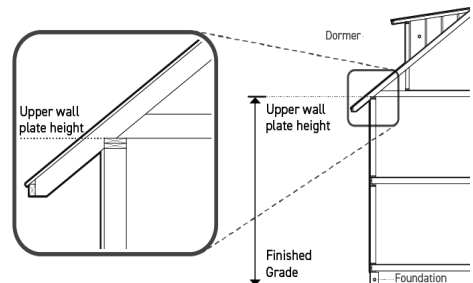
C. Standards

1. The height of any *exterior wall* of a *building* shall not exceed the maximum *wall plate height* specified by the applied *Form District (Part 2B.)*.
2. A *building* may continue in height up to the maximum *height in feet* specified by the applied *Form District (Part 2B.)* when set within a pitched roof having a pitch between a minimum of 3:12 (three inches of vertical rise for every 12

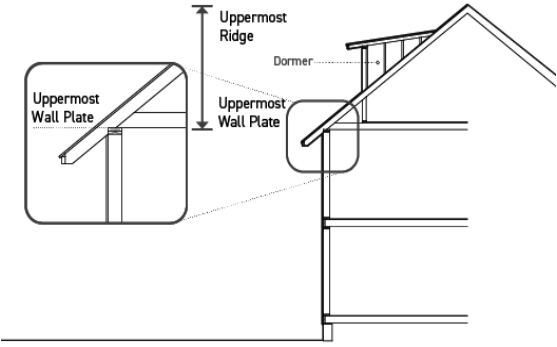
inches of horizontal span) and a maximum of 16:12 (16 inches of vertical rise for every 12 inches of horizontal span).

D. Measurement

1. *Wall plate height* is measured vertically along each *exterior wall of a building* from the *finished grade* to the top of the uppermost *wall plate of the building*. This measurement shall be taken from every *elevation* of the proposed *building*.



2. Roof pitch shall be measured from the top of the uppermost *wall plate* to the uppermost ridge along the same sloping roof plane, and is measured by calculating a roof's vertical rise in inches divided by a foot of its horizontal span and is represented as a ratio.



E. Exceptions

The following are allowed to encroach into the maximum wall plate height subject to the maximum encroachment and the minimum setbacks from the roof edge as listed below:

ALLOWED VERTICAL ENCROACHMENTS	
Mechanical/Electrical Equipment: Roof Mounted (Sec. 14.2.5.B.1.b.)	
Encroachment (max)	3'
Setback from roof edge (min)	3'
Architectoral Elements (Sec. 14.2.5.B.1.c)	
Encroachment (max)	5'
Setback from roof edge (min)	3'
Safety Barriers (Sec. 14.2.5.B.1.e.)	
Encroachment (max)	6'
Setback from roof edge (min)	0'
Unenclosed Structures (Sec. 14.2.5.B.1.f.)	
Encroachment (max)	8'
Setback from roof edge (min)	5'
Flatwork (Sec. 14.2.5.B.1.g.)	
Encroachment (max)	2.5'
Setback from roof edge (min)	1'
Vegetation (Sec. 14.2.5.B.1.h.)	
Encroachment (max)	unlimited
Setback from roof edge (min)	1'

F. Relief

1. An increase in the maximum *wall plate height* of 20 percent or less may be granted in accordance with *Sec. 13B.5.2. (Adjustments)*.
2. An increase in the maximum *wall plate height* of more than 20 percent may be granted as a *variance* in accordance with *Sec. 13B.5.3. (Variance)*.

Sec. 62. Section 3B.2.3. shall be added to Division 3B.2. of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code to show and read:

SEC. 3B.2.3. MULTI-UNIT 3 (MU3)

A. Lot

	Primary	Side
1. BUILD-TO		
Div. 3C.1.		
Applicable stories (min)	1	1
A Build-to-depth (max)	10'	15'
B Build-to-width (min)	60%	40%
Pedestrian amenity allowance (max)	Not required	Not required
2. PARKING		
Div. 3C.2.		
C Parking setback (min)	20'	5'
3. LANDSCAPING		
Div. 3C.3.		
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A3	A3

B. Facade

	Primary	Side
1. TRANSPARENCY		
Div. 3C.4.		
Transparent area		
A Ground story (min)	12%	10%
B Upper stories (min)	15%	12%
C Active wall spacing (max)	20'	30'
2. ENTRANCES		
Div. 3C.5.		
D Street-facing entrance	Required	Not required
Entrance spacing (max)	50'	100'
Entry feature	Not required	Not required
3. GROUND STORY		
Div. 3C.6.		
E Ground story height (min)	10'	10'
F Ground floor elevation (min/max)	-2'/5'	-2'/5'

Sec. 63. Section 3B.3.2. shall be added to Division 3B.3. of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code to show and read:

SEC. 3B.3.2. GENERAL 2 (G2)

A. Lot

	Primary	Side
1. BUILD-TO		
Div. 3C.1.		
Applicable stories (min)	1	1
A Build-to depth (max)	10'	15'
B Build-to width (min)	70%	40%
C Pedestrian amenity allowance (max)	20%	5%
2. PARKING		
Div. 3C.2.		
D Parking setback (min)	20'	5'
3. LANDSCAPING		
Div. 3C.3.		
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

B. Facade

	Primary	Side
1. TRANSPARENCY		
Div. 3C.4.		
Transparent area		
A Ground story (min)	40%	30%
B Upper stories (min)	20%	20%
C Active wall spacing (max)	20'	30'
2. ENTRANCES		
Div. 3C.5.		
D Street-facing entrance	Required	Not required
Entrance spacing (max)	50'	100'
Entry feature	Not required	Not required
3. GROUND STORY		
Div. 3C.6.		
E Ground story height (min)	10'	10'
F Ground floor elevation (min/max)	-2'/5'	-2'/5'

Sec. 64. Section 3B.4.3. shall be added Division 3B.4. of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code to show and read:

SEC. 3B.4.3. SHOPFRONT 3 (SH3)

A. Lot

	Primary	Side
1. BUILD-TO		
Div. 3C.1.		
Applicable stories (min)	1	1
A Build-to depth (max)	5'	10'
B Build-to width (min)	90%	50%
Pedestrian amenity allowance (max)	100%	100%
2. PARKING		
Div. 3C.2.		
C Parking setback (min)	20'	5'
3. LANDSCAPING		
Div. 3C.3.		
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

B. Facade

	Primary	Side
1. TRANSPARENCY		
Div. 3C.4.		
Transparent area (min)		
A Ground story (min)	60%	40%
B Upper stories (min)	20%	20%
C Active wall spacing (max)	15'	30'
2. ENTRANCES		
Div. 3C.5.		
D Street-facing entrance	Required	Required
E Entrance spacing (max)	50'	75'
Entry feature	Not required	Not required
3. GROUND STORY		
Div. 3C.6.		
F Ground story height (min)	14'	14'
G Ground floor elevation (min/max)	-2'/2'	-2'/2'

Sec. 65. Section 3B.8.3. shall be added Division 3B.8. of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code to show and read:

SEC. 3B.8.3. GREENWAY 1 (GW1)

A. Lot

	Special	Primary	Side
1. BUILD-TO			
Div. 3C.1.			
Applicable stories (min)	1	1	1
A Build-to depth (max)	25'	25'	25'
B Build-to width (min)	70%	70%	40%
C Pedestrian amenity allowance (max)	100%	20%	5%

2. PARKING		Div. 3C.2.	
D Parking setback (min)	10'	5'	5'
3. LANDSCAPING		Div. 3C.3.	
Frontage planting area (min)	75%	30%	30%
Frontage yard fence & wall type allowed:	A3	A3	A4

B. Facade

	Special	Primary	Side
1. TRANSPARENCY			
Div. 3C.4.			
Transparent area			
A Ground story (min)	20%	20%	20%
B Upper stories (min)	20%	20%	20%
C Active wall spacing (max)	30'	20'	30'
2. ENTRANCES			
Div. 3C.5.			
D Street-facing entrance	Required	Required	Required
Entrance spacing (max)	75'	75'	100'
Entry feature	Not required	Not required	Not required
3. GROUND STORY			
Div. 3C.6.			
E Ground story height (min)	14'	14'	14'
Ground floor elevation (min/max)	-2'/5'	-2'/5'	-2'/5'

Sec. 66. Section 3B.9.4. shall be added to Division 3B.9. of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code to read and show:

SEC. 3B.9.4. CHARACTER COMMERCIAL 1 (CC1)

A. Intent

The Character Commercial 1 Frontage provides standards intended to reinforce the prevailing architectural characteristics of streetcar oriented commercial districts established during the late 19th and early 20th centuries. Such districts are characterized by one and two story brick buildings containing rows of small storefronts that were originally built to serve some of the city's earliest neighborhoods. Key features include the decorative application of brick, shopfront and roofline cornices, recessed entrances, and large shopfront windows. Buildings that retain the qualities of early commercial districts adhere to a well-defined street wall with high ground floor activation. By providing a set of targeted design standards that regulate these key features the Character Commercial 1 Frontage ensures that new development contributes to the established architectural character of the city's earliest commercial districts.

B. Lot

	Primary	Side
1. BUILD-TO		
Div. 3D.1.		
Applicable stories (min)	2	2
A Build-to depth (max)	5'	10'
B Build-to width (min)	90%	70%
Pedestrian amenity allowance (max)	15%	10%
2. PARKING		
Div. 3D.2.		
C Parking setback (min)	20'	5'
3. LANDSCAPING		
Div. 3D.3.		
Frontage planting area (min)	0%	0%
Frontage yard fence & wall type allowed:	A1	A1

C. Stories

	Primary	Side
1. GROUND FLOOR ELEVATION		
Div. 3D.4.		
A Ground floor elevation (min/max)	-2'/2'	-2'/2'
2. STORY HEIGHT		
Div. 3D.5.		
B Ground story height (min)	14'	14'

D. Facade

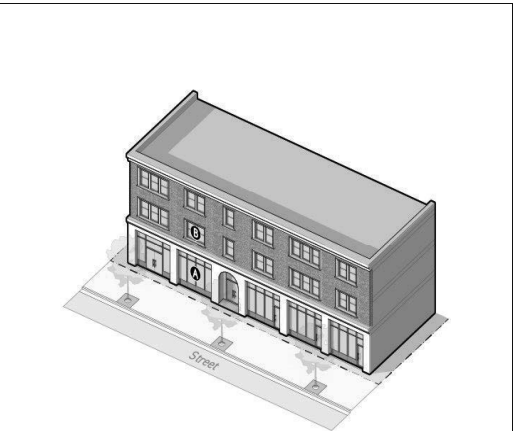
	Primary	Side
1. ARTICULATION		
Div. 3D.6.		
Applicable stories (min)	First 2	First 2
A Base-top articulation	Required	Required
2. FEATURES		
Div. 3D.7.		
Not applicable		

E. Doors

	Primary	Side
1. TRANSPARENCY		
Div. 3D.4.		
Transparent area		
A Ground story (min)	12%	10%
B Upper stories (min)	15%	12%
C Active wall spacing (max)	20'	30'
2. ENTRANCES		
Div. 3D.5.		
D Street-facing entrance	Required	Not required
Entrance spacing (max)	50'	100'
Entry feature	Not required	Not required
3. GROUND STORY		
Div. 3D.6.		
E Ground story height (min)	10'	10'
F Ground floor elevation (min/max)	-2'/5'	-2'/5'

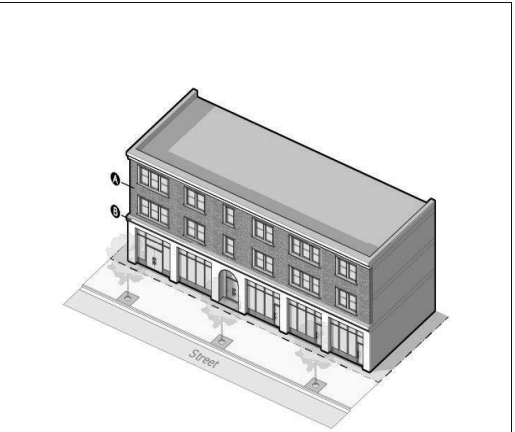
		Primary	Side
1. ENTRANCES		Div. 3D.8.	
A	Street-facing entrance	Required	Required
B	Entrance spacing (max)	50'	50'
C	Entry feature	Required	Required
Options:		- Recessed entry - Covered entry - Storefront bay	
Focal entry feature		1	0

F. Windows



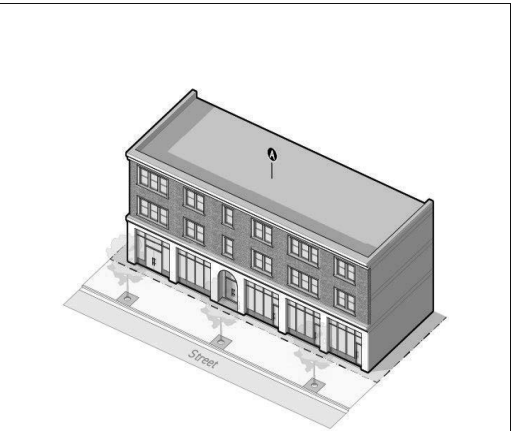
		Primary	Side
1. TRANSPARENCY		Div. 3D.9.	
Applicable stories (min)		First 2	First 2
A	Ground story (min/max)	50%/70%	50%/70%
Active wall spacing (max)		20'	30'
Window recession (min)		6'	6'
Bulkhead		Required	Required
B	Upper stories (min/max)	30%/50%	30%/60%
Window recession (min)		3"	3"

G. Cladding



		Primary	Side
1. EXTERIOR MATERIALS		Div. 3D.10.	
Applicable stories (min)		First 2	
A	Principal material coverage (min)	70%	
Exterior material options:		- Brickwork - Stonework - Glazed tile - Concrete	
B	Accessory material coverage (max)	30%	
Exterior material options:		- Brickwork - Stonework - Concrete - Metal - Wood - Glazed tile	
Number of accessory materials (max)		2	

H. Roof



		Primary	Side
1. ROOF DESIGN		Div. 3D.11.	
A	Roof form (options)	Flat	

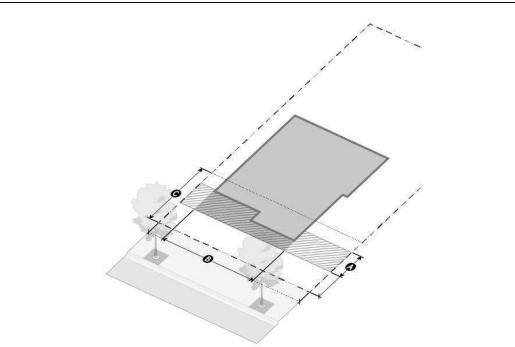
Sec. 67. Section 3B.9.5. shall be added to Division 3B.9. of Part 3B. of Article 3. of Chapter 1A of the Los Angeles Municipal Code to read and show:

SEC. 3B.9.5. CHARACTER RESIDENTIAL 1 (CR1)

A. Intent

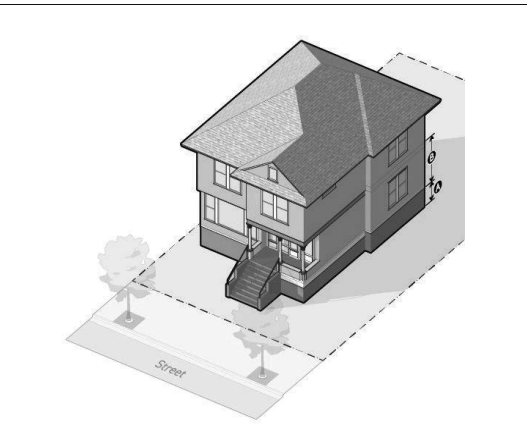
The Character Residential 1 Frontage provides standards intended to reinforce the prevailing architectural characteristics of the city's residential neighborhoods established throughout the late 19th and early 20th centuries. Such neighborhoods are characterized by an eclectic mix of residential architecture, including Late-Victorian, Queen Anne, and Craftsman architectural styles. Together these styles share some unifying characteristics, such as building forms articulated by a prominent pitched roof or series of pitched roofs, entries featuring a covered front porch, and textured exterior wall surfaces of lap or shingle siding. Other common neighborhood characteristics include homes setback behind a front yard and parking areas hidden from view behind the main building. By providing a set of targeted design standards that regulate these key features the Character Residential 1 Frontage ensures that new development contributes to the established architectural character of the City's earliest residential neighborhoods.

B. Lot



		Primary	Side
1. BUILD-TO		Div. 3D.1.	
Applicable stories (min)		3	3
A	Build-to depth (max)	10'	15'
B	Build-to width (min)	50%	40%
Pedestrian amenity allowance (max)		None	None
2. PARKING		Div. 3D.2.	
C	Parking setback (min)	20'	5'
3. LANDSCAPING		Div. 3D.3.	
Frontage planting area (min)		30%	30%
Frontage yard fence & wall type allowed:		A2	A2

C. Stories

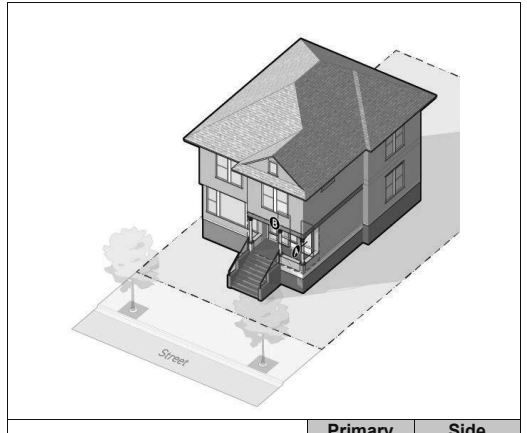


		Primary	Side
1. GROUND FLOOR ELEVATION		Div. 3D.4.	
A	Ground floor elevation (min/max)	1.5'/5'	1.5'/5'
2. STORY HEIGHT		Div. 3D.5.	
B	Ground story height (min)	Not required	Not required

D. Facade

		Primary	Side
1. ARTICULATION		Div. 3D.6.	
Not applicable			
2. FEATURES		Div. 3D.7.	
Not applicable			

E. Doors



		Primary	Side
1. ENTRANCES		Div. 3D.8.	
A	Street-facing entrance	Required	Not required
Entrance spacing (max)		50'	50'
B	Entry feature	Required	Not required
Options		Porch	
Focal entry feature		Not required	Not required

F. Windows

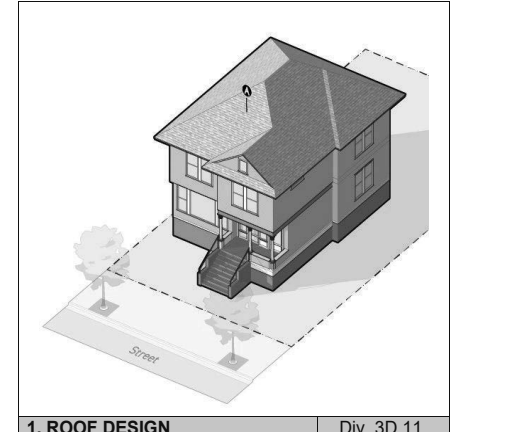


		Primary	Side
1. TRANSPARENCY		Div. 3D.9.	
Applicable stories		First 3	First 3
A	Ground story (min/max)	10%/35%	7%/35%
Active wall spacing (max)		10'	15'
Window recession (min)		1"	1"
B	Upper stories (min/max)	10%/35%	7%/35%
Window recession (min)		1"	1"

G. Cladding

		Primary	Side
1. EXTERIOR MATERIALS		Div. 3D.10.	
Not applicable			

H. Roof



		Primary	Side
1. ROOF DESIGN		Div. 3D.11.	
A	Roof form (options)	Pitched	
Roof Overhang (min)		10'	

Sec. 68. Subsection B. of Sec. 3C.1.1. of Part. 3C. of Article 3. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

B. Applicability

Applicable stories standards apply to new construction of any portion of a building, or a whole building. When the applicable stories standards apply, the standards apply to any part of the building that is required to meet the standards of Sec. 3C.1.2. (*Build-To Depth*) and the standards of Sec. 3C.1.3. (*Build-To Width*).

Sec. 69. Subsection B. of Sec. 3C.1.2. of Part. 3C. of Article 3. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

B. Applicability

Build-to depth standards apply to *new construction*. When *build-to depth* standards apply, they apply to all portions of *buildings* required to satisfy the standards of Sec. 3C.1.3. (Build-To Width) and the standards of Sec. 3C.1.1. (Applicable Stories)

Sec. 70. Paragraph 4. shall be added to Subsection C. of Section 3C.1.3. of Division 3C.1. of Part 3C. of Article 3. of Chapter 1A of the Los Angeles Municipal Code to read:

4. When *build-to width* is specified as "building-based", the *build-to zone* shall be occupied by *buildings* for not less than 50 percent of the width of the *building* having the greatest total *floor area* on the *lot*.

Sec. 71. Subsection E (Exceptions) of Section 3C.2.1. (Parking Setback) of Part. 3C. (General Frontage Rules) of Article 3. Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

E. Exceptions

1. A driveway may provide access through a parking setback if:

- The *automobile access package* specified by the applied Development Standards District (Part 4B.) allows automobile access through the *frontage lot line* associated with a *parking setback*, then a *driveway* may be permitted in the *parking setback*, and
- The *driveway* is no wider than the minimum required width. See Div. 4C.2. (Automobile Access).

- Motor vehicle use areas* dedicated to *electric vehicle charging facilities* are exempt from this Section (Parking Setback).

Sec. 72. Subsection E. of Section 3C.3.2. of Division 3C.3. of Part 3C. of Article 3. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

E. Exceptions

- Fences and walls located in a frontage yard may integrate outdoor lighting, entry arbors, and other accessory encroaching elements that exceed the maximum fence/wall height specified by the applicable frontage yard fence & wall type, provided all of the following are met:
 - The cumulative length of fence or wall that includes encroaching elements is no more than 10 percent of the total fence length located in the frontage yard,
 - No individual encroaching element may be wider than six feet, measured along the length of the fence or wall,
 - One encroaching element for each 40 feet of fence length may exceed the maximum fence and wall height by up to 40 inches. All other encroaching elements shall only exceed the maximum fence and wall height up to 18 inches.
- Where a required *frontage screen* or *transition screen* includes a fence or wall minimum height requirement that exceeds the maximum height allowed in Paragraph 2. (Frontage Yard Fence & Wall Types) of Subsection C. (Standards) above, the maximum fence and wall height allowed shall instead be the fence and wall height specified by the required applicable screening standards.

Sec. 73. Sub-subparagraph i. of Subparagraph b. of Paragraph 2. of Subsection C. of Section 3D.6.2. of Division 3D.6. of Part 3D. of Article 3. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- The top building layer shall include at least twice as many *stories* as the base building layer, and include all remaining *above-grade stories* not included in the base building layer or include all remaining *above-grade stories* up to a *street step-back* of no less than 15 feet in depth. If the *building* is less than three stories, or less than three stories without a *street step-back* of at least 15 feet in depth, the top layer may be composed of one *story* regardless of the height of the base building layer.

Sec. 74. Paragraph 2. of Subsection C. of Section 3D.11.1. of Division 3D.11. of Part 3D. of Article 3. of Chapter 1A of the Los Angeles Municipal Code shall be amended read and show:

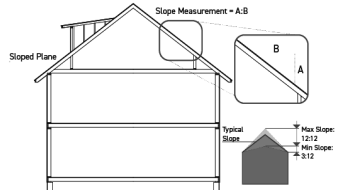
2. Roof Form Options

a. Flat

A roof subject to the "flat" option shall have a maximum pitch of 2:12 (two inch of vertical rise for every 12 inches of horizontal span) or less. Flat roof forms include roofs with parapets up to six feet in height.

b. Pitched

A roof subject to the "pitched" option shall be composed of two or more sloping planes where all roof planes slope up from the exterior perimeter of the *building* or *structure* and connect with another roof plane at a central ridge. All roof planes required to meet this standard shall have pitch between a minimum of 3:12 (three inches of vertical rise for every 12 inches of horizontal span) and a maximum of 16:12 (16 inches of vertical rise for every 12 inches of horizontal span).



Sec. 75. Section 3D.11.3. shall be added to Division 3D.11. of Part 3D. of Article 3. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 3D.11.3. ROOF OVERHANG

Roof overhang is defined as the portion of a roof extending beyond a building's exterior walls.

A. Intent

The intent of the standards in this *Section (Roof Overhang)* is to ensure that a *building's* roof design contributes to the established architectural character of surrounding neighborhoods or districts.

B. Applicability

Roof overhang standards apply to *new construction*, a *major remodel*, or *exterior modification* when specified by the applied *Character Frontage Districts (Div. 3B.9.)*. Roof overhang standards apply to any portion of a roof subject to Sec. 3D.11.1. (Roof Form).

C. Standards

The roof plane shall extend horizontally beyond the *building footprint* by no less than the minimum roof overhang dimension specified by the applied *Character Frontage District (Div. 3B.9.)* for all portions of the perimeter of the *building footprint*.

D. Measurement

Roof overhang is measured horizontally and perpendicular to the *building facade* from the *face* of the outermost *building facade* to the outer edge of the roof plane for the full perimeter of the *building* or *structure*.

E. Relief

- Up to a 15 percent reduction to the minimum roof overhang dimension may be granted in accordance with Sec. 13B.5.2. (*Adjustment*).
- A deviation from roof overhang standards beyond those available by Adjustment, above, may be granted as a variance in accordance with Sec. 13B.5.3. (*Variance*).

Sec. 76. Section 4B.1.3. of Division 4B.1. of Part 4B. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

SEC. 4B.1.3. DEVELOPMENT STANDARDS DISTRICT 3

A. Intent

Development Standards District 3 prioritizes the pedestrian experience while enabling mobility for motor vehicles. *Pedestrian* access standards ensure easy access from the *public right-of-way* to *building entrances*, facilitating pedestrian movement. Required automobile parking is moderate in order to ensure sites can accommodate some vehicular access within a walkable environment. Parking facilities must meet design standards to ensure pedestrian mobility, safety, and comfort are not hindered, and *buildings* provide active frontages along *primary streets*. *On-site signs* are sized and located to support a pedestrian-oriented public realm.

B. Standards

1. PEDESTRIAN ACCESS	Div. 4C.1.	
Pedestrian access package	Package 2	
2. AUTOMOBILE ACCESS	Div. 4C.2.	
Automobile access package	Package 2	
3. BICYCLE PARKING	Div. 4C.3.	
Division standards apply		
4. AUTOMOBILE PARKING	Div. 4C.4.	
Division standards apply		
Automobile parking stalls	Package C	
Parking structure design	Primary St.	Side St.
Parking garage		
Ground story	Wrapped	Screened
Upper stories	Screened	Screened
Integrated Parking		
Ground story	Wrapped	Screened
Upper stories	Screened	Screened
5. TRANSPORTATION DEMAND MANAGEMENT	Div. 4C.5.	
Division standards apply		
6. PLANTS	Div. 4C.6.	
Division standards apply		
7. FENCES & WALLS	Div. 4C.7.	
Division standards apply		
8. SCREENING	Div. 4C.8.	
Division standards apply		
9. GRADING & RETAINING WALLS	Div. 4C.9.	
Division standards apply		
10. OUTDOOR LIGHTING & GLARE	Div. 4C.10.	
Division standards apply		
11. SIGNS	Div. 4C.11.	
Sign package	Package 2	
12. SITE ELEMENTS	Div. 4C.12.	
Division standards apply		
13. ENVIRONMENTAL PROTECTION	Div. 4C.13.	
Division standards apply		

14. DEVELOPMENT REVIEW	Div. 4C.14.
Development review threshold	Package 1
15. RESIDENT PROTECTIONS	Div. 4C.15.
Division standards apply	

Sec. 77. Section 4B.2.1. of Division 4B.2. of Part 4B. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

SEC. 4B.2.1. DEVELOPMENT STANDARDS DISTRICT 4

A. Intent

Development Standards District 4 prioritizes the pedestrian experience. *Pedestrian access* standards facilitate pedestrian circulation by improving *pedestrian access* from the public realm to the *interior of buildings* through frequent, direct and convenient *access to building entrances*. Parking for automobiles is not mandated, encouraging *uses* to orient toward pedestrian traffic in a walkable and transit rich environment. Parking facilities must meet high design standards to ensure pedestrian mobility, safety, and comfort are not hindered, and *buildings* provide active frontages along each segment of the *public right-of-way*. *On-site signs* are sized and located to support a pedestrian-oriented public realm.

B. Standards

1. PEDESTRIAN ACCESS	Div. 4C.1.	
Pedestrian access package	Package 1	
2. AUTOMOBILE ACCESS	Div. 4C.2.	
Automobile access package	Package 1	
3. BICYCLE PARKING	Div. 4C.3.	
Division standards apply		
4. AUTOMOBILE PARKING	Div. 4C.4.	
Division standards apply		
Automobile parking stalls	Package A	
Parking structure design	Primary St.	Side St.
Parking garage		
Ground story	Wrapped	Wrapped
Upper stories	Screened	Screened
Integrated Parking		
Ground story	Wrapped	Wrapped
Upper stories	Wrapped	Screened
5. TRANSPORTATION DEMAND MANAGEMENT	Div. 4C.5.	
Division standards apply		
6. PLANTS	Div. 4C.6.	
Division standards apply		
7. FENCES & WALLS	Div. 4C.7.	
Division standards apply		
8. SCREENING	Div. 4C.8.	
Division standards apply		
9. GRADING & RETAINING WALLS	Div. 4C.9.	
Division standards apply		
10. OUTDOOR LIGHTING & GLARE	Div. 4C.10.	
Division standards apply		
11. SIGNS	Div. 4C.11.	
Sign package	Package 2	
12. SITE ELEMENTS	Div. 4C.12.	
Division standards apply		
13. ENVIRONMENTAL PROTECTION	Div. 4C.13.	
Division standards apply		
14. DEVELOPMENT REVIEW	Div. 4C.14.	
Development review threshold	Package 1	
15. RESIDENT PROTECTIONS	Div. 4C.15.	
Division standards apply		

Sec. 78. Subsection A. of Section 4C.2.1. of Division 4C.2. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

A. Intent

The intent of the standards of this *Section (Automobile Access Packages)* is to ensure automobile *access to sites* is designed to support the safety of all users by minimizing conflicts with pedestrians, cyclists, transit *vehicles*, micro-mobility devices, and automobile traffic on the *abutting public right-of-way*, and to avoid detrimental effects on the surrounding public realm, while providing sufficient *access to automobile parking stalls* and *motor vehicle use areas*.

Sec. 79. The first unnumbered paragraph in Section 4C.2.2. of Division 4C.2. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

A *motor vehicle use area* is defined as portions of a *lot* designed and intended for use by *motor vehicles*, including areas to be used by *motor vehicles* for circulation, maneuvering, loading, staging, queuing, *service areas*, *fueling stations* and areas to be used for the sale or storage of *motor vehicles*.

Sec. 80. Subsection E. of Section 4C.2.2. of Division 4C.2. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

E. Exceptions

- Parking lots* and *parking structures* are excluded from *motor vehicle use area* design standards. For *parking lot* and *parking structure* design standards see *Sec. 4C.4.3. (Parking Area Design)*.
- The conversion of an existing *parking stall* into an *electric vehicle parking stall* in an existing *parking area* is exempt from the standards of this *Section (Motor Vehicle Use Area)*.

Sec. 81. Paragraph 4. of Subsection E. of Section 4C.4.1. of Division 4C.4. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

4. Electric Vehicle Parking Stalls

- Each *EV capable parking stall* provided above the minimum required by Chapter IX. (Building Regulations), Article 9. (Green Building Code) of this Code may be substituted for two required *automobile parking stalls* for the purpose of complying with any applicable minimum *automobile parking stall* requirements of this *Section (Automobile Parking Stalls)*.
- An *accessible EV capable parking stall* shall count as two required *automobile parking stalls* for the purpose of complying with any applicable minimum *parking stall* requirements of this *Section (Automobile Parking Stalls)*.
- The conversion of one or more existing *parking stalls* into *electric vehicle parking stalls* is allowed, even if the conversion or the associated equipment for electric vehicle charging reduces the total number of parking stalls provided, or would cause the project to provide less parking than required by *Sec.4C.4.1.C.2. (Required Automobile Parking Table)*. No modification to an existing entitlement is required to allow for this conversion.

Sec. 82. Paragraph 13. shall be added to Subsection E. of Section 4C.4.1. of Division 4C.4. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code to read:

13. Proximity to Transit

Regardless of the number of required *automobile parking stalls* specified by the parking package assigned by the applied *Development Standards District (Part 4B)*, no minimum parking shall be required for any project located in whole or in part in the Major Transit Stop Area Map (*Sec. 1.5.18. (Major Transit Stop Area Map)*).

Sec. 83. Subparagraph d. shall be added to Paragraph 2. of Subsection C. of Section 4C.4.4. of Division 4C.4. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code to read:

d. Option 3: Permanent Shade Standard

In lieu of the tree planting requirements specified in Subparagraph b. (Option 1: Prescriptive Standard) and Subparagraph c. (Option 2: Performance-Based Standard), above, a *parking lot* used for *electric vehicle charging facilities* shall install permanent *carports* providing a minimum of 50 percent *covered area* for all *electric vehicle parking stalls* within the *parking lot*. Any portion of a *parking lot* not used for an *electric vehicle charging facility* is subject to Subparagraph b. (Option 1: Prescriptive Standard) or Subparagraph c. (Option 2: Performance-Based Standard), above.

Sec. 84. Paragraph 6. shall be added to Subsection D. of Section 4C.4.4. (Parking Lot Design) of Division 4C.4. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code to read:

- Electric vehicle parking stalls* with a *covered area* of at least 50 percent by carports are excluded from the calculation of *parking stalls* required to meet the tree planting requirements specified in *Sec. 4C.4.4.C.2.b.* (Option 1: Prescriptive Standard).

Sec. 85. Subsection B. of Section 4C.4.5. of Part 4C. of Article 4. Of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

B. Applicability

- Parking structure design standards apply to *new construction*, a *major remodel*, or an *exterior modification* subject to the following:
 - Parking structure* design standards apply to *parking structures* possessing a primary street lot line, side street lot line, or special lot line designation.
 - Parking structure* design standards apply to both standalone and integrated *parking structures* as a part of a broader development, and to all levels of *parking structures*.

Sec. 86. Subsection E. of Section 4C.8.1. of Division 4C.8. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be renumbered as Subsection F. and a new Subsection E. shall be added to read:

E. Exception

Electric vehicle charging facilities shall comply with all requirements of the applicable *Transition Screen*, except that in lieu of meeting the large species tree requirement of this Section (Transition Screen), *electric vehicle charging facilities* may instead provide a minimum *frequency* of 20 *screening plants meeting the requirements* of *Sec. 4C.6.4.C.3.b. (Screening Plants)* per 50 feet in the required planting area.

Sec. 87. Subsection E. of Section 4C.8.2. of Division 4C.8. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be renumbered as Subsection F., and a new Subsection E. shall be added to read:

E. Exception

Electric vehicle charging facilities shall comply with all requirements of the applicable *Transition Screen*, except that in lieu of meeting the large species tree requirement of this Section (Transition Screen), *electric vehicle charging facilities* may instead provide a minimum *frequency* of 20 *screening plants meeting the requirements* of *Sec. 4C.6.4.C.3.b. (Screening Plants)* per 50 feet in the required planting area.

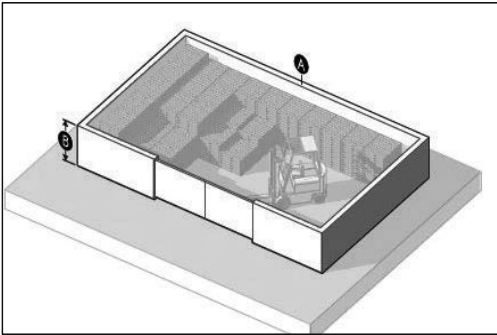
Sec. 88. Subparagraph d. of Paragraph 2. of Subsection C. of Section 4C.8.3. of Division 4C.8. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- In addition to complying with the standards of *Sec. 4C.7.3 (Fence/Wall Design & Installation)*, any provided *fence* or *wall* shall be constructed of non-combustible materials.

Sec. 89. Subparagraph b. of Paragraph 3. of Subsection C. of Section 4C.8.3. of Division 4C.8. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

b. S-Screen 2

Applicable as required by *Article 5. (Use)*.



SITING	Sec. 4C.8.3.D.1.
Frontage lot line setback (min)	No Restriction
Area (max)	No Restriction
FENCES & WALLS	Sec. 4C.8.3.D.2.
A Enclosure (min)	100 percent
B Height (min)	8'
Opacity (min)	90 percent

Sec. 90. Paragraph 3. of Subsection E. of Section 4C.12.2. of Division 4C.12. (Site Elements) of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be added as follows:

- Charging equipment that facilitates the charging of electric vehicles serving *electric vehicle parking stalls* is exempt from this Section (Ground-Mounted Equipment).

Sec. 91. Section 4C.13.1. of Division 4C.13. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

SEC. 4C.13.1. ENVIRONMENTAL PROTECTION MEASURES

A. Findings

- Development in the *City* has the potential to negatively impact the environment from construction activities and the future use and operations of the development, including but not limited to causing adverse impacts to people residing or working in the *City*, neighboring properties to the development, and the flora and fauna in and around the *City*.
- CEQA requires the *City* to develop and impose feasible mitigation measures to avoid significant impacts to the environment from projects approved under this Chapter.
- In addition to the requirements of CEQA, the *City* desires to protect people, properties, and flora and fauna in and around the *City* from the detrimental impacts of development approved by the *City*.
- Many mitigation measures historically developed and imposed by the *City* to mitigate commonly identified environmental impacts from development can be standardized.
- Standardizing mitigation measures and imposing them as regulations on future projects can ensure that development in the *City* avoids impacts to the environment and can streamline CEQA review for future development projects.
- Reducing constraints and barriers to housing development by streamlining environmental review is consistent with the *City's* Housing Element.
- The *City's* historical practice of adopting mitigation measures into individual ordinances to comply with CEQA Guidelines section 15126.4(a)(2) results in an inefficient use of resources as it has led to multiple versions of similar regulations in different ordinances, the need to draft additional regulations, and the need for staff and the public to familiarize themselves with the variations in different ordinances of similar regulations.
- Environmental standards and mitigation measures often rely on best available technology or practices that change over time based on evolving technology and science and are therefore best suited to flexible administrative adoption processes, which may be informed by technical experts.
- Mitigation measures are required by CEQA to be enforceable and it is desirable to ensure that mitigation measures or other environmental standards adopted through an administrative process are made enforceable requirements under the Code.

B. Intent

The intent of the standards of this *Section (Environmental Protection Measures)* is the following:

- Ensure that development in the *City*, and its related construction and operational activities, does not result in detrimental impacts to the environment, including to people residing, visiting, or working in the *City*, and to the property and the flora and fauna in and around the *City*;
- Provide a mechanism for mitigation measures adopted pursuant to CEQA for *City* plans, policies, or regulations to be made enforceable on future development projects consistent with CEQA Guidelines *Sec. 15126.4.* (Consideration of Mitigation Measures Proposed to Minimize Significant Effects);
- Provide a mechanism for standardized mitigation measures to be developed and adopted and imposed on development to address significant impacts that result from development in the *City*;
- Provide a mechanism to administratively adopt mitigation measures and environmental standards to allow a flexible means to update them as science and technology evolves; and
- Provide a flexible mechanism to adopt and amend uniformly applicable environmental development standards to allow streamlined environmental review, including pursuant to CEQA Guidelines *Sec. 15183.3.* (Streamlining for Infill Projects).

C. Applicability

No permit shall be issued by the *Department of Building and Safety* without the applicant demonstrating compliance with any regulations adopted to implement environmental protection measures by the *Director* under this *Section (Environmental Protection Measures)*.

D. Adoption and Maintenance of the Environmental Protection Measures

The *Director* is authorized to, and shall, as they deem necessary and appropriate, prepare, maintain, amend, and adopt environmental protection measures to meet the intent of this *Section (Environmental Protection Measures)* and to adopt regulations to implement environmental protection measures. The *Director* may, as the *Director* deems appropriate, use technical consultants or a consultant advisory panel to make recommendations on new environmental protection measures or updates to existing environmental protection measures.

E. Council

The *City Council* may require the *Director* to implement mitigation measures or other environmental standards as environmental protection measures. The *City Council* reserves the right to amend or rescind any environmental protection measures or implementing regulations adopted by the *Director*.

F. Noncompliance

Failure to comply with the environmental protection measures or any condition or commitments made in compliance with the environmental protection measures, or regulations adopted to implement environmental protection measures, is a violation of the Code, subject to all available administrative, criminal and civil remedies. Additionally, upon verification of non-compliance, the *City* may require the applicant or property owner to retain at its own expense an independent consultant, subject to the *City's* approval, to ensure compliance with the environmental protection measures and any conditions or commitments made in compliance with the environmental protection measures and regulations.

Sec. 92. Section 4C.13.2. shall be added to Division 4C.13. of Part 4C. of Article 4. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 4C.13.2. FREEWAY ADJACENCY

A. Intent

The intent of this *Section (Freeway Adjacency)* is to protect freeway-adjacent properties from air pollution and to inform users of government properties or public parks of the health risks associated with the nearby vehicle exhaust and particulate matter.

B. Applicability

Freeway Adjacency standards apply to all *new construction* and *site modification* within areas identified within the 1,000 Foot Freeway Buffer identified pursuant to *Sec. 1.5.19. (Freeway Adjacency Map)*.

C. Standards

- Any property *abutting* a freeway is subject to the screening requirements specified in *Sec. 4C.8.2.C.2. (Freeway Screening)*.
- Any government owned, leased or operated building, or public park, subject to the *City's* zoning authority, located within 1,000 feet of a *freeway* shall post a *sign* meeting the following standards:
 - The *sign* be in English or English and Spanish using Garamond bold condensed font type at 28 point size and read:

NOTICE: Air pollution studies show a strong link between the chronic exposure of populations to vehicle exhaust and particulate matter from major roads and freeways and elevated risk of adverse health impacts, particularly in sensitive populations such as young children and older adults. Areas located within 500 feet of the freeway are known to experience the greatest concentration of ultrafine particulate matter and other pollutants implicated in asthma and other health conditions.
 - The *sign* shall be fixed to a wall, door, or other physical structure and posted at any required street-facing entrance or facility. Public parks shall post signage at exterior entrances to restrooms.
 - The *sign* shall be a minimum of 8.5 inches x 11 inches.
 - The *sign* shall be durable and made from plastic or aluminum or another hard surface; and

D. Measurement

Not applicable.

E. Relief

- Deviation from *freeway screening* requirements may be granted as specified in *Sec. 4C.8.2.E. (Relief)*.
- Deviation from any Freeway Adjacency standard may be granted as a *variance* in accordance with *Sec. 13B.5.3. (Variance)*.

Sec. 93. Subsection C. of Section 5A.1.2. of Division 5A.1. of Part 5A. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read and show:

C. Identify Use District Rules

1. Overview

Use District rules are outlined in Part. 5C. (Use Rules). The use standard column in each Use District page identifies the applicable rules, if any, specific to each use within that Use District. The specification column identifies the details, such as the Zoning Code Section, or parameters for the applicable general use standard, supplemental use standard, supplemental use finding, or special use program, if any. General use standards are provided in *Sec. 5C.1. (General Use Standards)*, supplemental use standards and findings are provided in *Sec. 5C.2. (Supplemental Use Standards, Procedures & Findings)*, and special use programs are provided in *Sec. 5C.3. (Special Use Programs)*.

2. Use Category Standards

Some general use standards apply to the majority of uses within a use category. When this is the case, the general use standards are listed in the row immediately below the use category heading. Whenever these use category standards are applicable to a specific *use*, the *use district table* will indicate that the general use category standards apply.

3. Use Standard Applicability

If the use standard column reads "Use standard applicability" this means the following general use standards only apply if the specification criteria indented under "Use standard applicability" is met. For example; seeing "Adjoining lot" indented under "Use standard applicability" in the use standard column and "Sensitive use" listed in the specification column, means the general use standards listed below "Use standard applicability" only apply when the subject lot adjoins a lot with a *sensitive use*.

4. General Use Standards

Every general use standard on a Use District page in *Part 5B. (Use Districts)* corresponds with a Section in *Div. 5C.1. (General Use Standards)*, where the use standard is explained in detail.

- Special Use Program
Every Special Use Program on a Use District page in *Part 5B. (Use Districts)* corresponds with a Section in *Div. 5C.3. (Special Use Programs)*, where the Special Use Program is explained in detail.

6. Supplemental Standards

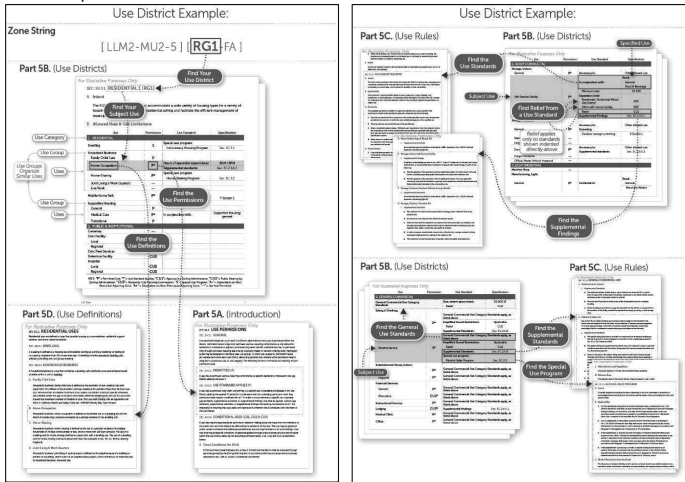
The *Use District table* identifies required supplemental standards, if any. The required supplemental standards for a use are established in *Div. 5C.2. (Supplemental Use Standards, Procedures, & Findings)*.

7. Supplemental Findings

The *Use District table* identifies required supplemental findings, if any. The required supplemental findings for a use are established in *Div. 5C.2. (Supplemental Use Standards, Procedures, & Findings)*.

8. Relief From Use Standard

When "relief" is provided within the standard column in the Use District table and indented, the specified relief option is from the standard(s) shown indented directly above the word "relief." Where multiple standards are shown indented, relief is available for each of those standards. When "relief" is provided within the standard column and is not indented, the specified relief option applies to all use standards above it. Relief from a general use standard in *Div. 5C.1. (General Use Standards)* may also be allowed if a relief process is indicated in the relief subsection of the standard.



Sec. 94. The Preschool/Daycare use within the School use group in Paragraph 2. of Subsection B. of Section 5B.3.1. of Division 5B.3. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Preschool/Daycare	P	Supplemental Standards:	Not required

Sec. 95. The Preschool/Daycare use within the School use group in Paragraph 2. of Subsection B. of Section 5B.4.1. of Division 5B.4. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Preschool/Daycare	P	Supplemental Standards:	Not required

Sec. 96. The Preschool/Daycare use within the School use group in Paragraph 2. of Subsection B. of Sections 5B.5.1., 5B.5.2., 5B.5.3., and 5B.5.4. of Division 5B.5. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Preschool/Daycare	P	Supplemental Standards:	Not required

Sec. 97. The Preschool/Daycare use within the School use group in Paragraph 2. of Subsection B. of Sections 5B.6.1., 5B.6.2., 5B.6.3., and 5B.6.4. of Division 5B.6. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Preschool/Daycare	P	Supplemental Standards:	Not required

Sec. 98. The Preschool/Daycare use within the School use group in Paragraph 2. of Subsection B. of Sections 5B.8.1. and 5B.8.2. of Division 5B.8. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Preschool/Daycare	P	Supplemental Standards:	Not required

Sec. 99. Paragraph 4. of Subsection B. of Sections 5B.5.1., 5B.5.2., and 5B.5.4. of Division 5B.5. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
4. Transportation			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--		
Heliport	CU2*	Accessory to:	Other allowed use
Passenger Transit Facility	P		

Sec. 100. The Fueling Station use group in Paragraph 6. of Subsection B. in Section 5B.1.1. of Division 5B.1., Section 5B.2.1. of Division 5B.2., Section 5B.3.1. of Division 5B.3., Section 5B.4.1. of Division 5B.4., Sections 5B.5.1. and 5B.5.2. of Division 5B.5., and Section 5B.6.1. of Division 5B.6., of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	P*		
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.2.
Electric Vehicle Charging Facility, Large Vehicle	P*	Separation (min):	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	Sec. 5C.2.5.C.3.
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.3.
Gas Station, Standard Vehicle	--		
Gas Station, Large Vehicle	--		

Sec. 101. The Fueling Station use group in Paragraph 6. of Subsection B. of Sections 5B.5.3. and 5B.5.4. of Division 5B.5., and Section 5B.6.2. of Division 5B.6., of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	P*		
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.2.
Electric Vehicle Charging Facility, Large Vehicle	P*	Separation (min):	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	Sec. 5C.2.5.C.3.
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.3.
Gas Station, Standard Vehicle	P*	Separation (min):	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening:	
		Frontage Screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close):	7AM/7PM
		Supplemental Standards:	Sec. 5C.2.5.C.1.
Gas Station, Large Vehicle	--		

Sec. 102. The Fueling Station use group in Paragraph 6. of Subsection B. of Sections 5B.7.1. and 5B.7.2. of Division 5B.7. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	P*		
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.2.

Electric Vehicle Charging Facility, Large Vehicle	P*	Separation (min):	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	Sec. 5C.2.5.C.3.
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.3.
Gas Station, Standard Vehicle	P*	Separation (min):	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening:	
		Frontage Screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close):	7AM/7PM
		Supplemental Standards:	Sec. 5C.2.5.C.1.
Gas Station, Large Vehicle	P*	Separation (min):	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Screening:	
		Frontage Screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close):	7AM/7PM
		Supplemental Standards:	Sec. 5C.2.5.C.1.

Sec. 103. The Fueling Station use group in Paragraph 6. of Subsection B. of Section 5B.8.1. of Division 5B.8. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	A-		
Electric Vehicle Charging Facility, Large Vehicle	A-		
Gas Station, Standard Vehicle	A-		
Gas Station, Large Vehicle	A-		

Sec. 104. The Fueling Station use group in Paragraph 6. of Subsection B. of Section 5B.8.2. of Division 5B.8. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	A+		
Electric Vehicle Charging Facility, Large Vehicle	A+		
Gas Station, Standard Vehicle	A+		
Gas Station, Large Vehicle	A+		

Sec. 105. The Bees use within the Animal Keeping use group in Paragraph 9. of Subsection B. of Section 5B.1.1. of Division 5B.1., Section 5B.2.1. of Division 5B.2., Section 5B.3.1. of Division 5B.3., Section 5B.4.1. of Division 5B.4., Sections 5B.5.1., 5B.5.2., 5B.5.3., and 5B.5.4. of Division 5B.5., Sections 5B.6.1., 5B.6.2., 5B.6.3., and 5B.6.4. of Division 5B.6., and Sections 5B.7.1. and 5B.7.2. of Division 5B.7., of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
Bees	P*	Accessory to:	Other allowed use
		Screening:	
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.8.A.1.

Sec. 106. Section 5B.3.2. shall be added to Division 5B.3. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 5B.3.2. RESIDENTIAL 2 (RG2)

A. Intent			
The RG2 Use District is intended to accommodate a wide variety of housing types for a variety of housing needs in a predominantly residential setting supported by local civic and recreational uses providing resources to a residential community.			
B. Allowed Uses & Use Limitations			
Use	Permission	Use Standard	Specification
1. RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P		
Home Occupation	P*	Hours of operation (open/close):	8AM / 8PM
		Supplemental standards:	Sec. 5C.2.1.A.1.
Home-Sharing	S	Special use program:	
		Home-Sharing Program	Sec. 5C.3.2.

Use	Permission	Use Standard	Specification
Joint Living & Work Quarters	--		
Live/Work	--		
Mobile Home Park	P*	Screening:	
		Transition screen	T-Screen 1
Supportive Housing:			
General	P		
Medical Care	P*	Accessory to:	Supportive housing: general
Transitional	--		
2. PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		
Civic Fleet Services	--		
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			

Local	CU2		
Regional	CU2		
School:			
Preschool/Daycare	P*	Supplemental standards:	Sec. 5C.2.2.B.1.
K-12	CU3		
Post-secondary	CU3		
Social Services	P		
Use	Permission	Use Standard	Specification
Utilities:			
Minor	P*	Screening:	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	CU3		
Solar Energy Facility	CU2*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
3. OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	CU3		
Regional	CU3		
Indoor Recreation:			
Public	P*	Separation (min):	
		Residential use	100'
		Hours of operation (open/close):	7AM / 10PM
		Relief:	CU2
Commercial	--		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P*	Separation (min):	
		Residential use	100'
		Hours of operation (open/close):	7AM / 10PM
		Relief	CU2

Use	Permission	Use Standard	Specification
Commercial	--		
Golf Course	--		
4. TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--		
Heliport	CU2*	Accessory to:	Other allowed use
Passenger Transit Facility	--		
5. GENERAL COMMERCIAL			
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
General	--		
Alcohol Service	--		
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		

Use	Permission	Use Standard	Specification
Personal Services	--		
Postmortem Services	--		
Retail:			
General	--		
Alcohol	--		
Farmers' Market, Certified	CU1*	Hours of operation (open/close):	7AM / 7PM
		Special use program:	Certified Farmers' Market Program
			Sec. 5C.3.4.
Firearms	--		
Food & Beverage	--		
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Seasonal Market	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		

6. HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Electric Vehicle Charging Facility,	P*	Screening:	

Use	Permission	Use Standard	Specification
Standard		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.2.
Electric Vehicle Charging Facility, Large Vehicle	P*	Separation (min):	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	Sec. 5C.2.5.C.3.
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.3.
Gas Station, Standard Vehicle	--		
Gas Station, Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	--		
Large Vehicle	--		

Household Moving Truck Rental	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use

Use	Permission	Use Standard	Specification
		Screening:	
		Outdoor storage screening	S-Screen 1
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	--		
Cargo Container	--		
Official Motor Vehicle Impound	--		

7. LIGHT INDUSTRIAL			
Machine Shop	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic & Pharmaceutical	--		
Electronics	--		
Food & Drink	--		
Garment & Accessory	--		
Textile	--		
Research & Development	--		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		

8. HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			

Use	Permission	Use Standard	Specification
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		

Recycling Facility:			
Collection	P*	In conjunction with:	Public & institutional use
		Size, entire use (max):	200 SF
		Enclosure:	Covered & enclosed
		Screening:	
		Outdoor storage screening	S-Screen 2
		Hours of operation (open/close):	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental standards:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		

9. AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Screening:	
		Transition screen	T-Screen 1

Use	Permission	Use Standard	Specification
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	P*	Supplemental standards:	Sec. 5C.2.8.D.1.
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	Sec. 5C.2.8.G.1.
KEY: "P"= Permitted Use; "*"= Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted			

Sec. 107. Section 5B.4.2. shall be added to Division 5B.4. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 5B.4.2. RESIDENTIAL-MIXED 2 (RX2)

- A. Intent
- The RX2 Use District is intended to accommodate a wide variety of housing types for a variety of housing needs in a primarily *residential* setting supported by neighborhood-serving commercial uses and local civic and recreational uses providing resources to a *residential* community. The district generally limits commercial uses to *corner lots* and a 1,500 square foot establishment size.

- B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
1. RESIDENTIAL			
Dwelling	P		
Use	Permission	Use Standard	Specification
Household Business:			
Family Child Care	P		
Home Occupation	P*	Hours of operation (open/close):	8AM/8PM
		Supplemental standards:	Sec. 5C.2.1.A.1.
Home-Sharing	S	Special use program:	
		Home-Sharing Program	Sec. 5C.3.2.
Joint Living & Work Quarters	--		
Live/Work	--		
Mobile Home Park	P*	Screening:	
		Transition screen	F-Screen 1
Supportive Housing:			
General	P		
Medical Care	P		
Transitional	P		
2. PUBLIC & INSTITUTIONAL			
Cemetery	--		
Civic Facility:			
Local	P		
Regional	--		
Civic Fleet Services	--		

Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed use

Use	Permission	Use Standard	Specification
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	CU2		
School:			
Preschool/Daycare	P*	Supplemental standards:	Sec. 5C.2.2.B.
K-12	CU3		
Post-secondary	CU3		
Social Services	P		
Utilities:			
Minor	P*	Screening:	
		Frontage Screen	F-screen 2
		Transition Screen	T-screen 2
Major	CU3		
Solar Energy Facility	CU2*	In conjunction with:	Other allowed use
		Minimum area	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.

3. OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	CU3		
Regional	CU3		
Indoor Recreation:			
Public	P*	Separation:	
		Residential use	100'

Use	Permission	Use Standard	Specification
Commercial	P*	Hours of operation (open/close):	7AM/10PM
		Relief	CU2
		In conjunction with:	Residential use
		Size, tenant space (max):	1,500 SF
		Location:	Ground story
		Hours of operation (open/close):	6AM/10PM
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P*	Separation:	
		Residential use	100'
		Hours of operation (open/close):	7AM/10PM
		Relief	CU2
Commercial	--		
Golf Course	--		

4. TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--		
Heliport	CU2*	Accessory to:	Other allowed use
Passenger Transit Facility	--		

5. GENERAL COMMERCIAL			
General Commercial Use Category Standards		Size, use category (max):	1,500 SF
		Relief	CU2

Use	Permission	Use Standard	Specification
		Location:	Ground story
			Corner lot
		Hours of operation (open/close):	6AM/10PM
Animal Services:			
General	--		
Kennel	--		
Veterinary Care	--		
Commissary Kitchen	--		
Eating & Drinking:			
General	--		
Alcohol Service	--		
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			
General	--		
Alternative	--		
Instructional Services	--		
Lodging	--		
Medical Clinic	--		
Office	--		
Personal Services	P*	General Commercial Use Category Standards apply, as listed above	
Postmortem Services	--		
Retail:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Alcohol	--		

Use	Permission	Use Standard	Specification
Farmers' Market, Certified	CU1*	Hours of operation (open/close):	7AM/7PM
		Special use program:	Sec. 5C.3.4.
Firearms	--		
Food & Beverage	P*	General Commercial Use Category Standards apply, as listed above	
Large Format	--		
Merchant Market	--		
Pet Shop	--		
Seasonal Market	--		
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		
6. HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	--		
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			

Electric Vehicle Charging Facility, Standard	P*		
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.2.
		Separation (min):	

Use	Permission	Use Standard	Specification
Electric Vehicle Charging Facility, Large Vehicle	P*	Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	Sec. 5C.2.5.C.3.
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.3.

Gas Station, Standard Vehicle	--		
Gas Station, Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	--		
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	--		
Self-Service Facility	--		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening:	
		Outdoor storage screening	S-Screen 1
Standard Vehicle	--		

Use	Permission	Use Standard	Specification
Large Vehicle	--		
Donation Bin	--		
Cargo Container	--		
Official Motor Vehicle Impound	--		

7. LIGHT INDUSTRIAL			
Machine Shop	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic & Pharmaceutical	--		
Electronics	--		
Food & Drink	--		
Garment & Accessory	--		
Textile	--		
Research & Development	--		
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		

8. HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:	--		
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			

Use	Permission	Use Standard	Specification
Collection	P*	In conjunction with:	Public & Institutional Use
		Size, entire use (max):	200 SF
		Enclosure:	Covered & enclosed
		Screening:	S-Screen 2
		Outdoor storage screening	S-Screen 2
		Hours of operation (open/close):	7AM/7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.

Waste Facility:			
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental standards:	Sec. 5C.2.6.H.1.
Oil, Gas, or Hydrocarbon Well	--		

9. AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Dwelling
		Screening:	
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	--		
Equine, Commercial	--		

Use	Permission	Use Standard	Specification
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	Sec. 5C.2.8.G.1.
KEY: "P"= Permitted Use; "*"= Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted			

Sec. 108. Section 5B.5.5. shall be added to Division 5B.5. of Part 5B. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 5B.5.5. COMMERCIAL-MIXED 5 (CX5)

- A. Intent
- The CX5 Use District is intended to support the clustering of small-scale retail, dining, personal service, office, entertainment, cultural and institutional uses catering to immediately surrounding neighborhoods, as well as a wide range of housing types. The district generally limits commercial uses to a 5,000 square foot establishment size on the ground story.

- B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
1. RESIDENTIAL			
Dwelling	P		
Household Business:			
Family Child Care	P		

Use	Permission	Use Standard	Specification
Home Occupation	P*	Hours of operation (open/close):	8AM / 8PM
		Supplemental standards:	Sec. 5C.2.1.A.1.
Home-Sharing	S	Special use program:	
		Home-Sharing Program	Sec. 5C.3.2.
Joint Living & Work Quarters	P*	Designated work space:	Required
Live/Work	P*	Size, dwelling unit average (min):	750 SF
		Designated work space:	Required
Mobile Home Park	P*	Screening:	
		Transition screen	F-Screen 1
Supportive Housing:			
General	P		
Medical Care	P		
Transitional	P		

2. PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening:	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	--		
Civic Fleet Services	--		
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed use

Use	Permission	Use Standard	Specification
Community Assembly:			
Local	P		
Regional	P		
School:			
Preschool/Daycare	P	Supplemental standards:	Not required
K-12	CU3		
Post-secondary	CU2		
Social Services	P		
Utilities:			
Minor	P*	Screening:	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	CU3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	CU2*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.

3. OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	CU2		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P*	Size, tenant space (max):	5,000 SF
		Relief	CU2

Use	Permission	Use Standard	Specification
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		

4. TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--		
Heliport	CU2*	Accessory to:	Other allowed use
Passenger Transit Facility	P		

5. GENERAL COMMERCIAL			
General Commercial Use Category Standards		Size, tenant space (max):	5,000 SF
		Relief	CU2
Animal Services:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure:	Indoors
		Supplemental standards:	Sec. 5C.2.4.A.1.
Kennel	--		
Veterinary Care	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure:	Indoors
Commissary Kitchen	P*	General Commercial Use Category Standards apply, as listed above	
Eating & Drinking:			
General	P*	General Commercial Use Category Standards apply, as listed above	

Use	Permission	Use Standard	Specification
		Amplified Sound Restrictions:	Applicable
		Relief	CU2
		Supplemental standards:	Sec. 5C.2.4.B.
Alcohol Service	S*	General Commercial Use Category Standards apply, as listed above	
		Amplified Sound Restrictions:	Applicable
		Relief	CU2
		Supplemental standards:	Sec. 5C.2.4.B.
		Special use program:	
Entertainment Venue, Indoor:		Alcohol Sales Program	Sec. 5C.3.3.
Local	P*	General Commercial Use Category Standards apply, as listed above	
Regional	--		
Financial Services:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Alternative	--		
Instructional Services	P*	General Commercial Use Category Standards apply, as listed above	
Lodging	CU3*	Supplemental findings:	Sec. 5C.2.4.C.1.
		Project category exceptions:	CU3
		Intensification of use	Exempt
		Intensification threshold	Lodging units: 25% max
Medical Clinic	P*	General Commercial Use Category Standards apply, as listed above	
Office	P*	General Commercial Use Category Standards apply, as listed above	

Use	Permission	Use Standard	Specification
Personal Services	P*	General Commercial Use Category Standards apply, as listed above	
Postmortem Services	CU2*	General Commercial Use Category Standards apply, as listed above	
Retail:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Alcohol	S*	General Commercial Use Category Standards apply, as listed above	
		Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	S*	Hours of operation (open/close):	7AM / 9PM
		Special use program:	
		Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	--		
Food & Beverage	P*	General Commercial Use Category Standards apply, as listed above	
Large Format	--		
Merchant Market	P		
Pet Shop	P*	General Commercial Use Category Standards apply, as listed above	
		Supplemental standards:	Sec. 5C.2.4.F.1.
Seasonal Market	CU2*	Special use program:	
		Seasonal Market Program	Sec. 5C.3.5.
Smoke & Vape Shop	--		
Sexually Oriented Business:			
General	--		
Sexual Encounter	--		

6. HEAVY COMMERCIAL			
Use	Permission	Use Standard	Specification
Motor Vehicle Services:			
Light	--		
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	P*	Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.2.
Electric Vehicle Charging Facility, Large Vehicle	P*	Separation (min):	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Supplemental findings:	Sec. 5C.2.5.C.3.
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.3.
Gas Station, Standard Vehicle	--		
Gas Station, Large Vehicle	--		
Motor Vehicle Sales & Rental:			

Use	Permission	Use Standard	Specification
Standard Vehicle	--		
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	P	Accessory to:	Other allowed use
Self-Service Facility	--		
Storage, Outdoor:			
General	--		
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.5.G.1.
Cargo Container	--		
Official Motor Vehicle Impound	--		

7. LIGHT INDUSTRIAL			
Machine Shop	--		
Manufacturing, Light:			
General	--		
Alcoholic Beverage	--		
Artistic & Artisanal	--		
Cosmetic & Pharmaceutical	--		
Electronics	--		
Food & Drink	--		
Garment & Accessory	--		
Textile	--		
Research & Development	--		

Use	Permission	Use Standard	Specification
Soundstages & Backlots	--		
Wholesale Trade & Warehousing	--		
8. HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	In conjunction with:	Other allowed use
		Size, entire use (max):	600 SF
		Enclosure:	Covered & enclosed
		Screening:	
		Outdoor storage screening	S-Screen 2
		Hours of operation (open/close):	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		

Use	Permission	Use Standard	Specification
9. AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Screening:	
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	Sec. 5C.2.8.G.1.
KEY: "P"= Permitted Use; "*"= Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted			

Sec. 109. Section 5B.6.5. shall be added to Division 5B.6 of Part 5B of Article 5 of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 5B.6.5. INDUSTRIAL-MIXED 5 (IX5)

A. Intent

The IX5 Use District is intended to accommodate light industrial uses, office space, and research and development activity. The Use District also allows a wide range of commercial uses. Residential uses are limited to Joint Living and Work Quarters and Supportive Housing.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
1. RESIDENTIAL			
Residential Use Category Standards		Separation (min):	
		Heavy industrial uses	50'
		Relief	CU1
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home-Sharing	--		
Joint Living & Work Quarters	CU1*	Residential Use Category Standards apply, as listed above	
		Designated Work Space	Required
		Supplemental findings:	Sec. 5C.2.1.B.1.
Live/Work	--		
Mobile Home Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional	P*	Residential Use Category Standards apply, as listed above	
2. PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening:	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Civic Fleet Services	P*	Screening:	

Use	Permission	Use Standard	Specification
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	CU2		
Regional	CU2		
School:			
Preschool/Daycare	--		
K-12	CU3		
Post-secondary	CU2		
Social Services	P		
Utilities:			
Minor	P*	Screening:	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2
Major	CU3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Floor area (min)	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.

Use	Permission	Use Standard	Specification
3. OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	P		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		
4. TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--		
Heliport	CU2*	Accessory to:	Other allowed use
Passenger Transit Facility	P		
5. GENERAL COMMERCIAL			
Animal Services:			
General	P*	Enclosure:	Indoors
		Supplemental standards:	Sec. 5C.2.4.A.1.
Kennel	P*	Separation (min):	
		Residential or Residential-Mixed Use District	200'

Use	Permission	Use Standard	Specification
		Relief	CU2
		Enclosure:	Indoors
		Enclosure:	Indoors
Veterinary Care	P*		
Commissary Kitchen	P		
Eating & Drinking:			
General	P*	Amplified Sound Restrictions:	Applicable
		Relief	CU2
		Supplemental standards:	Sec. 5C.2.4.B.
Alcohol Service	S*	Amplified Sound Restrictions:	Applicable
		Relief	
		Supplemental Standards:	Sec. 5C.2.4.B.
		Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Entertainment Venue, Indoor:			
Local	P		
Regional	CU3		
Financial Services:			
General	P		
Alternative	CU2		
Instructional Services	P		
Lodging	--		
Medical Clinic	P		
Office	P		
Personal Services	P		
Postmortem Services	P		
Retail:			

Use	Permission	Use Standard	Specification
General	P		
Alcohol	S	Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	CU1*	Hours of operation (open/close):	7AM/9PM
		Special use program:	
		Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	CU2*	Supplemental findings:	Sec. 5C.2.4.D.1.
Food & Beverage	P		
Large Format	CU3*	Supplemental findings:	Sec. 5C.2.4.E.1.
Merchant Market	P		
Pet Shop	P*	Supplemental standards:	Sec. 5C.2.4.F.1.
Seasonal Market	CU2*	Special use program:	
		Seasonal Market Program	Sec. 5C.3.5.
Smoke & Vape Shop	P*	Separation:	
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Use standard applicability	Sec. 5A.1.2.C.3.
		Within 500'	Residential, Residential-Mixed, or Agricultural Use District

Use	Permission	Use Standard	Specification
		Hours of operation (open/close):	7 AM / 10 PM
Sexually Oriented Business:			
General	P*	Separation (min):	
		Other Sexually Oriented Business	1,000'
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Supplemental Procedure:	Sec. 5C.2.4.G.
Sexual Encounter	P*	Separation (min):	
		Other Sexually Oriented Business	1,000'
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
6. HEAVY COMMERCIAL			
Motor Vehicle Services:			
Light	P*	Separation (min):	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Enclosure:	Indoors
		Screening:	

Use	Permission	Use Standard	Specification
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close):	7AM/7PM
		Supplemental standards:	Sec. 5C.2.5.A.1.
Heavy	P*	Separation (min):	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Enclosure:	Indoors
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close):	7AM/7PM
		Supplemental standards:	Sec. 5C.2.5.A.1.
Large Vehicle	--		
Car Wash	P*	Separation (min):	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2

Use	Permission	Use Standard	Specification
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close):	7AM/7PM
		Supplemental standards:	Sec. 5C.2.5.B.1.
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	P*	Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.2.
Electric Vehicle Charging Facility, Large Vehicle	P*	Separation (min):	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	Sec. 5C.2.5.C.3.
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.3.
		Separation (min):	
	P*		

Use	Permission	Use Standard	Specification
Gas Station, Standard Vehicle		Sensitive use	200'
		Residential, Residential-Mixed Agricultural Use District	200'
		Relief	CU2
		Screening:	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Amplified Sound Restrictions:	Applicable
Gas Station, Large Vehicle	CU2*	Supplemental standards:	Sec. 5C.2.5.C.1.
		Separation (min):	
		Sensitive uses	500'
		Residential, Residential-Mixed Agricultural Use District	500'
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Amplified Sounds Restrictions:	Applicable
		Supplemental standards:	Sec. 5C.2.5.C.1.
Motor Vehicle Sales & Rental:			
Standard Vehicle	P*	Separation (min):	
		Sensitive use	200'

Use	Permission	Use Standard	Specification
		Agricultural, Residential, or Residential-Mixed use District	200'
		Relief	CU2
		Screening:	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.D.1.
Large Vehicle	--		
Household Moving Truck Rental	P*	Separation (min)	
		Sensitive use	200'
		Agricultural, Residential, or Residential-Mixed Use District	200'
		Relief	CU2
		Screening:	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.D.1.
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed use
		Screening:	

Use	Permission	Use Standard	Specification
Standard Vehicle	P*	Outdoor storage screening	S-Screen 2
		Separation (min):	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening:	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.F.1.
Large Vehicle	P*	Separation (min):	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening:	
		Frontage screen	F-Screen 4
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.5.G.1.
Cargo Container	P*	Separation (min):	

Use	Permission	Use Standard	Specification
		Sensitive Use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Screening:	
		Frontage screen	F-Screen 5
		Transition screen	T-Screen 2
		Supplemental standards:	Sec. 5C.2.5.H.1.
Official Motor Vehicle Impound	P*	Separation (min):	
		Sensitive use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening:	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1

7. LIGHT INDUSTRIAL			
Light Industrial Use Category Standards			
		Use standard applicability	Sec. 5A.1.2.C.3.
		Adjoining lot	Sensitive use Residential, Residential-Mixed, or Agricultural Use District

Use	Permission	Use Standard	Specification
		Enclosure:	Indoors
		Screening:	
		Frontage screen Transition screen	F-Screen 4 T-Screen 2
Machine Shop	P*	Light Industrial Use Category Standards apply, as listed above	
Manufacturing, Light:			
General	P*	Light Industrial Use Category Standards apply, as listed above	
Alcoholic Beverage	P*	Light Industrial Use Category Standards apply, as listed above	
Artistic & Artisanal	P*	Light Industrial Use Category Standards apply, as listed above	
Cosmetic & Pharmaceutical	P*	Light Industrial Use Category Standards apply, as listed above	
Electronics	P*	Light Industrial Use Category Standards apply, as listed above	
Food & Drink	P*	Light Industrial Use Category Standards apply, as listed above	
Garment & Accessory	P*	Light Industrial Use Category Standards apply, as listed above	
Textile	P*	Light Industrial Use Category Standards apply, as listed above	
Research & Development	P*	Light Industrial Use Category Standards apply, as listed above	
Soundstages & Backlots	P*	Light Industrial Use Category Standards apply, as listed above	
Wholesale Trade & Warehousing	P*	Light Industrial Use Category Standards apply, as listed above	
8. HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			

Use	Permission	Use Standard	Specification
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	In conjunction with:	Other allowed use
		Size, entire use (max)	600 SF
		Enclosure:	Covered & enclosed
		Separation (min)	
		Agricultural, Residential, or Residential-Mixed Use District	100'
		Relief	CU2
		Screening:	
		Outdoor storage screening	S-Screen 2
		Hours of operation (open/close)	7AM/7PM
		Supplemental standards	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental findings:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		

Use	Permission	Use Standard	Specification
9. AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Screening:	
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed use
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	Sec. 5C.2.8.G.1.
KEY: "P"= Permitted Use; "*"= Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A"-= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted			

Sec. 110. Section 5B.6.6. shall be added to Division 5B.6 of Part 5B of Article 5 of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 5B.6.6. INDUSTRIAL-MIXED 6 (IX6)

- A. Intent
The IX6 Use District is intended to accommodate light industrial uses, as well as a wide range of commercial and institutional uses. Any residential uses must be in conjunction with light manufacturing uses, a Legacy Small Business, or live/work uses, and comply with the Inclusionary Housing Program.

B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
1. RESIDENTIAL			
Residential Use Category Standards		Separation (min): Heavy industrial uses	50'
		Relief	CU1
Dwelling	S*	In conjunction with at least one of the following:	Productive Space (Sec. 5C.3.34.) Legacy Small Business Program (Sec. 5C.3.6.)
		Minimum area:	0.5 FAR
		Special use program:	
		Inclusionary Housing Program	Sec. 5C.3.1.
Household Business:			
Family Child Care	P		
Home Occupation	P*	Hours of operation (open/close):	8AM / 8PM
		Supplemental standards:	Sec. 5C.2.1.A.1.
Home-Sharing	S	Special use program:	
		Home-Sharing Program	Sec. 5C.3.2.
Joint Living & Work Quarters	P*	Residential Use Category Standards apply, as listed above Designated Work Space:	Required
Live/Work	S*	Residential Use Category Standards apply, as listed above	

Use	Permission	Use Standard	Specification
		Designated Work Space:	Required
		Special use program:	
		Inclusionary Housing Program	Sec. 5C.3.1.
Mobile Home Park	--		
Supportive Housing:			
General	P*	Residential Use Category Standards apply, as listed above	
		Affordable Housing:	100%
Medical Care	P*	Residential Use Category Standards apply, as listed above	
Transitional	P*	Residential Use Category Standards apply, as listed above	
2. PUBLIC & INSTITUTIONAL			
Cemetery	P*	Screening	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Civic Fleet Services	P*	Screening:	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 1
Detention Facility	CU3		
Hospital:			
Local	P		
Regional	P		

Use	Permission	Use Standard	Specification
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	P		
Regional	P		
School:			
Preschool/Daycare	P	Supplemental Standards:	Not required
K-12	P		
Post-secondary	P		
Social Services	P		
Utilities:			
Minor	P*	Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Major	CU3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
3. OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	P		

Use	Permission	Use Standard	Specification
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	P		
Golf Course	--		

4. TRANSPORTATION			
Airport	--		
Freight Railway Facility	--		
Freight Transfer Facility	--		
Heliport	CU2*	Accessory to:	Other allowed use
Passenger Transit Facility	P		

5. GENERAL COMMERCIAL			
General Commercial Use Category Standards		Size, tenant space (max):	10,000 SF
		Relief	CU2
		Use standard applicability	Sec. 5A.1.2.C.3.
		Adjoining lot	Residential, Residential-Mixed, or Agricultural Use District

Use	Permission	Use Standard	Specification
		Screening:	
		Transition screen	T-Screen 1
Animal Services:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure:	Indoors
		Supplemental standards:	Sec. 5C.2.4.A.1.
Kennel	P*	General Commercial Use Category Standards apply, as listed above	
		Enclosure:	Covered and enclosed
		Separation (min):	
		Residential, or Residential-Mixed Use District	500'
Relief			CU2
Veterinary Care	P*	General Commercial Use Category Standards apply, as listed above	
Commissary Kitchen	P*	General Commercial Use Category Standards apply, as listed above	
Eating & Drinking:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Amplified Sound Restrictions:	Applicable
		Relief	CU2

Use	Permission	Use Standard	Specification
		Supplemental Standards:	Sec. 5C.2.4.B.
		General Commercial Use Category Standards apply, as listed above	
		In conjunction with:	Eating & Drinking: General
		Amplified Sound Restrictions:	Applicable
		Relief	CU2
		Supplemental Standards	Sec. 5C.2.4.B.
		Special use program:	
Alcohol Service	S*	Alcohol Sales Program	Sec. 5C.3.3.
Entertainment Venue, Indoor:			
Local	P*	General Commercial Use Category Standards apply, as listed above	
Regional	CU3		
Financial Services:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Alternative	--		
Instructional Services	P*	General Commercial Use Category Standards apply, as listed above	
Lodging	CU3*	Supplemental findings:	Sec. 5C.2.4.C.1.
		Project category exceptions:	CU3
Intensification of use			Exempt

Use	Permission	Use Standard	Specification
		Intensification threshold	Lodging units: 25% max
Medical Clinic	P*	General Commercial Use Category Standards apply, as listed above	
Office	P		
Personal Services	P*	General Commercial Use Category Standards apply, as listed above	
Postmortem Services	--		
Retail:			
General	P*	General Commercial Use Category Standards apply, as listed above	
Alcohol	S*	General Commercial Use Category Standards apply, as listed above	
		Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	CU1*	Hours of operation (open/close):	7AM / 9PM
		Special use program:	
		Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	--		
Food & Beverage	P*	General Commercial Use Category Standards apply, as listed above	
Large Format	CU3*	Supplemental findings:	Sec. 5C.2.4.E.1.
Merchant Market	P		
Pet Shop	P*	General Commercial Use Category Standards apply, as listed above	

Use	Permission	Use Standard	Specification
		Supplemental standards:	Sec. 5C.2.4.E.1.
Seasonal Market	CU2*	Special use program:	
Seasonal Market Program			Sec. 5C.3.5.
Smoke & Vape Shop	P*	General Commercial Use Category Standards apply, as listed above	
		Separation (min):	
		School: K-12	500'
Relief			CU2
Sexually Oriented Business:			
General	P*	General Commercial Use Category Standards apply, as listed above	
		Separation (min):	
		Other sexually oriented business	1,000'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Sensitive uses	500'
		Relief	CU2
Supplemental Procedure:			Sec. 5C.2.4.G.2.
Sexual Encounter	--		
6. HEAVY COMMERCIAL			
Heavy Commercial Use Category Standards		Size, tenant space (max):	10,000 SF
		Relief	CU2

Use	Permission	Use Standard	Specification
Motor Vehicle Services:			
Light	--		
Heavy	--		
Large Vehicle	--		
Car Wash	--		
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	P*	Screening:	
		Frontage Screen	F-Screen 3
		Transition Screen	T-Screen 1
Electric Vehicle Charging Facility, Large Vehicle	P*	Supplemental standards:	Sec. 5C.2.5.C.2.
		Separation (min):	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	Sec. 5C.2.5.C.3.
		Screening:	
Frontage screen			F-Screen 3
		Transition screen	T-Screen 1

Use	Permission	Use Standard	Specification
		Supplemental standards:	Sec. 5C.2.5.C.3.
Gas Station, Standard Vehicle	--		
Gas Station, Large Vehicle	--		
Motor Vehicle Sales & Rental:			
Standard Vehicle	--		
Large Vehicle	--		
Household Moving Truck Rental	--		
Storage, Indoor:			
General	P*	Heavy Commercial Use Category Standards apply, as listed above	
		Accessory to:	Other allowed use
Self-Service Facility	P*	General Commercial Use Category Standards apply, as listed above	
		In conjunction with:	Other allowed use
		Minimum area:	0.1 FAR
		Separation (min):	
		Other storage, indoor: self-service facility use	500'
		Relief	CU2
Supplemental findings:			Sec. 5C.2.5.E.1.
Storage, Outdoor:			
General	--		

Use	Permission	Use Standard	Specification
Standard Vehicle	--		
Large Vehicle	--		
Donation Bin	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.5.G.1.
Cargo Container	--		
Official Motor Vehicle Impound	--		

7. LIGHT INDUSTRIAL			
Light Industrial Use Category Standards		Size, tenant space (max):	10,000 SF
		Relief	CU2
		Use standard applicability	Sec. 5A.1.2.C.3.
		Adjoining lot	Residential, Residential-Mixed, or Agricultural Use District
		Sensitive use	
		Screening:	
		Frontage screen	F-Screen 4
		Transition screen	T-Screen 2
Enclosure:			Indoors
Machine Shop	P*	Light Industrial Use Category Standards apply, as listed above	
Manufacturing, Light:			
General	P*	Light Industrial Use Category Standards apply, as listed above	

Use	Permission	Use Standard	Specification
Alcoholic Beverage	P*	Light Industrial Use Category Standards apply, as listed above	
Artistic & Artisanal	P*	Light Industrial Use Category Standards apply, as listed above	
Cosmetic & Pharmaceutical	P*	Light Industrial Use Category Standards apply, as listed above	
Electronics	P*	Light Industrial Use Category Standards apply, as listed above	
Food & Drink	P*	Light Industrial Use Category Standards apply, as listed above	
Garment & Accessory	P*	Light Industrial Use Category Standards apply, as listed above	
Textile	P*	Light Industrial Use Category Standards apply, as listed above	
Research & Development	P*	Light Industrial Use Category Standards apply, as listed above	
Soundstages & Backlots	P*	Light Industrial Use Category Standards apply, as listed above	
Wholesale Trade & Warehousing	CU3*	Light Industrial Use Category Standards apply, as listed above	
		Supplemental findings:	Sec. 5C.2.6.A.
8. HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		

Use	Permission	Use Standard	Specification
Recycling Facility:			
Collection	P*	In conjunction with:	Other allowed use
		Size, entire use (max):	600 SF
		Screening:	
		Outdoor storage screening	S-Screen 2
		Hours of operation (open/close):	7AM / 7PM
		Supplemental standards:	Sec. 5C.2.7.D.1.
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental standards:	Sec. 5C.2.7.H.1.
Oil, Gas, or Hydrocarbon Well	--		
9. AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed use
		Supplemental standards:	Sec. 5C.2.8.A.1.
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		

Use	Permission	Use Standard	Specification
Pets	P		
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Enclosure:	Indoors
		Supplemental standards:	Sec. 5C.2.8.G.1.
KEY: "P"= Permitted Use; ""= Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A-"= Dependent on Most Restrictive Adjoining Zone; "A+"= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted			

Sec. 111. An opening paragraph shall be added after the title, "Div. 5B7. INDUSTRIAL USE DISTRICTS" and before Sec. 5B.7.1 to Division 5B.7. of Part 5B. of Article 5. Of Chapter 1A of the Los Angeles Municipal Code to read:

Industrial Use Districts prioritize the use of land for manufacturing, warehousing, and goods processing industries, while allowing commercial uses that support the needs of businesses and workers. Residential and other *sensitive uses* are prohibited and the Use Districts include use standards ensuring protections for any residential or *sensitive uses* in the vicinity.

Sec. 112. The Light Industrial Use Category Standards row of Paragraph 7. Of Subsection B. of Section 5B.7.2. of Division 5B.7. of Part 5B. of Article 5. Of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Use	Permission	Use Standard	Specification
		Use standard applicability:	Sec. 5A.1.2.C.3.
		Adjoining lot	<i>Sensitive use</i> ,
			Residential, Residential-Mixed,

Light Industrial Use Category Standards			or Agricultural Use District
		Enclosure:	Indoors
		Screening:	
		Transition Screen	T-Screen 2

Sec. 113. Section 5B.7.3. of Division 5B.7. of Part 5B. of Article 5. Of Chapter 1A of the Los Angeles Municipal Code shall be added to read:

SEC. 5B.7.3. INDUSTRIAL 3 (I3)

- A. Intent
- The I3 Use District is intended to support a wide range of commercial and industrial uses that support commerce, manufacturing, goods movement, and warehousing. Industrial uses are regulated to ensure disruptions to *abutting uses* and nearby communities are minimized.
- B. Allowed Uses & Use Limitations

Use	Permission	Use Standard	Specification
1. RESIDENTIAL			
Dwelling	--		
Household Business:			
Family Child Care	--		
Home Occupation	--		
Home-Sharing	--		
Joint Living & Work Quarters	--		
Live/Work	--		
Mobile Home Park	--		
Supportive Housing:			
General	--		
Medical Care	--		
Transitional	--		
2. PUBLIC & INSTITUTIONAL			

Use	Permission	Use Standard	Specification
Cemetery	P*	Screening:	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Civic Facility:			
Local	P		
Regional	P		
Civic Fleet Services	P*	Screening:	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 1
Detention Facility	CU3		
Hospital:			
Local	CU2		
Regional	CU3		
Parking	P*	In conjunction with:	Other allowed use
Public Safety Facility	P		
Community Assembly:			
Local	CU2		
Regional	CU2		
School:			
Preschool/Daycare	--		
K-12	--		
Post-secondary	CU2		
Social Services	P		
Utilities:			
Minor	P*	Screening:	
		Frontage screen	F-Screen 2
		Transition screen	T-Screen 2

Use	Permission	Use Standard	Specification
Major	CU3		
Solar Energy Facility	P*	In conjunction with:	Other allowed use
		Minimum area:	0.1 FAR
		Relief	CU3
Wireless Facility, Freestanding	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
Wireless Facility, Rooftop	P*	Supplemental standards:	Sec. 5C.2.2.A.1.
3. OPEN SPACE & RECREATION			
Amphitheater or Stadium:			
Local	P		
Regional	CU3		
Indoor Recreation:			
Public	P		
Commercial	P		
Nature Reserve	P		
Open Space, Public	P		
Outdoor Recreation:			
Public	P		
Commercial	--		
Golf Course	--		
4. TRANSPORTATION			
Airport	--		
Freight Railway Facility	CU3		
Freight Transfer Facility	CU3		
Heliport	CU2*	Accessory to:	Other allowed use
Passenger Transit Facility	P		

Use	Permission	Use Standard	Specification
5. GENERAL COMMERCIAL			
Animal Services:			
General	P*	Enclosure:	Indoors
		Supplemental standards:	Sec. 5C.2.4.A.1.
Kennel	P*	Enclosure:	Indoors
		Separation:	
		Residential or Residential-Mixed Use District	200'
		Relief	CU2
Veterinary Care	P*	Enclosure:	Indoors
Commissary Kitchen	P		
Eating & Drinking:			
General	P*	Amplified Sound Restrictions:	Applicable
		Relief	CU2
		Supplemental standards:	Sec. 5C.2.4.B.
Alcohol Service	S*	Amplified Sound Restrictions	Applicable
		Relief	CU2
		Supplemental standards:	Sec. 5C.2.4.B.
		Special Use Program:	
		Alcohol Sales Program	Sec. 5C.3.3
Entertainment Venue, Indoor:			
Local	--		
Regional	--		
Financial Services:			

Use	Permission	Use Standard	Specification
General	--		
Alternative	--		
Instructional Services	P		
Lodging	--		
Medical Clinic	--		
Office	P		
Personal Services	--		
Postmortem Services	P		
Retail:			
General	P		
Alcohol	S	Special use program:	
		Alcohol Sales Program	Sec. 5C.3.3.
Farmers' Market, Certified	S*	Hours of operation (open/close):	7AM/7PM
		Special use program:	
		Certified Farmers' Market Program	Sec. 5C.3.4.
Firearms	CU2*	Supplemental findings:	Sec. 5C.2.4.D.1.
Food & Beverage	P		
Large Format	CU3*	Supplemental findings:	Sec. 5C.2.4.E.1.
Merchant Market	P		
Pet Shop	P*	Supplemental standards:	Sec. 5C.2.4.F.1.
Seasonal Market	S	Special use program:	
		Seasonal Market Program	Sec. 5C.3.5.
Smoke & Vape Shop	P*	Separation (min):	

Use	Permission	Use Standard	Specification
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief:	CU2
		Supplemental findings:	Sec.5C.2.4.H.
		Use standard applicability	Sec. 5A.1.2.C.3.
		Within 500'	Residential, Residential-Mixed, or Agricultural Use District
		Hours of operation (open/close):	7 AM / 10 PM
Sexually Oriented Business:			
General	P*	Separation (min):	
		Other sexually oriented business	1,000'
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Supplemental Procedure:	Sec.5C.2.4.G.
Sexual Encounter	CU2*	Separation (min):	
		Other sexually oriented business	1,000'
		Residential, Residential-Mixed, or	500'

Use	Permission	Use Standard	Specification
		Agricultural Use District	
		<i>Sensitive use</i>	500'
6. Heavy Commercial			
Motor Vehicle Services:			
Light	P*	Separation (min):	
		<i>Sensitive Use</i>	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Enclosure:	Indoors
		Screening:	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
		Hours of operation (open/close):	7AM/7PM
		Supplemental standards:	Sec. 5C.2.5.A.1.
Heavy	P*	Separation (min):	
		<i>Sensitive Use</i>	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Enclosure:	Indoors
		Screening:	

Use	Permission	Use Standard	Specification
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of Operation (open/close):	7AM/7PM
		Supplemental standards:	Sec. 5C.2.5.A.1.
Large Vehicle	P*	Separation (min):	
		Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Enclosure:	Indoors
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Car Wash	P*	Hours of operation (open/close):	7AM/7PM
		Supplemental standards:	Sec. 5C.2.5.A.1.
		Separation (min):	
		Sensitive Use	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening:	

Use	Permission	Use Standard	Specification
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close):	7AM/7PM
		Supplemental standards:	Sec. 5C.2.5.B.1.
Fueling Station:			
Electric Vehicle Charging Facility, Standard Vehicle	P*	Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
Electric Vehicle Charging Facility, Large Vehicle	P*	Supplemental standards:	Sec. 5C.2.5.C.2.
		Separation (min):	
		Residential uses and schools	500'
		Open Space, Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Findings:	Sec. 5C.2.5.C.3.
		Screening:	
		Frontage screen	F-Screen 3
Gas Station, Standard Vehicle	P*	Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.3.
		Separation (min):	200'
		Sensitive use	200'

Use	Permission	Use Standard	Specification
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Hours of operation (open/close)	7AM/7PM
		Supplemental standards:	Sec. 5C.2.5.C.1.
		Separation (min):	
Gas Station, Large Vehicle	P*	Sensitive use	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'
		Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.C.1.
		Separation (min):	
		Sensitive use	500'
Motor Vehicle Sales & Rental:			
Standard Vehicle	P*	Screening:	
		Frontage screen	F-Screen 3
		Transition screen	T-Screen 1

Use	Permission	Use Standard	Specification
Large Vehicle	P*	Supplemental standards:	<i>Sec. 5C.2.5.D.1.</i>
		Screening:	
		<i>Frontage screen</i>	F-Screen 3
		<i>Transition screen</i>	T-Screen 1
Household Moving Truck Rental	P*	Supplemental standards:	<i>Sec. 5C.2.5.D.1.</i>
		Separation (min):	
		<i>Sensitive Use</i>	200'
		<i>Agricultural, Residential, or Residential-Mixed Use District</i>	200'
		Relief	CU2
		Screening:	
		<i>Frontage screen</i>	F-Screen 4
		<i>Transition screen</i>	T-screen 1
Storage, Indoor:			
General	P		
Self-Service Facility	P		
Storage, Outdoor:			
General	P*	Accessory to:	Other allowed <i>use</i>
		Screening:	
		<i>Outdoor storage screening</i>	S-Screen 2
Standard Vehicle	P*	Separation (min):	
		<i>Sensitive use</i>	200'
		Residential, Residential-	200'

Use	Permission	Use Standard	Specification
		Mixed, or Agricultural Use District	
		Relief	CU2
		Screening:	
		<i>Frontage screen</i>	F-Screen 4
		<i>Transition screen</i>	T-Screen 1
		Supplemental standards:	<i>Sec.5C.2.5.F.1.</i>
		Separation (min):	
		<i>Sensitive use</i>	500'
Large Vehicle	P*	Residential, Residential-Mixed, or Agricultural Use District	500'
		Relief	CU2
		Screening:	
		<i>Frontage screen</i>	F-Screen 4
		<i>Transition screen</i>	T-Screen 1
		Supplemental standards:	<i>Sec.5C.2.5.F.1.</i>
		Accessory to:	Other allowed <i>use</i>
		Supplemental standards:	<i>5C.2.5.G.1.</i>
Donation Bin	P*	Separation (min):	
Cargo Container	P*	<i>Sensitive use</i>	500'
		Residential, Residential-Mixed, or Agricultural Use District	500'

Use	Permission	Use Standard	Specification
		Relief	CU2
		Screening:	
		<i>Frontage screen</i>	F-Screen 5
		<i>Transition screen</i>	T-Screen 2
		Supplemental standards:	Sec. 5C.2.5.H.1.
Official Motor Vehicle Impound	P*	Separation (min):	
		<i>Sensitive use</i>	200'
		Residential, Residential-Mixed, or Agricultural Use District	200'
		Relief	CU2
		Screening:	
		<i>Frontage screen</i>	F-Screen 4
		<i>Transition screen</i>	T-Screen 1
		Supplemental standards:	Sec. 5C.2.5.I.1.
7. LIGHT INDUSTRIAL			
Light Industrial Use Category Standards		Use standard applicability:	Sec. 5A.1.2.C.3.
		<i>Adjoining lot</i>	<i>Sensitive use</i>
			Residential, Residential-Mixed, or Agricultural Use District
		Enclosure:	Indoors
Machine Shop	P*	Screening:	
		<i>Transition screen</i>	T-Screen 1
		Light Industrial Use Category Standards, as listed above	

Use	Permission	Use Standard	Specification
Manufacturing, Light:			
General	P*	Light Industrial Use Category Standards, as listed above	
Alcoholic Beverage	P*	Light Industrial Use Category Standards, as listed above	
Artistic & Artisanal	P*	Light Industrial Use Category Standards, as listed above	
Cosmetic & Pharmaceutical	P*	Light Industrial Use Category Standards, as listed above	
Electronics	P*	Light Industrial Use Category Standards, as listed above	
Food & Drink	P*	Light Industrial Use Category Standards, as listed above	
Garment & Accessory	P*	Light Industrial Use Category Standards, as listed above	
Textile	P*	Light Industrial Use Category Standards, as listed above	
Research & Development	P*	Light Industrial Use Category Standards, as listed above	
Soundstages & Backlots	P*	Light Industrial Use Category Standards, as listed above	
Wholesale Trade & Warehousing	P*	Light Industrial Use Category Standards, as listed above	
8. HEAVY INDUSTRIAL			
Animal Products Processing	--		
Manufacturing, Heavy:			
General	--		
Chemical Products	--		
Petroleum & Coal Products	--		
Salvage Yard	--		
Recycling Facility:			
Collection	P*	Separation (min):	
		<i>Sensitive use</i>	1,000'

Use	Permission	Use Standard	Specification
		Residential, Residential-Mixed, or Agricultural Use District	1,000'
		Relief	CU3
		Enclosure:	Covered & enclosed
		Screening:	
		<i>Frontage screen</i>	F-Screen 5
		<i>Transition screen</i>	T-Screen 2
		Supplemental standards:	<i>Sec. 5C2.7.D.1.</i>
		Use standard applicability	<i>Sec. 5A.1.2.C.3.</i>
		Within 1,000'	Residential, Residential-Mixed, or Agricultural Use District
		Hours of operation (open/close):	7 AM / 7 PM
Sorting & Processing	--		
Waste Facility:			
Organic Waste	--		
Hazardous Waste	--		
Solid Waste	--		
Mineral & Ore Extraction	CU3*	Supplemental standards:	<i>Sec. 5C.2.7.H.1.</i>
Oil, Gas, or Hydrocarbon Well	--		
9. AGRICULTURAL			
Animal Keeping:			
Bees	P*	Accessory to:	Other allowed <i>use</i>
		Screening:	

Use	Permission	Use Standard	Specification
		<i>Transition screen</i>	T-Screen 1
		Supplemental standards:	<i>Sec. 5C.2.8.A.1.</i>
Dairy	--		
Equine, Commercial	--		
Equine, Non-commercial	--		
Livestock	--		
Pets	P*	In conjunction with:	Other allowed <i>use</i>
Small Animals	--		
Wild Animals	--		
Plant Cultivation:			
Community Garden	P		
Farming	P*	Supplemental standards:	<i>Sec. 5C.2.8.G.1.</i>
KEY: "P"= Permitted Use; "*"= Use Standard Applies; "CU1"= Approval by Zoning Administrator; "CU2"= Public Hearing by Zoning Administrator; "CU3"= Review by City Planning Commission; "S"= Special Use Program; "A"= Dependent on Most Restrictive Adjoining Zone; "A+*= Dependent on Most Permissive Adjoining Zone; "--"= Use Not Permitted			

Sec. 114. Paragraph 4. shall be added to Subsection C. (Standards) of Section 5C.1.4. (Size) of Division 5C.1. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

4. Size, Use Category
- Where the *Use District table* specifies "Size, use category" the total cumulative area dedicated to any combination of permitted uses within the specified *use category* shall not exceed the square footage specified in the *Use District table*.

Sec. 115. Paragraph 4. of Subsection D. of Section 5C.1.4. of Division 5C.1. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be renumbered to Paragraph 5 and a new Paragraph 4. shall be added to read:

4. Size, Use Category
- The use category size for a site shall be measured by calculating the cumulative area dedicated to each use within the specified use category that meets the following criteria:
- a. For uses located within a building, the total floor area shall be used to determine cumulative area.
- b. For uses not located within a building, the total square footage shall be used to determine cumulative area.

Sec. 116. Subsection A. of Section 5C.1.5. of Division 5C.1. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- A. Intent
- The intent of the standards of this *Section (Location)* is to limit proposed uses to lots having specific qualities or limit proposed uses within sensitive areas in order to ensure the use is compatible with its surroundings and complies with the intent of the Use District.

Sec. 117. Paragraph 6. shall be added to Subsection C. of Section 5C.1.5. of Division 5C.1. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

6. Prohibited Areas
- Where the Use District table specifies "Prohibited Areas" as the location requirement, the proposed use shall not be located within the mapped area specified.

Sec. 118. Subsections C., D and E. of Section 5C.1.9. of Division 5C.1. of Part 5C. of Article 5 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- C. Standards
- The proposed use shall be located at least the minimum distance away from any defined use area, specified use, Use District, or lot line as provided in the Use District table or supplemental use standard.

- D. Measurement
- Use separation shall be measured as the horizontal distance to any portion of a lot or building designated with the proposed use from one of the following:

1. When measured from a specified use, the nearest lot line of all lots containing that specified use.
2. When measured from a Use District, the nearest lot line of all lots zoned as that Use District.
3. When measured from a defined use area, the nearest delineated edge of the area containing the defined use.

- E. Relief
1. A 20 percent or less reduction in required distance away from any defined use area, specified use, Use District, or lot line may be granted in accordance with Sec. 13B.5.2. (Adjustment).
2. See the Use Standard column in the Use District table for relief options pursuant to *Sec. 5A.1.2.C.6. (Relief from Use Standard)*.

Sec. 119. Subparagraph c. shall be added to Paragraph 1. of Subsection C. of Section 5C.1.12. of Division 5C.1. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

- c. Where the Use District table specifies "Project category exceptions" in the Use Standard column, the corresponding specification will indicate the permission or use standard that is eligible for the project category exception.

Sec. 120. The third unnumbered paragraph of Division 5C.2. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read as follows:

- Use findings are supplemental findings, in-lieu findings, and/or requirements that apply to the conditional use process for specified uses when indicated by the applied *Use District*. When applicable, use findings are unique for each use. When use findings for a specified use with a conditional use process does not apply, the *Use District table* will indicate "Not required" in the specification column for that specified use.
- Sec. 121.** Subsection B. shall be added to Section 5C.2.2. of Division 5C.2. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:
- B. School: Preschool/Daycare
1. Supplemental Standards
- The maximum number of persons in care is limited to no more than 20.

Sec. 122. Paragraph 1. of Subsection B. of Section 5C.2.5. of Division 5C.2. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

1. Supplemental Standards
- a. For *new construction* involving new *floor area* or a *major remodel*, bay doors and other *building entrances* and exits designed and intended for *motor vehicles* shall not face any *residential use* or *school* unless the *residential use* or *school* is located more than 100 feet from the car wash facility.
- b. Automatic car wash facilities, where the vehicle is washed by mechanized equipment, shall be *covered* and *enclosed*.
- c. Self-service or hand-wash car wash facilities, where the vehicle is washed manually by a person using a high-pressure hose, shall be *covered*.

Sec. 123. Subsection C. of Section 5C.2.5. of Division 5C.2. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- C. Fueling Stations
1. Fueling Station: Gas Station, Standard Vehicle & Gas Station, Large Vehicle
- a. Supplemental Standards
- An off-street *freight loading area*, in compliance with development standard requirements for freight loading areas pursuant to *Sec. 4C.2.2.C.2. (Freight Loading Areas)*, shall be provided to adequately accommodate all loading and unloading of fuel, vehicles, goods, and any other activities requiring the use of *commercial vehicles* for transportation.
2. Fueling Station: Electric Vehicle Charging Facility, Standard Vehicle

- a. Supplemental Standards
- Electric vehicle charging facilities shall comply with all provisions of this Zoning Code (Chapter 1A), except where *electric vehicle charging facilities* are explicitly exempted.
3. Fueling Station: Electric Vehicle Charging Facility, Large Vehicle

- a. Supplemental Standards
- Electric vehicle charging facilities shall comply with all provisions of this Zoning Code (Chapter 1A), except where electric vehicle charging facilities are explicitly exempted.

- b. Findings
- In lieu of the findings required by *Subsection E. (Standards for Review and Required Findings)* of *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*, the Zoning Administrator, or a Planning Commission on appeal, shall approve a conditional use for an *electrical vehicle charging facility, large vehicle*, if the Zoning Administrator, or a Planning Commission on appeal, finds that the proposed project will not result in a specific adverse impact to public health or safety, including through the imposition of feasible conditions pursuant to California Government Code, Sec. 65850.7(c).

"Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete pursuant to California Government Code, Sec. 65850.7(i)(4).

Any conditions imposed on the *electrical vehicle charging facility, large vehicle* shall be designed to mitigate the specific, adverse impact(s) upon the public health or safety at the lowest cost possible pursuant to California Government Code, Sec. 65850.7(e).

The Zoning Administrator, or a Planning Commission on appeal, shall make written findings to support the decision to approve or deny consistent with *Sec. 13A.2.5.B.3. (Criteria or Findings for Decision)*. If the proposed *electrical vehicle charging facility, large vehicle* use is denied the findings shall include the basis for the rejection of any potential feasible alternatives of preventing the adverse impact.

Sec. 124. Subparagraph h. shall be added to Paragraph 1. of Subsection G. of Section 5C.2.5. of Division 5C.2. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

- h. Refer to the definition of *storage, outdoor: donation bin* in *Sec. 5D.7.5.D. (Donation Bin)* for maximum dimensions that would apply to a *collection bin*.

Sec. 125. Section 5C.2.6. of Division 5C.2. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

SEC. 5C.2.6. LIGHT INDUSTRIAL USES

A. Wholesale Trade & Warehousing

1. Supplemental Findings
- In addition to the findings otherwise required by *Sec. 13B.2.3. (Class 3 Conditional Use Permit)*, the *City Planning Commission* shall also consider:
- a. Whether the project contributes to an over concentration of trucking related uses that may cumulatively impact the respiratory health of surrounding residents, and
- b. Whether freight traffic accessing the site adheres to the Countywide Strategic Truck Arterial Network (CSTAN) through traffic enforcement, road signage and signaling in order to minimize noise, vibration and air quality impacts on sensitive land uses.

Sec. 126. Paragraph 1. of Subsection A. of Section 5C.2.8. of Division 5C.2. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

1. Supplemental Standards
- a. Beekeeping operators shall be registered as a beekeeper with the Los Angeles County Agricultural Commission.
- b. A water source for bees shall be provided at all times on the lot where the bees are kept.
- c. The total number of beehives shall be limited to one for each 2,500 square feet of lot area.
- d. Beehives shall not be located within a frontage yard, within five feet of any property line, or within 20 feet of any *public right-of-way* or *private street*.
- e. Regardless if the applied *Use District (Part 5B.)* includes "Screening" in the Use Standard column of the Use District table, no screening shall be required when beehives are located eight feet or more above the ground level of the abutting lot.

Sec. 127. Paragraph 3. of Subsection B. of Section 5C.3.1. of Division 5C.3. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

3. *Lots* that have not been designated on the Inclusionary Housing Map (*Sec. 1.5.10 (Inclusionary Housing Map)*) shall not be subject to the requirements of this *Section (Inclusionary Housing Program)* and instead shall be permitted as described in *Sec. 5A.3.2. (Permitted (P))*. When the *Use District* permission level includes the asterisk (*) symbol, the use shall be subject to all applicable general use standards, supplemental standards, or supplemental findings general use standards specified by the applied *Use District*.

Sec. 128. The opening paragraph and table in Paragraph 3. of Subsection C. of Section 5C.3.1. of Division 5C.3. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read and be shown as follows, without amending Subparagraphs a., b, or c. of Paragraph 3.:

An inclusionary housing project shall provide, at minimum, the percentage of *restricted affordable units* specified in at least one of the income ranges listed in the applicable Affordability Requirement Set, as established below. The applicable Affordability Requirement Set for an inclusionary housing project shall be based on the Inclusionary Housing Set the project is located within on the Inclusionary Housing Map (*Sec. 1.15.10. (Inclusionary Housing Map)*).

AFFORDABILITY REQUIREMENT SETS					
Inclusionary Housing Set	Affordability Requirements				
	Acutely Low Income	Extremely Low Income	Very Low Income	Low Income	Moderate Income
A	8%	8%	10%	12%	16%
B	12%	13%	15%	17%	28%
C	80%	80%	80%	80%	80%
D	13%	15%	22%	50%	Not applicable

Sec. 129. Paragraph 1. of Subsection B. of Section 5C.3.4. of Division 5C.3. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

1. *Retail: farmers' market, certified* activities are limited to two days per week, and limited to the hours of operation specified by the applied *Use District (Part 5B.)*. Any necessary preparation of the site for sales activities and cleanup may be conducted for not more than one hour before and one hour after the allowed hours of operation.

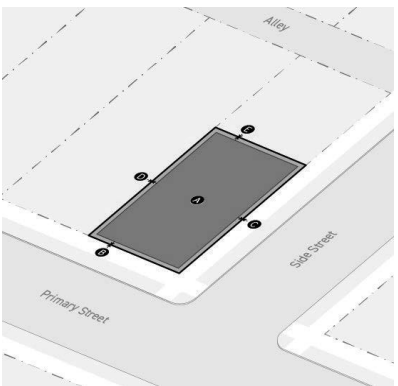
Sec. 130. Section 5C.3.6. shall be added to Division 5C.3. of Part 5C. of Article 5. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 5C.3.6. LEGACY SMALL BUSINESS PROGRAM

- A. Intent

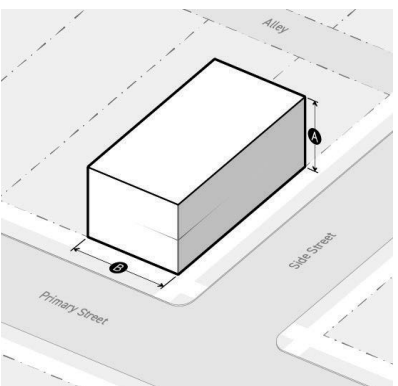
Projects shall utilize the Form standards provided in the tables below, as applicable.

1. Lot Parameters



a. LOT SIZE	Sec. 7C.1.1.
Lot area (min)	None
Lot width (min)	None
b. COVERAGE	Sec. 7C.1.1.
A Building coverage (max)	95%
Building setbacks	
B Primary street (min)	0'
C Side street (min)	0'
D Side (min)	Set by Form District
E Rear (min)	Set by Form District
Alley (min)	0'
Special lot line (min)	Set by Form District
c. AMENITY	Sec. 7C.1.1.
Lot amenity space (min)	None
Residential amenity space (min)	None

2. Bulk and Mass

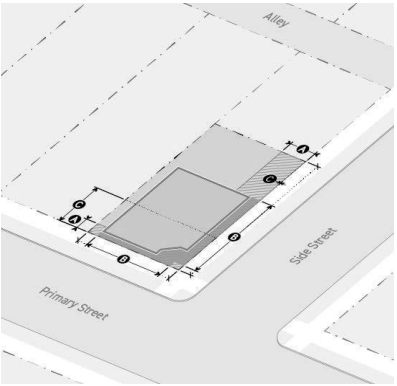


a. FAR & HEIGHT	Sec. 7C.1.1.
A Set by Form District	
b. BUILDING MASS	Sec. 7C.1.1.
B Set by Form District	
c. UPPER-STORY BULK	Sec. 7C.1.1.
Set by Form District	

E. Frontage Standards

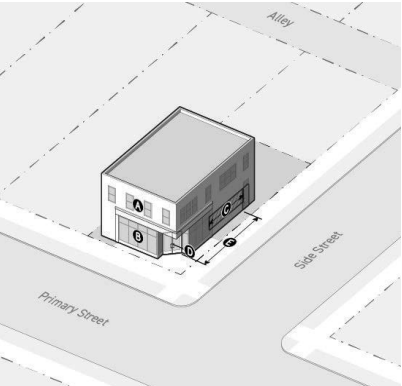
Projects shall utilize the Frontage standards provided in the tables below, as applicable.

1. Lot



	Primary	Side
a. BUILD-TO	Sec. 7C.1.2.	
Applicable stories (min)	1	1
A Build-to depth (max)	5'	10'
B Build-to width (min)	80%	60%
Pedestrian amenity allowance (max)	Not required	Not required
b. PARKING	Sec. 7C.1.2.	
C Parking setback (min)	25'	0'
c. LANDSCAPING	Sec. 7C.1.2.	
Frontage planting area (min)	Not required	Not required
Frontage yard fence & wall type allowed:	A1	A3

2. Façade



	Primary	Side
a. TRANSPARENCY	Sec. 7C.1.2.	
Transparent area (min)		
A Ground story	50%	30%
B Upper stories	20%	20%
C Active wall spacing (max)	10'	20'
b. ENTRANCES	Sec. 7C.1.2.	
D Street-facing entrance	Required	Not required
E Entrance spacing (max)	25'	50'
Entry feature	Required	Not required
Options	- Recessed entry - Covered entry - Storefront bay	
c. GROUND STORY	Sec. 7C.1.2.	
Ground story height (min)	10'	10'
Ground floor elevation (min/max)	2'/5'	2'/5'

F. Development Standards

Development standards are set by the applied *Development Standard District (Part 4B.)*.

G. Use Standards

- For a minimum of 10 years after the issuance of a *Certificate of Occupancy*, a minimum of 500 square feet of *ground story floor area* shall be designated for *general commercial uses*. Where the total *building coverage* on the *lot* is less than 1,500 square feet, the minimum *ground story floor area* designated for *general commercial uses* may be less than 500 square feet provided it is no less than 33 percent of the total *building coverage*.
- Once 10 years have elapsed since the issuance of the *Certificate of Occupancy*, the required *ground story floor area* designated for *general commercial uses* may be designated for any *use* allowed in the applied *Use District (Part 5B)*.

- Any *floor area* provided beyond the minimum required for *general commercial uses* may be designated for any *use* allowed in the applicable *Use District*.

H. For additional *use* rules, see the applied *Use District (Part 5B)*.

I. Density Standards

Density standards are set by the applied *Density District (Part 6B.)*.

J. Relief

A reduction of up to five years in the amount of time that commercial *floor area* is required to be occupied by a *general commercial use* may be granted in accordance with *Sec. 13B.2.2. (Class 2 Conditional Use Permit)*.

Sec. 135. Division 7B.3. of Part 7B. of Article 7. of Chapter 1A of the Los Angeles Municipal Code shall be amended to show and read:

DIV. 7B.3. SMALL LOT SUBDIVISION

SEC. 7B.3.1. SMALL LOT 1

A. Eligibility

1. Eligible Districts

FORM	FRONTAGE	STANDARD	USE	DENSITY
House_, VLN_, VLM_, LN_, & LM_	All	All	RG_, RX_, CX_, & IX_	FA through 60

2. Eligible Projects

Any *unified development*, which involves the creation of two or more *lots* that accommodate *dwelling units* as the primary use is eligible for the Small Lot 1 Alternate Typology.



B. Intent

The Small Lot 1 Alternate Typology is intended to encourage infill housing that expands opportunities for fee-simple home ownership in a compact residential form. This Alternate Typology allows smaller lot sizes for *unified developments* in order to provide greater flexibility for infill housing, while maintaining standards essential for ensuring all *projects* contribute to a highly walkable and human scale neighborhood environment.

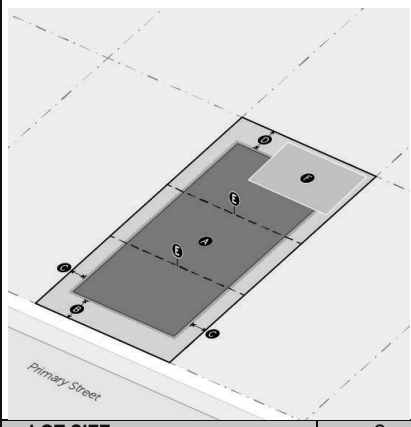
C. Review

- Administrative review is required pursuant to *Sec. 13B.3.1. (Administrative Review)*.
- If the *project* involves a *subdivision* it shall be reviewed pursuant to the applicable provisions of Article 11. (Division of Land).

D. Form Standards

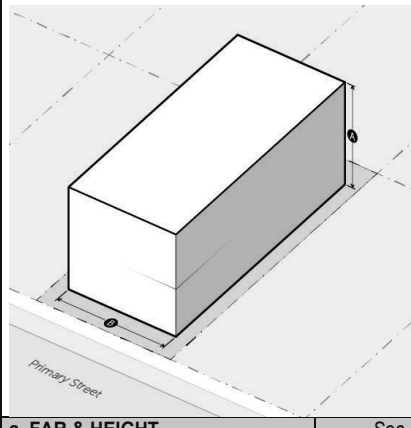
Projects shall utilize the Form standards provided in the tables below, as applicable.

1. Lot Parameters



a. LOT SIZE	Sec. 7C.1.1.
Lot area (min)	600 SF
Lot width (min)	15'
b. COVERAGE	Sec. 7C.1.1.
A Building coverage (max)	75%
Building setbacks	
B Primary street	Set by Form District
Side street (min)	Set by Form District
C Side (min)	Set by Form District
D Rear (min)	Set by Form District
Alley (min)	Set by Form District
Special: All (min)	Set by Form District
E Interior (min)	0'
c. AMENITY	Sec. 7C.1.1.
F Lot amenity space (min)	15%
Required at grade (min)	100%
Residential amenity space (min)	10%

2. Bulk and Mass



a. FAR & HEIGHT	Sec. 7C.1.1.
Floor area ratio (FAR)	Set by Form District
A Height (max)	Set by Form District
b. BUILDING MASS	Sec. 7C.1.1.
B Building width (max)	Set by Form District
c. UPPER-STORY BULK	Sec. 7C.1.1.
Street step-back	Set by Form District
Height transition	Set by Form District

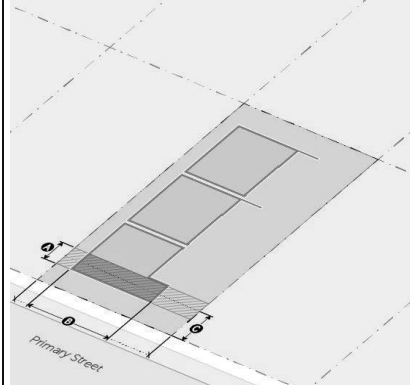
3. Lot Amenity Space

When a project involves the creation of fewer than 20 lots it is exempt from the *lot amenity space* required in Paragraph 1. (Lot Parameters), above.

E. Frontage Standards

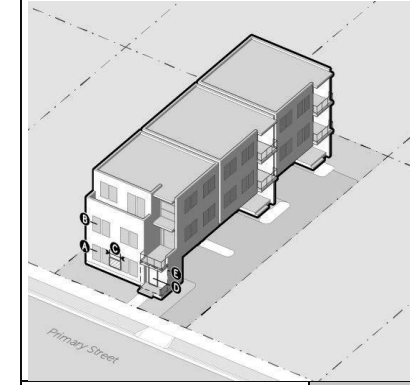
Projects shall utilize the Frontage standards provided in the tables below, as applicable.

1. Site



	Primary	Side
a. BUILD-TO	Sec. 7C.1.2.	
A Build-to depth (max)	10'	15'
B Build-to width (min)	60%	40%
Pedestrian amenity allowance (max)	Not required	Not required
b. PARKING	Sec. 7C.1.2.	
C Parking setback (min)	15'	5'
c. LANDSCAPING	Sec. 7C.1.2.	
Frontage planting area (min)	30%	30%
Frontage yard fence & wall type allowed:	A2	A2

2. façade



	Primary	Side
a. TRANSPARENCY	Sec. 7C.1.2.	
Transparent area (min)		
A Ground story	12%	10%
B Upper stories	20%	20%
C Active wall spacing (max)	10'	10'
b. ENTRANCES	Sec. 7C.1.2.	
D Street-facing entrance	Required	Required
Entrance spacing (max)	40'	40'
E Entry feature	Required	Required
Options	- Porch - Raised entry - Forecourt - Recessed entry - Covered entry	
c. GROUND STORY	Sec. 7C.1.2.	
Ground story height (min)	10'	10'
Ground floor elevation (min/max)	2'/5'	2'/5'

F. Development Standards

Development Standards are set by the applied *Development Standards District (Part 4B.)*, except where modified by Paragraph 1. (Pedestrian Access) and Paragraph 2. (Side/Rear Yard Fence and Wall), below.

1. Pedestrian Access

In addition to any site access pedestrian standards specified by the applied *Development Standards District (Part 4B.)*, small lot subdivisions shall be subject to the following:

- A small lot subdivision shall provide a shared pedestrian accessway meeting the following standards:
 - If the pedestrian accessway provides site access to any street-facing entrance required by the applicable *Frontage District (Part 3B.)*, it is a minimum width of four feet.
 - If the pedestrian accessway is for internal circulation, such as one leading to other entrances or amenity spaces, it is a minimum width of three feet and is open to the sky.
 - The pedestrian accessway connects from the sidewalk, or other publicly accessible pedestrian facility along the frontage lot line, to all common open spaces, mailboxes, trash enclosures, and each required pedestrian entrance.
 - The pedestrian accessway is accessible to users of all lots included in the small lot subdivision.
 - The pedestrian accessway is physically separated from and uninterrupted by motor vehicle use areas except where required to cross a drive aisle or driveway. Physical separation methods may include, curbs of no less than four inches in height, a planting area having no horizontal dimension less than 18 inches, or bollards, raised planters or similar containment methods, no less than 12 inches in height and separated by no more than five feet.
- Each unit that does not include a street-facing entrance accessible from a pedestrian accessway, shall provide a pedestrian entrance that meets the following standards:
 - The pedestrian entrance faces the required shared pedestrian accessway.
 - The pedestrian entrance provides an entry feature meeting the standards for one of the allowed entry features options specified by *Sec. 7B.3.1.E.2.b. (Frontage Standards)*. For the purposes of meeting entry feature standards, a pedestrian access that faces a linked pedestrian accessway shall be considered a street-facing entrance.

2. Side/Rear Yard Fence and Wall

Any fence or wall provided shall not include barbed wire, or concertina.

G. Use Standards

- For a minimum of 20 years after the issuance of a *Certificate of Occupancy*, *dwelling units* or *household business: live/work* units shall be the *primary use* on the lot. The remaining floor area *incidental to the primary use* on the lot may be designated for any use allowed in the applied Use District (Part 5B). After the minimum 20 years from have elapsed, all *floor area* on the *lot* may be designated for any use allowed in the applied Use District (Part 5B).
- For additional Use District standards, see the applied Use District (Part 5B).

H. Density Standards

Density standards are set by the applied Density District (Part 6B.)

Sec. 136. Subparagraph C. of Paragraph 2. of Subsection D. of Sections 7B.6.1., 7B.6.2., 7B.6.3., 7B.6.4., 7B.6.5., and 7B.6.6. of Division 7B.3. of Part 7B. of Article 7. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

C. UPPER STORY BULK	Div. 2C.6
Street Step-Back	Set by Form District
Height Transition	Set by Form District

Sec. 137. Subparagraph C. of Paragraph 2. of Subsection D. of Sections 7B.7.1., 7B.7.2., and 7B.7.3. of Division 7B.7. of Part 7B. of Article 7. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

C. UPPER STORY BULK	Div. 2C.6
Street Step-Back	Set by Form District
Height Transition	Set by Form District

Sec. 138. Section 8.3.2. of Division 8.3. of Article 8. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

SEC. 8.3.2. FREEWAY (FWY)

A. Intent

The Freeway Special Zone (FWY) is intended to regulate parcels above, under or immediately adjacent to freeways, including but not limited to, property owned by the California Department of Transportation (Caltrans).

B. Applicability

The standards in this Section (Freeway (FWY)) are subject to state or federal preemption.

C. Standards

1. Floor Area
- Development of land is limited to a maximum floor area of 50 percent of the lot area.
2. Use
- The use of FWY zoned land for non-highway purposes shall be limited to those uses listed below, defined in Article 5. (Use), and only permitted by approval of a conditional use permit as outlined below.

Uses	Conditional Use Permission Level
Civic Facility: All	CU3
Civic Fleet Services	CU3
Parking	CU3
Public Safety Facility	CU3
Utilities:	
Minor	CU3
Major	CU3
Solar Energy Facility	CU3
Wireless Facility, Freestanding	CU2
Wireless Facility, Rooftop	CU2
Nature Reserve	CU3
Open Space, Public	CU3
Indoor Recreation:	
Public	CU3
Outdoor Recreation:	
Public	CU3
Freight Railway Facility	CU3
Passenger Transit Facility	CU3
Motor Vehicle Services: All	CU3
Fueling Station: All	CU3
Motor Vehicle Sales & Rental: All	CU3
Storage, Indoor: All	CU3
Storage, Outdoor	
General	CU3
Standard Vehicle	CU3
Large Vehicle	CU3
Official Motor Vehicle Impound	CU3

- a. CU2 Permission Level
- A permission level of CU2 indicates that the use may be permitted only after approval by the Zoning Administrator, in accordance with Sec. 13B.2.2. (Class 2 Conditional Use Permit).
- b. CU3 Permission Level
- A permission level of CU3 indicates that the use may be permitted only after approval by the City Planning Commission, in accordance with Sec. 13B.2.3. (Class 3 Conditional Use Permit). In addition to the findings outlined in Sec. 13B.2.3. (Class 3 Conditional Use Permit), the City Planning Commission shall also determine that in approving the proposed use, the project shall not expose the general public to prolonged or sustained health and safety impacts.
3. Freeway Screening
- Projects approved for one of the permissible non-highway uses must provide a Type T-3 transition screen as established in Sec. 4C.8.2.C.3.c. (T-Screen 3) for the entire length of any lot line abutting a highway. On lots where tree planting is infeasible, such as lots located beneath above-grade highways, or on lots with no highway adjacency, such as lots on capped highways, applicants may apply for relief as outlined in Sec. 4C.8.2.E. (Relief).

D. Sale of Caltrans Land

In the event Caltrans property is sold to another party, the limitations established in Subsection B. (Standards) above shall continue to apply unless the Freeway Special Zone (FWY) designation has been changed to a different zone in accordance with Sec. 13.B.1.4. (Zone Change).

Sec. 139. Sub-subparagraph v. of Subparagraph a. of Paragraph 3. of Subsection C. of Section 9.2.2. of Division 9.2. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- v. Upper-Story Bulk
- A *project* may be exempt from any *height transition* requirement established in *Sec. 2C.6.2. (Height Transition)* or required by an applicable *Specific Plan, Special Zone, or Supplemental District*.

Sec. 140. Section 9.2.7. of Division 9.2. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

Sec. 9.2.7. Transit Oriented Communities Affordable Housing Incentive Program

Pursuant to Chapter I. (General Provisions and Zoning), Sec. 12.22.A.31 (d) (Process for Changing TOC Incentives and Eligibility) of this Code, projects participating in the Transit Oriented Communities Affordable Housing Incentive program within areas zoned with this Zoning Code shall follow the requirements of Sec. 9.3.2. (Local Affordable Housing Incentive Program) of this Zoning Code (Chapter 1A).

Sec. 141. Paragraph 3. of Subsection B. of Section 9.3.1. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

3. The applied Form District (Part 2B.) provides for any kind of *bonus floor area ratio* or *bonus height*, including *tier 1 bonus floor area ratio, tier 2 bonus floor area ratio, tier 1 bonus height, or tier 2 bonus height*.

Sec. 142. Subparagraph c. of Paragraph 1. of Subsection C. of Section 9.3.1. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- c. After receiving the full possible bonus for providing restricted affordable units, a *project* that involves *dwelling units* with unused *floor area* or height based on the highest *bonus FAR* and highest *bonus height* listed in the applied *Form District (Part 2B.)*, may use the remaining development potential using one of the methods below, up to the maximum allowed by the applied *Form District (Part 2B.)*:
- i. Additional Restricted Affordable Units

Providing additional *restricted affordable units* above the minimum percentage required to qualify for the maximum density increase of the applicable affordable housing program. The amount of additional *FAR* or height provided for additional percentages of *restricted affordable units* shall be determined by the applicable *Specific Plan, Supplemental District, or Special Zone*.

ii. Public Benefits Incentive Program

Using one or more of the programs established in this *Division (Community Benefits Program)* for additional public benefits other than *restricted affordable units*, if available as incentive programs in an applicable *Specific Plan, Supplemental District, or Special Zone*.

Sec. 143. Paragraph 2. of Subsection C. of Section 9.3.1. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

2. Non-Residential Projects

A *project* which does not involve the construction of *dwelling units* may use any of the programs established in this Division (Community Benefits Program) that incentivize public benefits other than *restricted affordable units*. Additional *floor area ratio* or height may be awarded up to the highest *bonus FAR* and *bonus height* listed in the *applied Form District (Part 2B.)*, as established in this Section (Community Benefits Program Structure) or an applicable *Specific Plan, Supplemental District, or Special Zone*.

Sec. 144. Subparagraph a. of Paragraph 1. of Subparagraph B. of Section. 9.3.2. of Article 9 of Chapter 1A of the Los Angeles Municipal Code, shall be amended to read:

- a. Established
- Local Incentive Program Sets A through G are established below, and define the minimum percentage of on-site *restricted affordable units* required.

LOCAL INCENTIVE PROGRAM SETS					
Set	Affordability Requirements				
	Acutely Low Income	Extremely Low Income	Very Low Income	Lower Income	Moderate
A	n/a	11%	15%	25%	n/a
B	10%	11%	15%	25%	n/a
C	n/a	10%	14%	23%	n/a
D	n/a	10%	14%	23%	n/a
E	n/a	9%	12%	21%	n/a
F	n/a	8%	11%	20%	n/a
G	7%	8%	11%	20%	40%

Sec. 145. Paragraph 2. and Paragraph 3. of Subsection C. of Sec. 9.3.2. Of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

2. Floor Area Ratio

- a. A *housing development project* providing *restricted affordable units* at the rates outlined in Subsection B (Eligibility), above, shall be entitled to FAR up to the maximum *tier 1 bonus floor area ratio* of the applied *Form District (Part 2B)*. Where no *tier 1 bonus floor area ratio* is specified in the applied *Form District (Part 2B.)*, a *project* providing the required number of *restricted affordable units* is entitled to FAR up to the highest allowable *floor area ratio* listed in the applied *Form District (Part 2B.)*, unless otherwise stated by an applicable *Specific Plan, Supplemental District, or Special Zone*.
- b. A *housing development project* providing both *restricted affordable units* at the rates outlined in Subsection B. (Eligibility), above, in addition to one or more public benefits, shall be entitled to FAR up to the maximum *tier 2 bonus floor area ratio* of the applied *Form District (Part 2B.)*, as outlined in *Sec. 9.3.4. (Public Benefits Menu)*, or an applicable *Specific Plan, Supplemental District, or Special Zone*. Where no *tier 2 bonus floor area ratio* is specified in the applied *Form District (Part 2B.)*, a *project* providing the required number of *restricted affordable units*, with no additional public benefits, is entitled to FAR up to the highest allowable *floor area ratio* listed in the applied *Form District (Part 2B.)*, unless otherwise specified by an applicable *Specific Plan, Supplemental District, or Special Zone*.
- c. A *housing development project* that consist of 100 percent on-site *restricted affordable units*, exclusive of a *building manager unit* or units, shall be permitted an additional 10 percent more of maximum *floor area* than listed Subparagraph a. above or in the applied *Form District (Part 2B.)*. However, in no instance shall the *housing development project* exceed an FAR of 13:1.

3. Height

- a. A *housing development project* providing *restricted affordable units* at the rates outlined in Subsection B (Eligibility), above, shall be entitled to a height bonus up to the maximum *tier 1 bonus height* of the applied *Form District (Part 2B)*. Where no *tier 1 bonus height* is specified in the applied *Form District (Part 2B.)*, a *project* providing the required number of *restricted affordable units* is entitled to a height bonus up to the highest allowable *height* listed in the applied *Form District (Part 2B.)*, unless otherwise stated by an applicable *Specific Plan, Supplemental District, or Special Zone*.
- b. A *housing development project* providing both *restricted affordable units* at the rates outlined in Subsection B (Eligibility), above, in addition to one or more public benefits, as outlined in *Sec. 9.3.4. (Public Benefits Menu)*, or an applicable *Specific Plan, Supplemental District, or Special Zone*, shall be entitled to a height bonus up to the maximum *tier 2 bonus height* of the applied *Form District (Part 2B)*. Where no *tier 2 bonus height* is specified in the applied *Form District (Part 2B.)*, a *project* providing the required number of *restricted affordable units*, with no additional public benefits, is entitled to a height bonus up to the highest allowable *height* listed in the applied *Form District (Part 2B.)*, unless otherwise specified by an applicable *Specific Plan, Supplemental District, or Special Zone*.

Sec. 146. Subsection E. of Section 9.3.2. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be renumbered to Subsection F.

Sec. 147. Subsection E. shall be added to Section 9.3.2. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code to read:

E. Public Benefits

1. A *project* may access FAR and height bonuses up to the *tier 2 bonus floor area ratio* and *tier 2 bonus height* allowed by the applied *Form District (Part 2B.)* by providing one or more public benefits, pursuant to *Sec. 9.3.4. (Public Benefits Menu)*, unless otherwise specified by an applicable *Specific Plan, Supplemental District, or Special Zone*. Where the applied *Form District (Part 2B.)* does not specify a *tier 2 bonus floor area ratio* or *tier 2 bonus height*, a *project* may access up to the highest bonus floor area ratio and bonus height listed in the applied *Form District (Part 2B.)*.
2. A *project* providing public benefits shall be eligible to provide one or more of the public benefit options listed for the Public Benefits Incentive Set mapped for the *lot* on the *Public Benefits Incentive Map (Sec.1.5.12.)*. The mapped Public Benefits Incentive Set shall establish the *floor area ratio* and height bonuses associated with each eligible public benefit option, pursuant to *Sec. 9.3.4. (Public Benefits Menu)*. Multiple public benefit options can be provided by one *project* in order to combine and stack public benefit bonuses, but in no case shall the total bonus received exceed the highest *bonus FAR* and *bonus height* listed in the applied *Form District (Part 2B)*. A *project* providing public benefits shall be reviewed and approved pursuant to the processes outlined in *Sec. 9.2.2.D.1.d. (Projects Providing Public Benefits)*.

Sec. 148. Sub-subparagraph i. of Subparagraph a. of Paragraph 2. of Subsection C. of Section 9.3.4. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- i. If the option to provide public benefits is enabled by an incentive program in this Article (Public Benefit Systems) or in an applicable *Specific Plan, Supplemental District, or Special Zone*, a *project* shall be awarded additional *floor area* up to the maximum *tier 2 bonus floor area ratio* and *tier 2 bonus height* allowed by the applied *Form District (Part 2B.)*, by providing one or more of the public benefits options in Paragraph 3. (Public Benefits Incentive Sets), below, or by providing an alternative community facility pursuant to *Sec. 9.3.4.D.1.b. (Alternative Public Benefit Options)*, below. Where no *tier 2 bonus floor area ratio* or *tier 2 bonus height* is specified in the applied *Form District (Part 2B.)*, a *project* may exceed the base *height in stories* up to the highest allowable *bonus FAR* and *bonus height* listed in the applied *Form District (Part 2B.)*, unless otherwise specified by an applicable *Specific Plan, Supplemental District, or Special Zone*.

Sec. 149. Sub-subparagraph iv. of Subparagraph a. of Paragraph 4. of Subsection C. of Section 9.3.4. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- iv. A minimum 10-year lease with a licensed childcare provider, with a five-year renewal option, shall be required prior to the issuance of any *Certificate of Occupancy*. The licensed childcare provider is not required to complete the term of the lease. If the lease is terminated for any reason before the initial 10-year period, or any subsequent lease is terminated before 10 years from Certificate of Occupancy, the property owner or their representative shall find a new licensed childcare provider or other tenant providing a public benefit option permitted by an applicable incentive program in this *Article 9. (Public Benefit Systems), Specific Plan, Supplemental District, or Special Zone* to complete the 10-year term (or 15-year term, if the five-year renewal option is utilized). For the purposes of this provision, the time in which the public benefit space is vacant does not count towards the required minimum. After the term of the initial lease has been completed, the property owner may offer the tenant an extension in the lease or establish a new lease with a new tenant. A lease must be in effect for the entire duration of the 55-year period specified in Sub-subparagraph iii., above.

Sec. 150. Sub-subparagraph v. of Subparagraph b. of Paragraph 4. of Subsection C. of Section 9.3.4. of Division 9.3.4. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- v. A minimum 10-year lease with a *full-service grocery store*, with a five-year renewal option, shall be required prior to the issuance of any *Certificate of Occupancy*. The *full-service grocery store* is not required to complete the term of the lease. If the lease is terminated for any reason before the initial 10-year period, or any subsequent lease is terminated before 10 years from Certificate of Occupancy, the property owner or their representatives shall find a new full-service grocery store or other tenant providing a public benefit option permitted by an applicable incentive program in this *Article 9. (Public Benefit Systems), Specific Plan, Supplemental District, or Special Zone* to complete the 10-year term (or 15-year term, if the five-year renewal option is utilized). For the purposes of this provision, the time in which the public benefit space is vacant does not count towards the required minimum. After the term of the initial lease has been completed, the property owner may offer the tenant an extension in the lease or establish a new lease with a new tenant. A lease must be in effect for the entire duration of the 55-year period specified in Sub-subparagraph iv., above.

Sec. 151. Sub-subparagraph iii. of Subparagraph c. of Paragraph 4. of Subsection C. of Section 9.3.4. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- iii. A minimum 10-year lease with a health service provider, with a five-year renewal option, shall be required prior to the issuance of any *Certificate of Occupancy*. The health service provider is not required to complete the term of the lease. If the lease is terminated for any reason before the initial 10-year period, or any subsequent lease is terminated before 10 years from *Certificate of Occupancy*, the property owner or their representatives shall find a new health service provider or other tenant providing a public benefits option permitted in an applicable incentive program in this *Article 9. (Public Benefit Systems), Specific Plan, Supplemental District, or Special Zone* to complete the 10-year term (or 15-year term, if the five-year renewal option is utilized). For the purposes of this provision, the time in which the public benefit space is vacant does not count towards the required minimum. After the term of the initial lease has been completed, the property owner may offer the tenant an extension in the lease or establish a new lease with a new tenant. A lease must be in effect for the entire duration of the 55-year period specified in Sub-subparagraph ii., above.

Sec. 152. Sub-subparagraph iii. of Subparagraph e. of Paragraph 4. of Subsection C. of Section 9.3.4. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- iii. A minimum 55-year lease with a *school* run by or approved by LAUSD or a public library operated by the City of Los Angeles Library Department shall be required prior to the issuance of any *Certificate of Occupancy*. This requirement does not mean that the *school* run by or approved by LAUSD or public library operated by the City of Los Angeles Library Department is required to complete the term of the lease. If the lease terminates early for any reason, the property owner or their representatives shall find a new *school* run by or approved by LAUSD or a public library operated by the City of Los Angeles Library Department to complete the 55-year term. For the purposes of this provision, the time in which the public school or public library space is vacant does not count towards the required minimum.

Sec. 153. Sub-subparagraph v. of Subparagraph f. of Paragraph 4. of Subsection C. of Section 9.3.4. of Division 9.3. of Article 9 of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- v. A minimum 10-year lease with a *social service center*, with a five-year renewal option, shall be required prior to the issuance of any *Certificate of Occupancy*. This requirement does not mean that the *social service center* is required to complete the term of the lease. If the lease is terminated for any reason before the initial 10-year period, or any subsequent lease is terminated before 10 years from *Certificate of Occupancy*, the property owner or their representatives shall find a new social service center or other tenant providing a public benefit option permitted in an applicable incentive program in this Article 9. (Public Benefit Systems), Specific Plan, Supplemental District, or Special Zone to complete the 10-year term (or 15-year term, if the five-year renewal option is utilized). For the purposes of this provision, the time in which the *floor area* for the public benefit space is vacant does not count towards the required minimum. After the term of the initial lease has been completed, the property owner may offer the tenant an extension in the lease or establish a new lease with a new tenant. A lease must be in effect for the entire duration of the 55-year period specified in Sub-subparagraph ii., above.

Sec. 154. Sub-subparagraph iii. of Subparagraph g. of Paragraph 4. of Subsection C. of Section 9.3.4. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code shall be amended to read:

- iii. A minimum 10-year lease(s) with a *civic facility*, with a five-year renewal option, shall be required prior to the issuance of any *Certificate of Occupancy*. This requirement does not mean that the *civic facility* is required to complete the term of the lease. If the lease is terminated for any reason before the initial 10-year period, or any subsequent lease is terminated before 10 years from *Certificate of Occupancy*, the property owner or their representatives shall find a new *civic facility* to complete the 10-year term (or 15-year term, if the five-year renewal option is utilized). For the purposes of this provision, the time in which the *floor area* for a *civic facility* is vacant does not count towards the required minimum. After the term of the initial lease has been completed, the property owner may offer the tenant an extension in the lease or establish a new lease with a new tenant. A lease must be in effect for the entire duration of the 55-year period specified in Sub-subparagraph ii., above.

Sec. 155. Subparagraph m. shall be added to Paragraph 4. of Subsection C. of Section 9.3.4. of Division 9.3. of Article 9. of Chapter 1A of the Los Angeles Municipal Code to read:

- m. Legacy Small Business Incentive Area
- i. A *project* within a Legacy Small Business Incentive Area in an applicable incentive program in this Article (Public Benefit Systems), Specific Plan, Supplemental District, or Special Zone may obtain additional floor area and height, provided the legacy small business shall have been in continuous operation for at least 20 years with no break in its operations exceeding two years, and within a two-mile radius of the project site, in the *City* boundaries, and meet at least two of the following four standards:

a) The business has no more than 50 full-time equivalent employees;

b) Posts a placard stating that non-English languages are spoken in the establishment, written in the respective language offered. The placard shall be located within five feet of the entrance along the primary street lot line, and shall be a minimum of 8.5 inches by 11 inches in at least a 12-point font;

c) Accepts government issued assistance such as Electronic Benefit Transfer (EBT) and posts a placard stating acceptance of government issued assistance such as Electronic Benefit Transfer (EBT) within five feet of the entrance along the primary street lot line, which is a minimum of 8.5 inches by 11 inches in a front size of at least a 12-point font;

d) Pays employees wages equivalent to or greater than those specified in Article 11. (Living Wage), Sec. 10.37.2. (Payment of Minimum Compensation to Employees) of the LAAC.

ii. Floor area used as a legacy small business shall be used for such purposes for a minimum of 55 years after the *Certificate of Occupancy* is issued. For the purposes of this provision, the time in which the legacy small business space is vacant does not count towards the required minimum.

iii. A minimum 10-year lease with a legacy small business, with a five-year renewal option, and a limit of no more than five percent rent increase per year shall be required prior to the issuance of any *Certificate of Occupancy* on the project site. This requirement does not mean that the legacy small business is required to complete the term of the lease. If the lease is terminated for any reason before the initial 10-year period, or any subsequent lease is terminated before 10 years from *Certificate of Occupancy*, the property owner or their representatives shall find a new tenant providing a public benefits option permitted in the applicable incentive program in this Article (Public Benefit Systems), *Specific Plan, Supplemental District, or Special Zone* to complete the 10-year term. For the purposes of this provision, the time in which the public benefit space is vacant does not count towards the required minimum. After the term of the initial lease has been completed, the property owner may offer the tenant an extension in the lease or establish a new lease with a new tenant. A lease must be in effect for the entire duration of the 55-year period specified in Sub-subparagraph ii., above.

iv. The floor area devoted to a legacy small business shall be located on-site.

v. Projects receiving a floor area incentive for a legacy small business in accordance with this Subparagraph (Legacy Small Business Incentive Area) shall not be eligible for the floor area exemption for preserving or accommodating a legacy small business granted pursuant to *Sec. 9.4.8. (Legacy Small Business Program)*.

Sec. 156. Section 9.4.8 shall be added to Division 9.4. of Article 9. of Chapter 1A of the Los Angeles Municipal Code to read:

SEC. 9.4.8. LEGACY SMALL BUSINESS INCENTIVE PROGRAM

- A. Purpose
- The purpose of this *Section (Legacy Small Business Incentive Program)* is to create long-lasting opportunities for existing commercial tenants to remain in the communities they serve.
- B. Eligibility

1. When an existing on-site building possesses one or more legacy small businesses and involves new construction, or when a new development is proposing to incorporate a legacy small business from an off-site location as a part of its development, such a development may qualify for this incentive program, as long as it abides by the eligibility requirements and standards of this Subsection (Eligibility).
2. In order for a legacy small business to be eligible for this incentive program, it shall have been within continuous operations for at least 20 years with no break in its operation exceeding two years, and within a two-mile radius of the project site in the *City* boundaries, and meet at least two of the following four standards:

- a. The business has no more than 50 full-time equivalent employees;
- b. Posts a placard stating that non-English languages are spoken in the establishment, written in the respective language offered. The placard shall be located within five feet of the entrance along the primary street lot line, and shall be a minimum of 8.5 inches by 11 inches in at least a 12-point font;
- c. Accepts government issued assistance such as Electronics Benefits Transfer (EBT) and posts a placard stating acceptance of government issued assistance such as Electronic Benefit Transfer (EBT) within five feet of the entrance along the primary street lot line, which is a minimum of 8.5 inches by 11 inches in a font size of at least a 12-point font;
- d. Pays employees wages equivalent to or greater than those specified in Article 11. (Living Wage), Sec. 10.37.2. (Payment of Minimum Compensation to Employees) of the LAAC.

3. Projects receiving a floor area exemption for preserving or accommodating a legacy small business in accordance with this *Section (Legacy Small Business Program)* shall not be eligible for the floor area bonus incentive granted pursuant to *Sec. 9.3.4.C.4.m. (Legacy Small Business Incentive Area)*.

C. Legacy Small Business Options

1. Preserving or Retaining a Legacy Small Business On-Site

When new construction retains a legacy small business or multiple legacy small businesses on the ground floor of a development, either by preservation of the existing tenant spaces with their existing legacy small business tenants kept in place throughout the construction, or by the leasing of new tenant spaces to a legacy small businesses that previously operated at the same site prior to the construction, the floor area of those legacy small businesses may be exempted from the total floor area calculation of the new construction. Proof of retention may be provided by way of lease agreement, recorded covenant, and written confirmation and consent of the legacy small business owner.

2. Accommodating a Legacy Small Business On-Site From Another Location

When a new development can accommodate a legacy small business from another location, a developer may show proof of the accommodation of that legacy small business as a part of the new development by way of lease agreement, recorded covenant, and written confirmation and consent of the legacy small business owner.

D. Incentives

1. Floor Area Exemption

a. Preserving

When preserving a legacy small business or businesses on-site, two times (2x) the total floor area of those tenant spaces may be exempted from the new construction's floor area calculation.

- K. All fonts and/or typeface and spacing and layout (including indentations) of text, headings, graphs and tables, and colors shall match that of the existing published Chapter 1A of the Los Angeles Municipal Code.
- L. All numbers shall be written in accordance with the following protocol:
- a. Numbers one through nine shall be written out, unless within a table.
 - b. Numbers written as the first word of sentence shall be written out (e.g. "One hundred percent of all affordable housing...").
 - c. Fractions and numbers including fractions shall be displayed as numerals (e.g. "½" instead of "one-half", and 1½ instead of "one and ½").
 - d. Ordinance numbers shall be written so that "Ordinance number" is abbreviated and includes a comma after 3 digits, and includes the effective or operative dates (e.g. "...as established by Ord. No. 176,445 (effective 3/9/05)...").
 - e. FAR numbers and ratios remain per drafting standard.
 - i. Example: "... a FAR of 2.5:1 shall be...",
 - f. Zoning District numbers remain as a number.
 - i. Example: "...those lots with a Density District 6 or more restrictive..."

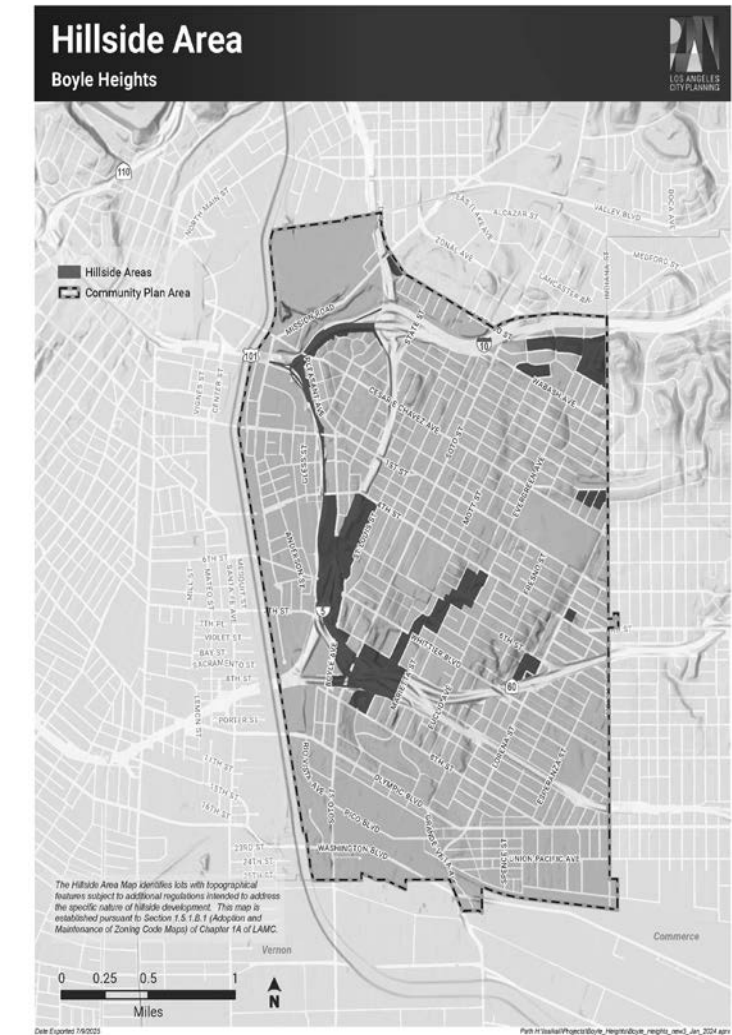
M. All instances of the percentage symbol (%) shall be updated to "percent" or "percentage" as appropriate unless the percentage is shown within a table, in which case the percentage symbol (%) shall be used.

Sec. 168. Without limitation to the authority and responsibilities of City Planning provided in Section 168, above, as deemed necessary by the Director, the Department of City Planning may prepare technical corrections to this ordinance in order to correct citations and typographical errors that do not result in substantive changes to the policies adopted by the City Council in the approval of this ordinance, in consultation with the City Attorney, subject to the following:

- a. Such technical corrections may include:
 - i. Corrections to typographical errors and citations.
 - ii. Stylistic and formatting consistency edits.
 - iii. Corrections to ensure consistency between provisions.
 - iv. Corrections to clarify the implementation of a provision.
 - v. Corrections to illustrations or graphics to align with the text of the ordinance.
 - vi. Corrections to map errors.
- b. The DCP shall bring those corrections to the City Council for final approval by Ordinance.
- c. This section shall be effective for one year from the effective date of this Ordinance.

Sec. 169. The following Zoning Code Maps, adopted pursuant to Division 1.5 of Article 1. of Chapter 1A of the Los Angeles Municipal Code, attached below, are adopted.

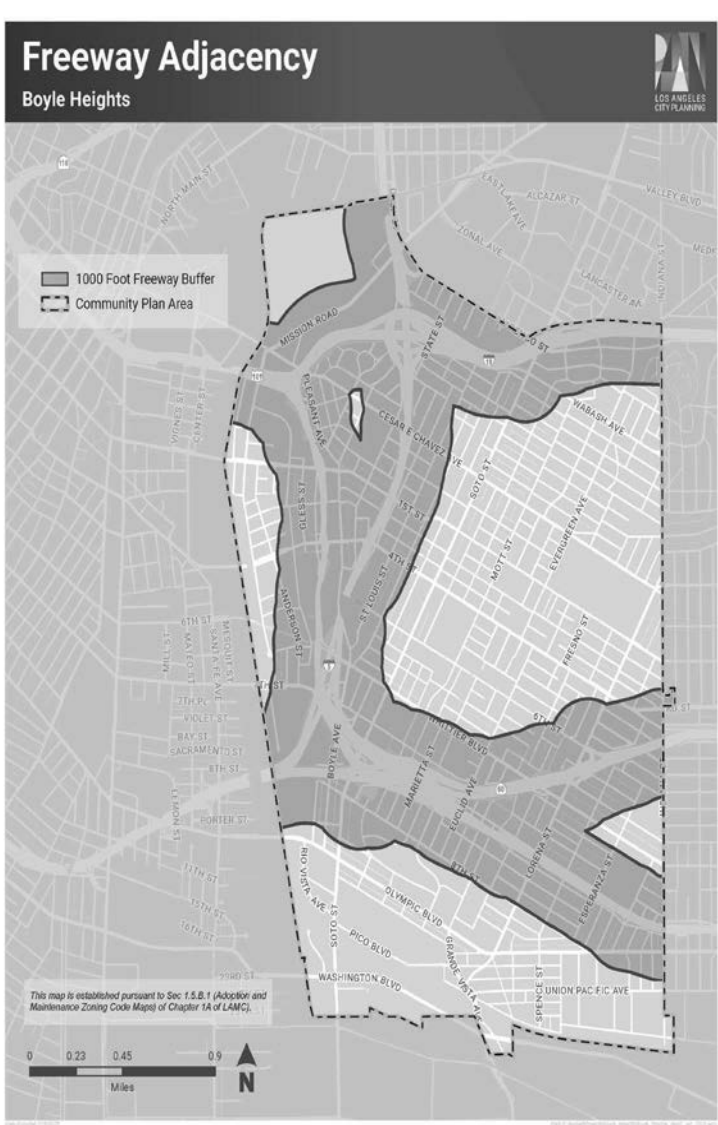
- a. Hillside Area Map [Sec. 1.5.6.]



- b. Major Transit Stop Area Map [Sec. 1.5.18.]



- c. Freeway Adjacency Map [Sec. 1.5.19.]



Sec. 170. The following Zoning Code Maps, adopted pursuant to Division 1.5 of Article 1. of Chapter 1A of the Los Angeles Municipal Code, attached below, shall amend the previously adopted maps to add the areas symbolized within the Boyle Heights Community Plan Area.

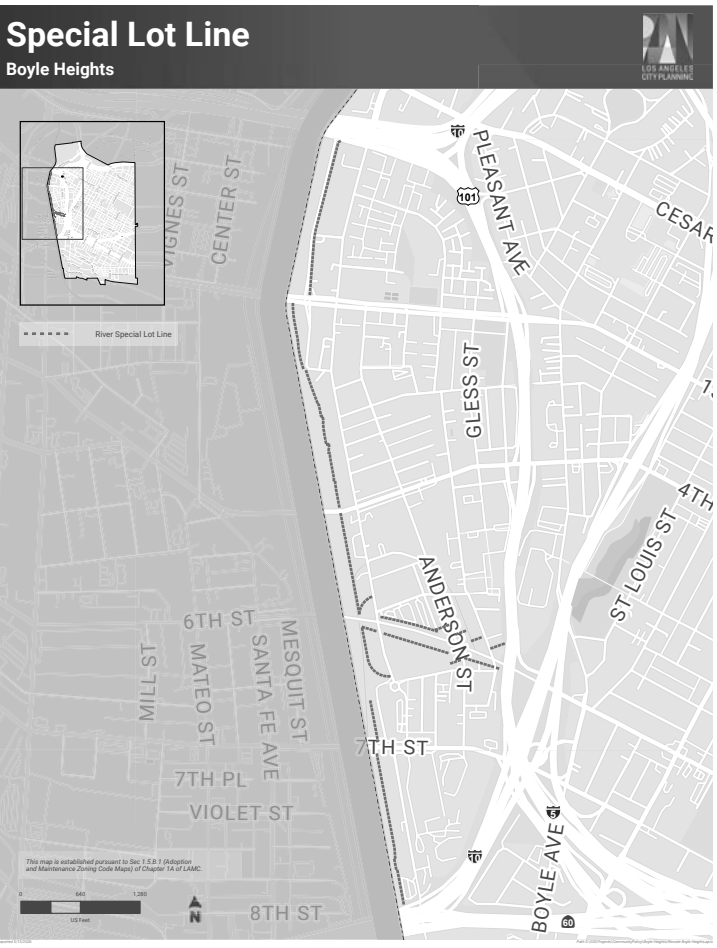
- a. Local Affordable Housing Incentive Map [Sec. 1.5.4.]



- b. Targeted Planting Map [Sec.1.5.5.]



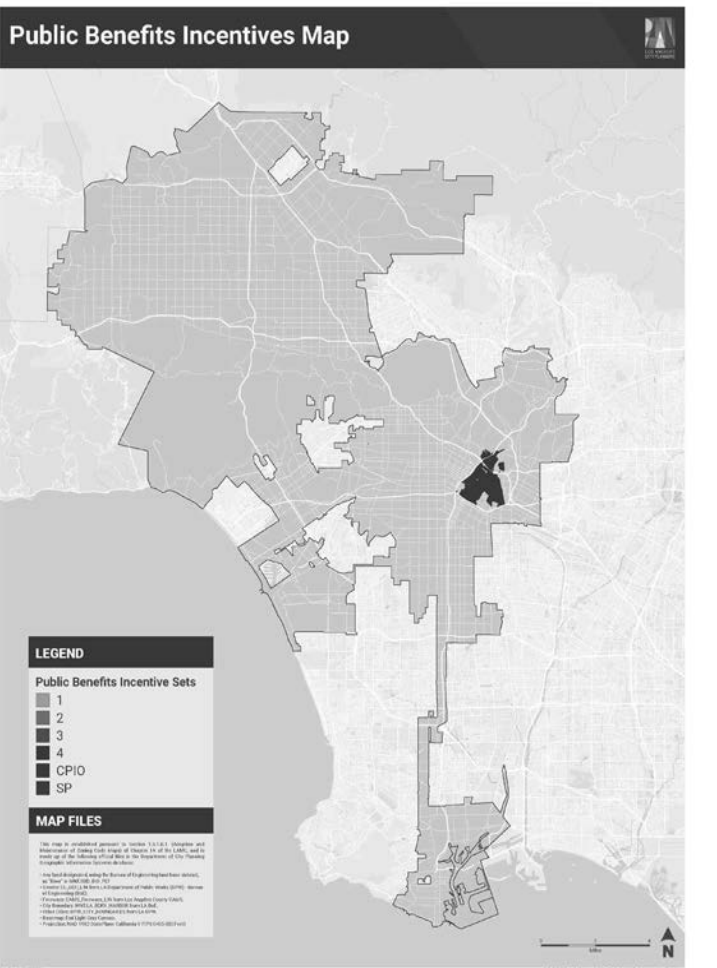
- c. Special Lot Line Map [Sec.1.5.8.]



- d. Inclusionary Housing Map [Sec. 1.5.10.]

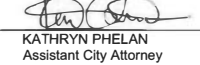


- e. Public Benefits Incentive Map [Sec. 1.5.12.]



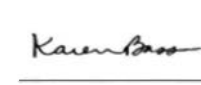
Sec. 171. SEVERABILITY. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions and, to this end, the provisions of this ordinance are declared to be severable. The City Council hereby declares it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would subsequently be declared invalid or unconstitutional.

Sec. 172. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality
HYDEE FELDSTEIN SOTO, City Attorney
By  KATHRYN PHELAN
Assistant City Attorney
Date June 3, 2026
File No. 23-0851
Pursuant to Charter Section 559, I disapprove this ordinance on behalf of the City Planning Commission and recommend that it not be adopted.
 KATHRYN PHELAN, ACP
Director of Planning
Date 6-3-26

*Mixed Prop. Env. Land Use/Land Kathryn PhelanOrdinanceBoyle Heights CPUDrafts/Chapter 1A/051426 BH CH 1A Ordinance_Final Draft - 07/06/2026

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles, by a vote of not less than two-thirds of all its members.

CITY CLERK  MAYOR 
Ordinance Passed July 1, 2026 Approved 07/15/2026 CNSB#4062322

ORDINANCE NO. 189005

An ordinance establishing the Boyle Heights Community Plan Implementation Overlay District for the Boyle Heights Community Plan Area.

THE PEOPLE OF THE CITY OF LOS ANGELES
DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Pursuant to Section 8.2.2 and 13.B.1.2. of Chapter 1A of the Los Angeles Municipal Code, the City Council hereby establishes and adopts the Boyle Heights Community Plan Implementation Overlay District (Boyle Heights CPIO District). The Boyle Heights CPIO District's boundaries are identical to the boundaries of the Boyle Heights Community Plan, adopted on September 25, 2024 (Council File No. 23-0861) and the Boyle Heights CPIO District adopts six subareas, the Community Benefits Program Subarea, the Tenant Protections Subarea, the Soil Sampling Subarea, the Historic Resources Subarea, the Public Lands Subarea, and the Underground Utilities Subarea as shown in the map below:



Sec. 2. The Boyle Heights CPIO District shall read in whole as follows:

**Boyle Heights
Community Plan Implementation Overlay District
(Boyle Heights CPIO District)**

Ordinance No.:
Effective Date:

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Chapter I	Function of the Boyle Heights CPIO District
Chapter II	Community Benefits Program Subarea A
Chapter III	Tenant Protections Subarea B
Chapter IV	Soil Sampling Subarea C
Chapter V	Historic Resources Subarea D
Chapter VI	Public Lands Subarea E
Chapter VII	Underground Utilities Subarea F
Appendix A	Environmental Standards

CHAPTER I – FUNCTION OF THE BOYLE HEIGHTS CPIO DISTRICT

Section I-1. BOYLE HEIGHTS CPIO DISTRICT AUTHORITY AND BOUNDARIES

Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1A Sections 8.2.2 and 13.B.1.2., the City Council establishes the Boyle Heights Community Plan Implementation Overlay District (Boyle Heights CPIO District or CPIO District). The boundaries of the Boyle Heights CPIO District are identical to the boundaries of the Boyle Heights Community Plan Area (Community Plan Area) as adopted on September 25, 2024 (Council File No. 23-0861) and shown on Figure I-1.

Figure I-1. Boyle Heights CPIO District Boundaries



Figure I-2. Subarea A - Community Benefits Program Subarea



Figure I-3. Subarea A.1 - Local Affordable Housing Incentive Program Subarea



Figure I-4. Subarea A.2 - Public Benefits Incentive Program Subarea



Figure I-5. Subarea B - Tenant Protections Subarea



Figure I-6. Subarea C - Soil Sampling Subarea

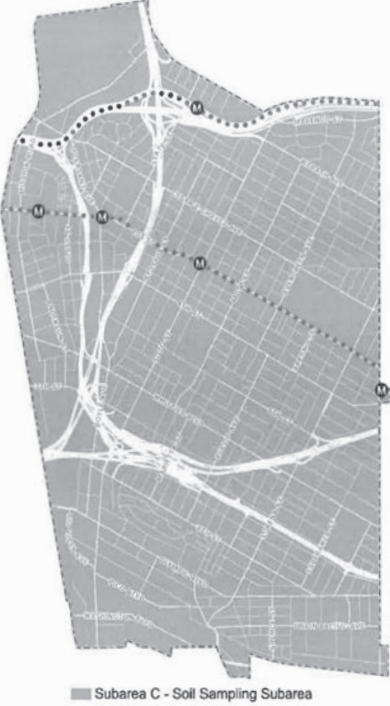


Figure I-7. Subarea D - Historic Resources Subarea



Figure I-8. Subarea E - Public Lands Subarea



Figure I-9. Subarea F - Underground Utilities Subarea



Section I-2. PURPOSE

The purposes of the Boyle Heights CPIO District are as follows:

- To implement the goals and policies of the Boyle Heights Community Plan.
- To create development incentives that facilitate the production of affordable housing and are tailored to the neighborhood context.
- To encourage mixed-income and affordable housing development and minimize potential residential displacement.
- To create approval processes, including a ministerial administrative clearance process, which enables mixed-income housing infill development that will positively impact communities in conformance with these regulations.
- To preserve and protect neighborhood identity, including protecting cultural and historic resources and distinctive character defining elements of existing urban form.
- To ensure safe ground disturbance practices in areas where soil contaminants may exist.
- To strengthen residential neighborhood stability by preserving existing affordable housing stock, protecting residential tenants from harassment and mitigating the impacts of displacement.

Section I-3. SUBAREAS

The Boyle Heights CPIO District contains six subareas (Subareas) as shown on Figures I-2 through I-9. The Subareas consist of contiguous or non-contiguous parcels characterized by common overarching Community Plan themes, goals, and policies, and are grouped by a common boundary. The Subareas are described below.

Community Benefits Program Subarea (Subarea A)

The Community Benefits Program Subarea A consists of Subarea A.1 and Subarea A.2. Within Subarea A, unique zones tailor the incentives to the surrounding context, offering greater intensities of height, floor area, and density around fixed rail transit stations and bus corridors.

Subarea A.1 (Local Affordable Housing Incentive Program Subarea). Subarea A.1 applies to areas within the Boyle Heights Community Plan Area that allow multi-unit residential development and strives to introduce

more affordable housing development with an incentive structure that prioritizes mixed-income and one hundred percent affordable housing. Subarea A.2. (Public Benefits Incentive Program Subarea). Subarea A.2 applies to areas adjacent to the Los Angeles River and is intended to incentivize non-residential projects that include Public Benefits or, which, help sustain legacy small businesses. Tenant Protections Subarea (Subarea B) The purpose of this Subarea B, which includes the entirety of the CPIO District, is to provide additional requirements to the replacement of existing or demolished protected units in conjunction with the citywide Resident Protection Ordinance (RPO). Soil Sampling Subarea (Subarea C) The purpose of this Subarea C, which includes the entirety of the CPIO District, is to ensure that soil contaminants are identified and remediated prior to ground disturbance. Historic Resources Subarea (Subarea D) The purpose of this Subarea D, which includes neighborhoods that have an abundance of historically and architecturally significant buildings, is to guide the ongoing maintenance and rehabilitation of these structures through an additional level of review. Public Lands Subarea (Subarea E) The purpose of this Subarea E is to support development of community serving uses and affordable housing on publicly owned land. Underground Utilities Subarea (Subarea F) The purpose of this Subarea F, which includes areas around the Sixth Street Viaduct, is to require onsite connections to receive underground utility service consistent with the Arts District - Pico Gardens Underground Utility District (Council File No. 17-0724) adopted by Resolution on October 3, 2018. Section I-4. DEFINITIONS. Whenever the following terms are used in the CPIO District, they shall be construed as defined in this Section I-4 (Definitions). Words and phrases not defined in this Section shall be construed as defined in LAMC Chapter 1A, Article 14 (General Rules), including but not limited to project activities defined in Section 14.2.15. (Project Activities). Capitalized words in this Section and the CPIO District shall be as expressly defined in this Section I-4. Any reference to a federal or state statute or regulation in this Section I-4 or the Boyle Heights CPIO District shall be to the statute or regulation as written and in effect on the date this Boyle Heights CPIO District is adopted. Any reference to City ordinances in this Section I-4 or this Boyle Heights CPIO District are deemed to be amended when those ordinances are amended from time to time. Administrative Clearance – A ministerial approval for a Project in a Boyle Heights CPIO District Subarea that is obtained pursuant to Section F-6.C.2. of the CPIO District. Affordable Rent for Lower Income Households – Affordable rents for restricted affordable units designated for acutely low, extremely low, very low, and lower income households that meet the minimum income and rent limits set at an affordable rent defined by Section 5005.3 of the Health and Safety Code. City Planning – The Los Angeles Department of City Planning. Cleanup Plan – A plan that outlines the activities required to address the removal, restoration and/or containment of contaminated soils on eligible Projects pursuant to Section IV-2 of the CPIO District. Conversion/Convert – The removal of existing poles, overhead wires and associated structures and the installation of new underground facilities to serve new or existing customers. Eligible Historic Resources – A building, structure, object, site, landscape, or natural feature identified as an individual resource or as a contributor to a historic district under a local, state or federal designation program; or identified as a contributor to an eligible historic district through SurveyLA (The Los Angeles Historic Resources Survey), the historic resources survey completed as part of the Redevelopment Plan for the Adeline-Eastside Project, or another historical resource survey, completed subsequent to the effective date of the CPIO District, and completed by a person meeting the Secretary of the Interior’s Professional Qualification Standards for Historic Preservation and accepted as complete by the Director, in consultation with the Office of Historic Resources (OHR). This term does not include a non-contributor to an eligible historic district. Initial Sampling Report – Documentation providing information and evidence of compliance with the sampling activities required in Chapter IV. Letter of Completion – Documentation providing information and evidence of the cleanup required in Chapter IV. Mixed-income Housing – A Project comprising a mix of market-rate and restricted affordable units. Project – In Subarea A, any construction, erection, alteration of, or addition to, a structure that would exceed the base floor area and/or base height allowances authorized under the subject site’s Form District, or the demolition of a housing development project. In Subarea B, any demolition. In Subarea C, any grading, new construction, major remodel, or demolition. In Subarea D, any demolition, major remodel, facade modification, or maintenance & repair, or the removal of building components, unless the work consists solely of interior work. In Subarea E, any new construction that exceeds the base floor area allowed. In Subarea F, any new construction or major remodel, or intensification of use that requires an upgrade to an electric or telecommunication service connection. Public Benefit – An improvement, facility, resource, or service other than affordable housing for the benefit and enjoyment of the general public, pursuant to LAMC Chapter 1A, Div. 9.3. (Community Benefits Program). Qualified Environmental Professional (QEP) – An environmental professional who is credentialed through the Institute of Professional Environmental Practice (IPEP); holds a bachelor’s or equivalent degree in physical, earth or natural sciences, engineering, or mathematics; and has at least five years of professional experience, or eight years of professional environmental work experience with a degree in discipline other than those listed above. Rehabilitation – The act or process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values. Utility Company – A private or governmental entity supplying electric, telecommunication, telecommunication, or similar or associated services by means of electrical materials or devices.	(a) In addition to the requirements in Subdivision 2. (Administrative Review) above, and LAMC Chapter 1A, a Project that meets the following criteria shall obtain a Director Determination pursuant to the procedures in this Subparagraph: i. In Subarea A, a Project seeking bonus floor area ratio (FAR) through any of the following methods: 1) Alternative social service center under Section II-3.A.3(f); 2) Alternative civic facilities under Section II-3.A.3(g); ii. In Subarea D, any Project involving demolition. (b) The Director Determination required in this Subdivision 3 (CPIO Director Determination), shall be processed pursuant to LAMC Chapter 1A, Sec. 13B.2.5. (Director Determination), subject to the following: i. Findings. To approve a CPIO Director Determination, the Director must find all of the following in writing: 1) The Project is consistent with the purpose and intent of the CPIO District and substantially complies with the CPIO District. 2) Conditions incorporated into the determination will ensure the ongoing use or operation of the Public Benefit. 3) If the Project utilizes a Public Benefit program under Sections II-3.A.3(f) (alternative social service center) or II-3.A.3(g) (alternative civic facilities), the Public Benefit provided serves the needs of the surrounding residents, employees, and/or visitors by providing a service or amenity not adequately available to the surrounding community or that contributes to the cultural or historic identity of the surrounding community; and does not result in an over-concentration of the service or amenity. (c) CEQA. Approval of a CPIO Director Determination is a discretionary approval for purposes of CEQA Guidelines Section 15357. 4. City Planning Compliance. A Project requesting waivers of the applicable zoning standards and requirements beyond the number of additional incentives permitted in Section II-2 (Local Affordable Housing Incentive Program), shall be reviewed pursuant to LAMC Chapter 1A, Section 13.B.2.3. (Class 3 Conditional Use), and waivers are subject to the findings in Section 9.2.1.D.2.b. (Required Findings for Waivers) and there is no right to an appeal of the initial decision. 5. CPIO Approval Compliance. No demolition permit shall be issued for a Project unless building permits for a new development project on the site have been issued and any necessary permits or entitlements required pursuant to LAMC Chapter 1A, or any ordinance adopted under Chapter 1A, have been obtained. This prohibition shall not apply to any structure deemed hazardous pursuant to the LAMC Chapter IX or to a structure that is, in fact, uninhabitable as determined by LADBS or as determined to be a public nuisance by City Planning. Adaptive Reuse Projects as defined in LAMC Chapter 1A, Division 14.3 (Glossary), are not subject to the above provision. Section I-7. ENVIRONMENTAL STANDARDS PROCEDURES The Environmental Standards in Appendix A of this CPIO are in addition to those identified in the Environment Protection Measures Handbook (LAMC Chapter 1A, Sec. 4C, 13.1.). These standards are included in the Boyle Heights CPIO District to implement, in part, the Mitigation & Monitoring Program adopted as part of the Boyle Heights Community Plan Update and described in the City of Los Angeles Boyle Heights Community Plan Environmental Impact Report (Case No. ENV-2016-2906-EIR), certified by the City Council on September 25, 2024. Wherever the environmental standards and applicability thresholds in Appendix A of this CPIO District differ from those in the Environmental Protection Measures Handbook, the more stringent of the two shall apply. Any Project subject to discretionary review within the CPIO District Subarea shall comply with all applicable Environmental Standards as set forth in Appendix A, subject to the provisions below. A Project that has no discretionary review is not subject to the Environmental Standards in Appendix A. A. Applicability of Environmental Standards. A Project does not need to comply with any Environmental Standard that is not relevant to the scope of activities involved with the Project. For example, a Project that proposes only minor facade alterations and no grading shall not be subject to Environmental Standards that apply to grading activities (such as a standard regulating grading activities). The decision maker, in his or her reasonable discretion, shall determine those Environmental Standards that apply to a particular Project and make them conditions of approval. B. Plans. Compliance with all applicable Environmental Standards listed in Appendix A shall be demonstrated on the plans as project features (that is, features that are physically built into the Project such as an air filtration system) or as operational features on a sheet within the plans (that is, features that are carried out either during the construction of the Project, or over the life of the project, such as the use of paints, sealants, and other building materials that yield low air pollutants). C. Modification of Environmental Standards. Modifications of Environmental Standards do not require the processing of a CPIO Adjustment or CPIO Exception. The Director (or appeal body on appeal) may modify or not require an Environmental Standard listed in Appendix A for any Project when: (1) the Director finds in writing, based upon substantial evidence, the Environmental Standard is not necessary to mitigate an impact, including because of the existence of a similar or more effective regulation that applies to the Project; (2) the City complies with CEQA Guidelines, Section 15162, including by preparing an addendum or subsequent environmental clearance to the Boyle Heights Community Plan EIR to analyze the impacts from the modifications to the Environmental Standards; or (3) the City prepares a new CEQA clearance for the Project. No CPIO Approval shall be issued for a Project with a modified Environmental Standard until this subsection has been complied with. The modification of an Environmental Standard is not independently appealable. D. Violation. Any violation of an Environmental Standard in Subsection C of Appendix A, or any other requirement in Appendix A by an owner or an applicant shall be a violation of the LAMC subject to any civil, criminal, or administrative remedy or penalty available for violation of the LAMC.	veterans, seniors, or transitional age youth, or permanent supportive housing, except for a manager’s unit, are exempt from this requirement. 3. Advertisements. To demonstrate a good-faith advertising effort, the available deed-restricted affordable housing units proposed for the Project shall be advertised as follows: (a) Advertisements shall be posted in both English and Spanish, at a minimum 12-point font and minimum 8.5” x 11” size; (b) Advertisements shall be posted for a minimum of 60 days; (c) Advertisements shall include a working phone number and email address for interested applicants to contact the developer, owner, or operator; (d) Advertisements should include website information for the LAHD and the development project, if applicable; (e) Advertisements should include the number of available affordable units and the income limits for applicants to be eligible for those units; (f) Advertisements shall be posted in the following locations: i. All public libraries located within a 1.5 mile radius of the Project site; ii. At minimum two LAUSD schools or publicly operated recreation centers within a 1.5 mile radius of the Project site; iii. At the exterior fence or wall of the Project site in a publicly visible and accessible location. C. Additional Incentives. In addition to the FAR and height bonus base incentives provided in Subsection A, above, a Project providing the required restricted affordable units in Section II-2.B.1, above, or a one hundred percent affordable housing project shall be granted three additional incentives from the list in LAMC Chapter 1A, Section 9.3.2.D. (Additional Incentives) by following the procedures in LAMC Chapter 1A, Section 9.3.2.E. (Process). Projects shall not be eligible for an adjustment pursuant to LAMC Chapter 1A, Sec. 13.B.5.2. (Adjustment) or Sec. 13B.4.4 (Project Adjustment), for any zoning standard for which an incentive may be granted unless the Project has fully used all of its available incentives. To the extent that there is any conflict with LAMC Chapter 1A, Subsection 9.3.2.D. (Additional Incentives), this Subsection C supersedes. D. Waivers. In addition to the additional incentives granted under Section II-2.A.33. (Additional Incentives), a Project may request waivers, as defined in Div. 14.3. (Glossary), under California Government Code, Chapter 4.3. (Density Bonuses and Other Incentives) Sec. 65915(e), pursuant to the procedures in Section I-6.C.4. Section II-3. PUBLIC BENEFITS INCENTIVE PROGRAM The following Public Benefits incentive program applies to housing and non-housing development Projects in Subarea A.2, in whole and in part. This Public Benefits incentive program is intended to promote the production of improvements, facilities, resources, and services beyond affordable housing for the benefit and enjoyment of the general public: A. Public Benefits Menu. A Project may obtain additional incentives by providing Public Benefits pursuant to LAMC Chapter 1A, Section 9.3.4 (Public Benefits Menu), subject to the following: 1. Minimum Requirements. Site must dedicate a minimum of 5,000 square feet in the Project to one or more of the Public Benefits listed in Paragraphs 3 (a)-(h), below. In addition to the above requirement, 2.5 percent of every 1:1 FAR obtained as an incentive, including any increments, shall be dedicated to one or more of the Public Benefits in Paragraphs 3 (a)-(h), below. 2. Incentive. A Project providing one or more Public Benefits listed in Paragraphs 3 (a)-(h), below, and meeting the requirements shall be eligible for the maximum FAR and height in the applied Form District. Projects may receive increments of the FAR incentive, provided the incentive does not exceed the maximum bonus FAR allowed by the applied Form District. A non-housing development Project may combine Public Benefit incentive options in Paragraph 3, below, to reach the maximum bonus FAR permitted by the applicable Form District, provided that the minimum requirements in Section II-3.A.1 are met. 3. Eligible Public Benefits. The following Public Benefits are eligible for incentives under this Section: (a) Childcare facility pursuant to LAMC Chapter 1A, Sec. 9.3.4.C.4.a. (Childcare Facility). (b) Full-service grocery store, pursuant to LAMC Chapter 1A, Sec. 9.3.4.C.4.b. (Full-Service Grocery Stores). (c) Health center pursuant to LAMC Chapter 1A, Sec. 9.3.4.C.4.c. (Health Center). (d) Employment area pursuant to LAMC Chapter 1A, Sec. 9.3.4.C.4.d. (Employment Area). In lieu of the requirements in Sec. II-3.A.1, above, for this incentive at least 50 percent of the total floor area of the Project is made up of the Employment Area and the uses in the Project may not include Eating and Drinking Establishments pursuant to Sec. 5D.6.3, Lodging pursuant to Sec. 5D.6.7, Personal Services pursuant to Sec. 5D.6.10, and Retail Sales pursuant to Sec. 5D.6.12. A housing development Project must fully utilize the Local Affordable Housing Incentive Program pursuant to Section II-2, above, before obtaining floor area through this incentive. (e) School and library pursuant to LAMC Chapter 1A, Sec. 9.3.4.C.4.e. (School and Library). (f) Social service center pursuant to LAMC Chapter 1A, Sec. 9.3.4.C.4.f. (Social Service Center). An alternative that provides social service facilities shall be approved through a Director Determination. (g) Civic facility pursuant to LAMC Chapter 1A, Sec. 9.3.4.C.4.g. (Civic Facility). An alternative that provides civic service facilities shall be approved through a Director Determination. (h) Legacy small business pursuant to LAMC Chapter 1A, Sec. 9.3.4.C.4.m. (Legacy Small Business Incentive Area).
Section I-5. RELATIONSHIP TO OTHER ZONING REGULATIONS A. Pursuant to LAMC Chapter I, Section 12.22.A.31(d), for properties in the CPIO District, in whole or in part, the Citywide Transit Oriented Communities Guidelines (TOC), LAMC Chapter I, Section 12.22.A.31 and LAMC Chapter 1A, Sec. 9.2.7 (Transit Oriented Communities Affordable Housing Incentive Program), shall be superseded by the provisions and requirements contained in the CPIO District. B. Nothing in the Boyle Heights CPIO District is intended to override or conflict with any regulations in the LAMC or other ordinance establishing a park or Quimby fee or park or open space dedication requirement, including any provisions related to credits or fee and dedication calculations. C. Projects providing restricted affordable units to fully utilize LAMC Chapter 1A, Sec. 9.3.2. (Local Affordable Housing Incentive Program) shall be exempt from the Affordable Housing Linkage Fee in LAMC Chapter 1A, Section 15.4.3. D. Projects providing restricted affordable units in accordance with minimum mandatory inclusionary housing requirements in LAMC Chapter 1A Sec. 5C.3.1. (Inclusionary Housing Program) are eligible to utilize incentives provided in LAMC Chapter 1A, Sec. 9.3.2. (Local Affordable Housing Incentive Program), if all applicability requirements are met, and shall be exempt from paying the Affordable Housing Linkage Fee in LAMC Chapter 1A, Section 15.4.3 (Affordable Housing Linkage Fee). E. Nothing in this Boyle Heights CPIO District is intended to override or conflict with any regulations in the LAMC that would otherwise require a conditional use permit. F. Nothing in this Boyle Heights CPIO District is intended to override or conflict with any bicycle parking regulations. G. Nothing in this Boyle Heights CPIO District is intended to override or conflict with the Density Bonus regulations set forth in LAMC Chapter 1A, Sec. 9.2.1. (State Density Bonus Program) that provides bonuses, waivers, and incentives for certain affordable housing projects. Projects that utilize bonuses, waivers, and incentives under LAMC Chapter 1A Sec. 9.2.1. (Density Bonus Program) shall not be eligible for the bonuses, waivers, and incentives contained in this CPIO District. Section I-6. REVIEW PROCEDURES A. Prohibition of Issuance of LADBS Permits Prior to CPIO Approval. The Los Angeles Department of Building and Safety (LADBS) shall not issue a building permit for any Project, within a Boyle Heights CPIO subarea (in whole, or in part), unless the Project has been reviewed and approved in accordance with this Section I-6. B. Filing Requirements for Multiple Approvals. A CPIO Adjustment or a CPIO Exception shall be a quasi-judicial approval for purposes of LAMC Chapter 1A, Subparagraph 13A.2.10.A.2.b. (Quasi-Judicial Approval), and shall be processed pursuant to the procedures in LAMC Chapter 1A, Sec. 13A.2.10. (Multiple Approvals), if the project requires multiple discretionary approvals. Pursuant to LAMC Chapter 1A, Sec. 13A.2.10. (Multiple Approvals), an Administrative Review shall be sought after all discretionary approvals, if any, are approved. C. CPIO Approval. All Projects in a CPIO District subarea are required to get a CPIO Approval approval consistent with LAMC Chapter 1A, Sec. 13B.3.1. (Administrative Review), any applicable provision of this CPIO District, and the following: 1. Content of Application for a CPIO Approval. In addition to any other information or documents required under LAMC Chapter 1A, Sec. 13B.3.1. (Administrative Review), an applicant shall provide, at a minimum, detailed permit drawings and any other exhibits deemed necessary to demonstrate compliance with all applicable provisions of the CPIO District. Each application submitted for a CPIO Adjustment, or a CPIO Exception shall clearly identify and list all adjustments and exceptions requested. 2. Administrative Review. In addition to the requirements in LAMC Chapter 1A, Sec. 13B.3.1. (Administrative Review), the following shall apply: (a) Director Approval. The Director shall grant an administrative review after reviewing the Project and finding that it is in compliance with all applicable provisions of the CPIO District as indicated by a plan stamped by the City Planning. (b) Non-Appealable Ministerial Approval. Administrative review is not subject to appeal and is not discretionary for purposes of CEQA Guidelines Sections 15090(c)(1) and 15268. (c) Scope of Review and Non-Conforming Uses. i. In reviewing a Project for an Administrative Review, the Director shall review the Project for compliance with those regulations that are applicable to the proposed scope of construction or use. ii. Unless otherwise specifically provided in the CPIO District, Non-conforming uses shall comply with LAMC Chapter 1A, Article 12 (Nonconformities). 3. CPIO Director Determination.	Section II-7. ENVIRONMENTAL STANDARDS PROCEDURES The Environmental Standards in Appendix A of this CPIO are in addition to those identified in the Environment Protection Measures Handbook (LAMC Chapter 1A, Sec. 4C, 13.1.). These standards are included in the Boyle Heights CPIO District to implement, in part, the Mitigation & Monitoring Program adopted as part of the Boyle Heights Community Plan Update and described in the City of Los Angeles Boyle Heights Community Plan Environmental Impact Report (Case No. ENV-2016-2906-EIR), certified by the City Council on September 25, 2024. Wherever the environmental standards and applicability thresholds in Appendix A of this CPIO District differ from those in the Environmental Protection Measures Handbook, the more stringent of the two shall apply. Any Project subject to discretionary review within the CPIO District Subarea shall comply with all applicable Environmental Standards as set forth in Appendix A, subject to the provisions below. A Project that has no discretionary review is not subject to the Environmental Standards in Appendix A. A. Applicability of Environmental Standards. A Project does not need to comply with any Environmental Standard that is not relevant to the scope of activities involved with the Project. For example, a Project that proposes only minor facade alterations and no grading shall not be subject to Environmental Standards that apply to grading activities (such as a standard regulating grading activities). The decision maker, in his or her reasonable discretion, shall determine those Environmental Standards that apply to a particular Project and make them conditions of approval. B. Plans. Compliance with all applicable Environmental Standards listed in Appendix A shall be demonstrated on the plans as project features (that is, features that are physically built into the Project such as an air filtration system) or as operational features on a sheet within the plans (that is, features that are carried out either during the construction of the Project, or over the life of the project, such as the use of paints, sealants, and other building materials that yield low air pollutants). C. Modification of Environmental Standards. Modifications of Environmental Standards do not require the processing of a CPIO Adjustment or CPIO Exception. The Director (or appeal body on appeal) may modify or not require an Environmental Standard listed in Appendix A for any Project when: (1) the Director finds in writing, based upon substantial evidence, the Environmental Standard is not necessary to mitigate an impact, including because of the existence of a similar or more effective regulation that applies to the Project; (2) the City complies with CEQA Guidelines, Section 15162, including by preparing an addendum or subsequent environmental clearance to the Boyle Heights Community Plan EIR to analyze the impacts from the modifications to the Environmental Standards; or (3) the City prepares a new CEQA clearance for the Project. No CPIO Approval shall be issued for a Project with a modified Environmental Standard until this subsection has been complied with. The modification of an Environmental Standard is not independently appealable. D. Violation. Any violation of an Environmental Standard in Subsection C of Appendix A, or any other requirement in Appendix A by an owner or an applicant shall be a violation of the LAMC subject to any civil, criminal, or administrative remedy or penalty available for violation of the LAMC.	CHAPTER III – TENANT PROTECTIONS SUBAREA TENANT PROTECTIONS SUBAREA (SUBAREA B) OVERVIEW The purpose of this Subarea is to supplement the Resident Protection Ordinance (Ordinance No. 188-182) and preserve existing affordable housing stock. Subarea B is shown in Figure I-5. Any Project in Subarea B, in whole or in part, is subject to the requirements in this Chapter. SECTION III-I. REPLACEMENT OF RENT OR PRICE CONTROLLED UNITS LAMC SEC. 4C.15.1.C.1.a.i. All Projects in Subarea B shall comply with LAMC Chapter 1A, Division 4C.15. (Resident Protections), except notwithstanding Section 4C.15.1.C.1.a.i. (Replacement of Rent or Price Controlled Dwelling Units) dwelling units that are subject to a form of rent or price control through a local government’s valid exercise of its police power shall be replaced with affordable units set at an Affordable Rent for Lower Income Households with the units being provided for extremely low income households, very low income households and low income households in the same proportion as their share of all renter households within the City, as determined by the General Manager of the Los Angeles Housing Department utilizing the most recently available data from the United States Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy database or equivalent census data disaggregated by tenure and income category, consistent with the presumption in LAMC Ch.1A, Section 4C.15.1.C.1.a.i. (Replacement When Incomes Are Not Known). CHAPTER IV – SOIL SAMPLING SUBAREA SOIL SAMPLING SUBAREA (SUBAREA C) OVERVIEW The purpose of Subarea C is to minimize the risk associated with the hazardous contamination caused by the former Exide Technologies facility in the CPIO District and to implement the HAZ-2 Mitigation Measure from the Mitigation & Monitoring Program adopted as part of the Boyle Heights Community Plan Update. The mitigation measure requires the City to facilitate the cleanup of contaminated soils and minimize public health risk by requiring soil sampling for Projects that have not been cleared by the California Department of Toxic Substance Control (DTSC). Any eligible Project within this Subarea is subject to soil sampling and analysis to detect elevated levels of lead and arsenic, and will be required, if applicable, to address the contamination through cleanup measures prior to receiving clearance for building permits to reduce health impacts on Boyle Heights residents. Subarea C is shown in Figure I-6. Any Project in Subarea C, in whole or in part, is subject to the requirements in this Chapter. Section IV-1. STANDARDS A. Applicability for Residential Project Sites Within the Exide Preliminary Investigation Area. DTSC is the lead agency overseeing the investigation and cleanup of the former Exide Technologies facility. As part of the cleanup, DTSC designated a 1.7-mile radius around the Exide Technologies facility as the Exide Preliminary Investigation Area (Exide PIA) for prioritized testing and cleanup of contaminated soils for all residential properties, schools, parks, daycares, and childcare centers. For informational purposes only, the DTSC, at the time of the adoption of this CPIO District provided an online interactive map, the DTSC Residential Cleanup Interactive Map (DTSC Interactive Map), for property owners to identify whether their properties were in the Exide PIA and the clean-up status. Prior to seeking any clearance or entitlement for a Project, applicants should determine if their Project site is in the Exide PIA and the clean-up status of the site, if applicable. 1. Projects in the Exide PIA. Prior to the issuance of any grading, new construction, major remodel, or demolition permit by LADBS for a Project in the Exide PIA, the following requirements shall be met: (a) If the Project site is identified as cleaned by DTSC, the applicant shall submit a Letter of Completion or an Initial Sampling Report approved by DTSC to City Planning for verification. Once verified, the Project shall be approved by Administrative Review pursuant to Section I-6.C.2. (b) If the Project site is identified as no cleanup required by DTSC, the applicant shall submit an Initial Sampling Report to City Planning for verification. Once verified, the Project shall be approved by Administrative Review pursuant to Section I-6.C.2. (c) If the Project site is not identified as cleaned or no cleanup required by DTSC, the applicant shall coordinate with DTSC to determine cleanup status. No permit shall be issued until the applicant submits a Letter of Completion or an Initial Sampling Report to City Planning for verification. Once verified, the Project shall be approved by Administrative Review pursuant to Section I-6.C.2. (d) Notwithstanding the above, if the Exide Residential Cleanup program has expired at the time of applicant inquiry to DTSC and the applicant cannot provide evidence that DTSC has identified the site as cleaned or no cleanup required, a Project is subject to the standards in Section IV-2.

Section IV-2. SOIL SAMPLING REPORT AND CLEANUP PLAN

Any Project that disturbs soil for a site that is 15,000 square feet or more not within the Exide PIA, unless subject to this Section pursuant to Section IV-1.A.1.d, shall require the applicant to contract with a Qualified Environmental Professional (QEP) to conduct soil sampling on the Project site to determine if elevated levels of lead, arsenic, or both are present and identify remediation strategies required to address any contamination. The QEP shall prepare a report pursuant to the requirements below. The QEP shall verify that use of any DTSC guidance manual or website source references the most up to date resources made available by DTSC.

- A. **Soil Sampling and Report.** Prior to the issuance of any permit by LADBS, the QEP shall conduct soil sampling and report on soil sampling activities conducted at the Project site and describe the nature and extent of any contamination with supporting figures and tables, as well as a summary of the results as identified below.
- Soil Sampling Requirements.** At minimum, the QEP shall conduct soil sampling on the Project site taking three (3) soil samples at a total minimum depth of 18 inches, with samples at the 0-6, 6-12, and 12-18 inch depth horizons below ground surface at different locations on the Project site. The soil samples taken from the Project site shall be analyzed by a qualified laboratory for lead and arsenic contents.
 - Minimum Reporting Requirements.** The QEP shall prepare a report which at minimum, shall include the following:
 - The soil sampling activities undertaken.
 - The results of the soil sample analysis for lead and arsenic:
 - Identify the type of soil sample analysis conducted by the laboratory.
 - The laboratory analysis of the soil samples shall clearly indicate the presence of lead and arsenic, and whether or not the results exceed the screening standards shown in Table IV-1 below.

Table IV-1 LEAD AND ARSENIC SAMPLING STANDARDS ¹		
Toxic Substances	Non-elevated Levels and Project Site Does Not Require Remediation through a Cleanup Plan (parts per million (ppm))	Elevated Levels and Project Site Requires Remediation through a Cleanup Plan (parts per million (ppm))
Lead	Screening Results ≤ 80 ppm	Screening Results > 80 ppm
Arsenic	Screening Results ≤ 12 ppm	Screening Results > 12 ppm

¹ Lead and arsenic sampling standards are subject to change, as determined by the California Department of Toxic Substances Control (DTSC). Applicants should use the most up-to-date lead and arsenic screening standards per DTSC.

- Executive summary
- Site description
- Background research
- Data evaluation
- Results summary
- Identify if the project can proceed if the soil sampling results are considered acceptable as indicated by the soil sample analysis results and Table IV-1:
 - If the soil sample analysis results indicate non-elevated levels of lead or arsenic under the levels in Table IV-1, above, the report shall indicate that the Project site is considered acceptable, and an Administrative Review approval shall be issued pursuant to Section I-6.C.2.
 - If the soil sample analysis results indicate elevated levels of lead or arsenic, under the levels in Table IV-1, the report shall indicate that the Project site is considered not acceptable, and remediation through a Cleanup Plan will be required prior to Administrative Review approval being issued.

- B. **Cleanup Plan.** If soil sample levels exceed the levels for arsenic or lead in Table IV-1, above, the QEP shall develop a Cleanup Plan to remediate the presence of elevated levels of lead and arsenic on a Project site. If a Cleanup Plan is required, no permit from LADBS shall be applied for and/or acted upon by the applicant for the Project unless the applicable enforcement agency determines work can safely proceed under any such permit.

- Minimum Reporting Requirements.** The Cleanup Plan shall outline and implement the following steps to address the removal of contaminated soils, at minimum:
 - Excavation location(s)
 - Permitting needed and site preparation activities
 - Excavation methodology and on-site soil management
 - Dust, wastewater, erosion, and noise control measures
 - Air monitoring during excavation activities
 - Waste management
 - Transportation, hauling, and traffic management
 - Backfill and restoration and/or soil containment/capping-in-place
 - Contingency strategies
- Identify contingency strategies if environmental conditions change and deviations from the initial Cleanup Plan are required to achieve its scope and objectives.
- Review and Approval of Cleanup Plan.**
 - The QEP shall submit the Cleanup Plan to DTSC for review. DTSC will coordinate the designation of the appropriate lead regulatory agency to conduct review of the Cleanup Plan, which may include, DTSC, the Los Angeles Regional Water Quality Control Board, Los Angeles Fire Department, or the County of Los Angeles Fire Department Health Hazardous Materials Division.
 - Once the Cleanup Plan has been approved by the lead regulatory agency, the QEP shall submit the Cleanup Plan, along with any applicable recommendations by the appropriate lead regulatory agency, to City Planning for documentation.
 - Prior to the issuance of any building permits by LADBS, City Planning shall require documentation from the QEP that the Project site is safe for habitable use, including if applicable, a no further action letter by the lead regulatory agency. After the documentation has been verified, Administrative Review approval shall be issued pursuant to Section I-6.C.2. Permits that facilitate the remediation work, including but not limited to grading permits, may be issued prior to any building permit.
 - Maintain documentation.** Maintain a copy of all records documenting compliance with the standards for this Subarea C for a minimum of five years after the Certificate of Occupancy is issued. Records of compliance include but are not limited to any reports, studies, certifications, or surveys; the qualifications sheet or statement for any retained QEP; and any acknowledgment, notice, or Statement of Compliance required.
 - Failure to Comply.** Failure by the applicant to comply with the Cleanup Plan submitted to the City is a violation of the LAMC subject to any and all remedies available for a violation of the LAMC.
 - Upon request of a City inspector or officer, produce records of compliance, referenced above, for inspection as follows:
 - Immediately, while construction activities are on-going at the site.
 - At any other time, within 72 hours' notice.

CHAPTER V – HISTORIC RESOURCES SUBAREA

HISTORIC RESOURCES SUBAREA (SUBAREA D)

OVERVIEW

The purpose of this Subarea, which includes neighborhoods that have an abundance of historically and architecturally significant buildings, is to implement the Mitigation & Monitoring program of the Boyle Heights Community Plan Update and maintain the eligibility of individual historic resources and historic districts, and guide the ongoing maintenance and rehabilitation of these structures. Subarea D is shown on Figure I-7.

Any Project in Subarea D, in whole or in part, is subject to the requirements in this Chapter.

Section V-1. ELIGIBLE HISTORIC RESOURCE EVALUATION

Prior to any issuance of a CPIO Approval under Section I-6, a Project that involves an Eligible Historic Resource shall comply with the following review procedures:

- Non-Demolitions.** For a Project that does not involve the demolition of an Eligible Historic Resource, no CPIO Approval shall be issued until one of the following occurs:
 - The Director, in consultation with the Office of Historic Resources, determines, based upon substantial evidence, that the Eligible Historic Resource is not an historical resource, as defined by Public Resources Code Section 21084.1, or,
 - The Director, in consultation with the Office of Historic Resources, determines, based upon substantial evidence, that the Project is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings; or,
 - A Director Determination pursuant to Section I-6.C.3 of this CPIO District, and environmental review in compliance with CEQA was completed for the Project, including if necessary, the imposition of mitigation measures to avoid impacts to historical resources, and/or the adoption of a statement of overriding considerations.
- Demolitions.** For any Project that involves the demolition of an Eligible Historic Resource, no CPIO Approval shall be issued until the following occurs:
 - The Director, in consultation with the Office of Historic Resources, determines, based upon substantial evidence, that the Eligible Historic Resource is not an historical resource, as defined by Public Resources Code Section 21084.1; or
 - A Director Determination pursuant to Section I-6.C.3. of this CPIO, and, environmental review in compliance with CEQA was completed for the Project, including if necessary, the adoption of a statement of overriding considerations; and
 - The applicant has demonstrated that the owner/applicant would be deprived of all economic use of the property or a denial will result in a taking if the demolition is not approved; or the project or site has been determined to be a nuisance or hazard pursuant to Section I-6.C.5.
- CEQA Review for Eligible Historic Resources.** In complying with this Section (CEQA Review for Eligible Historic Resources), if at any time the Director, in consultation with OHR, determines the Eligible Historic Resource is not a historical resource as defined by Public Resources Code Section 21084.1, approval of the Project (involving no other discretionary approvals) shall be a ministerial approval for purposes of CEQA, including CEQA Guidelines, Section 15268. If the Eligible Historic Resource is determined to be a historical resource under Section 21084.1, the Director has discretion to condition the Project with mitigation measures necessary to avoid impacts to a historical resource and/or deny the Project if a statement of overriding considerations is necessary but the Director determines the benefits of the Project do not outweigh the environmental impacts of the Project as required by CEQA Guidelines Section 15093; and the Project is a discretionary project pursuant to CEQA Guidelines Section 15357.

Section V-2. DEMOLITION OF A DESIGNATED RESOURCE

No Project shall be approved for the demolition or removal of any building or structure within a National Register Historic District within Subarea D, in whole or in part, that is designated as a contributing element, unless the owner can demonstrate to the Director that the owner would be deprived of all economically viable use of the property or would otherwise result in a taking. In making its determination, the Director shall consider any evidence presented concerning the following.

- An opinion regarding the structural soundness of the structure and its suitability for continued use, renovation, Restoration or Rehabilitation from a licensed engineer or architect who meets the Secretary of the Interior's Professional Qualification Standards as established by the Code of Federal Regulation, 36 CFR Part 61. This opinion shall be based on the Secretary of the Interior's Standards for Architectural and Engineering Documentation with Guidelines;
- An estimate of the cost of the proposed, demolition, and replacement project and an estimate of the cost that would be incurred to execute a Secretary of the Interior's Standards for Rehabilitation alternative to the project, as identified in a Project Environmental Impact Report (EIR), or in the absence of an EIR, when appropriate under CEQA, as identified by the Director of Planning in consultation with the Cultural Heritage Commission or its designee;
- An estimate of the market value of the property in its current condition; after completion of the proposed demolition and replacement project; and after any expenditure necessary to execute a Secretary of the Interior's Standards for Rehabilitation alternative to the project, as identified in a Project Environmental Impact Report (EIR), or in the absence of an EIR, when appropriate under CEQA, as identified by the Director of Planning in consultation with the Cultural Heritage Commission or its designee;
- An estimate from architects, developers, real estate consultants, appraisers, or other real estate professionals experienced in Rehabilitation as to the economic feasibility of Restoration, renovation or Rehabilitation of any existing structure or objects. This shall include tax incentives and any special funding sources, or government incentives which may be available.
- Any other relevant evidence that the denial of the Project entitlement allowing the demolition or removal would result in a taking of property under the United States Constitution or the California Constitution.

CHAPTER VI – PUBLIC LANDS SUBAREA

PUBLIC LANDS SUBAREA (SUBAREA E)

OVERVIEW

The purpose of Subarea E is to regulate development on publicly owned lands and allow for floor area to be transferred between publicly owned properties in the CPIO District. Subarea E is shown on Figure I-8.

Any Project in Subarea E is subject to the requirements in this Chapter.

Section VI-1. TRANSFER OF FLOOR AREA

Unused permitted floor area of a legal lot of record owned by a government body or public agency located in Subarea E, in whole or in part, may be transferred to another legal lot of record owned by a government body or public agency located in Subarea E, in whole or in part, pursuant to the requirements of this section.

- Floor Area.** No individual Project shall exceed 4.5:1 FAR through a transfer of floor area.
- Limitation.** Any Project constructed with transferred floor area must comply with all regulations set forth in this Subarea, and any other applicable rule in the CPIO District.
- Procedures.** Transfer of unused permitted floor area under this Chapter shall be approved by Administrative Review pursuant to the provisions of Section I-6.C.2.
- Records and Covenants.** Prior to the issuance of building permits for a project utilizing a transfer of development rights, the applicant shall provide proof that donor site and receiver site covenants, in a form approved by the Director, and that meet and are subject to, the following requirements, are recorded with the Los Angeles County Recorder's Office and the applicant shall provide certified copies of the recorded covenants to City Planning.
 - Donor Site Covenant.** A donor site covenant shall document the reduced FAR that resulted from the transfer of unused permitted FAR to a receiver site, and the location of the receiver site(s).
 - Receiver Site Covenant.** A receiver site covenant shall document the increased FAR that resulted from the transfer of unused
 - Covenant Applicability.** The required covenants shall not be released by the City so long as the transferred FAR is being utilized by the receiver site. If the receiver site is no longer utilizing the transferred FAR, the City may terminate the covenant upon an application of the owner of the receiver site.
 - City Planning Records.** City Planning shall maintain a record of any transfers of unused FAR from a donor site to the receiver site, and other records as may be necessary to provide a current and accurate account of the transferred FAR available for use on any lot.

CHAPTER VII – UNDERGROUND UTILITIES SUBAREA

UNDERGROUND UTILITIES SUBAREA (SUBAREA F)

OVERVIEW

The purpose of Subarea F, which includes areas around the Sixth Street Viaduct, is to improve public safety and accessibility to park, public space, and mobility infrastructure by requiring Projects to make on-site, and if necessary, adjacent connections in the public right-of-way, to receive already existing and future underground utility facilities from a Utility Company, consistent with the Arts District - Pico Gardens Underground Utility District (Council File No. 17-0724) adopted by Resolution on October 3, 2018 and regulations for the removal of overhead utility facilities and the installation of underground facilities established by Ordinance No. 145,148. As part of the adopted Arts District - Pico Gardens Underground Utility District, every Utility Company is required to plan, finance, and carry out the Conversion of their poles, overhead wires, and associated overhead structures in the public right-of-way. All Projects are also required to be ready to receive underground electric and telecommunication services. Subarea F is shown on Figure I-9.

Any Project in Subarea F is subject to the requirements in this Chapter.

Section VII-1. STANDARDS.

- Underground Utility Equipment Connections.** Consistent with the requirements of the Arts District - Pico Gardens Underground Utility District (Council File No. 17-0724) adopted by Resolution on October 3, 2018 and Ordinance No. 145,148, a Project shall do all of the following:
 - Provide all necessary equipment and make all necessary improvements to connect the Project to existing or future underground utilities provided by a Utility Company; and

- Convert existing utility equipment in the public right-of-way, as necessary to connect the Project to existing or future underground utility equipment provided by a Utility Company.
- Exceptions.** Any exceptions shall be granted consistent with the Arts District - Pico Gardens Underground Utility District (Council File No. 17-0724) adopted by Resolution on October 3, 2018 and Ordinance No. 145,148.

APPENDIX A – ENVIRONMENTAL STANDARDS

- Overview and Requirements.** As described in Section I-7 (Environmental Standards Procedures) of the Boyle Heights CPIO District, these Environmental Standards are in addition to those identified in the Environmental Protection Measures Handbook (adopted pursuant to LAMC Chapter 1A, Sec.4C.13.1.). These standards are included in the Boyle Heights CPIO District to implement, in part, the Mitigation & Monitoring Program adopted as part of the Boyle Heights Community Plan Update and described in the Boyle Heights Environmental Impact Report (Case No. ENV-2016-2908-EIR), certified by the City Council on September 25, 2024. Wherever the environmental standards and applicability thresholds in Appendix A of this CPIO differ from those in the Environmental Protection Measures Handbook, the more stringent of the two shall apply.

- Definitions.** In addition to the definitions in Section I-4 (Definitions) of the CPIO District, for purposes of this Appendix, the following words and phrases used herein are defined as follows:

Paleontological Monitor – A paleontologist who has a minimum of a bachelor's or equivalent degree in geology or paleontology and no less than one year of experience performing paleontological monitoring and salvaging fossil materials in the relevant geologic province; or an equivalent degree in biology or pursuit of a degree in geology or paleontology and no less than two years of comparable experience.

Qualified Paleontologist – A paleontologist who meets the Society of Vertebrate Paleontology standards for a Principal Investigator or Project Paleontologist; has demonstrated competence in field techniques, preparation, identification, curation, and reporting and/or a graduate degree in paleontology or geology or a publication record in peer reviewed journals; at least two years professional experience with administration and project management experience; proficiency in recognizing fossils in the field and determining their significance; expertise in local geology, stratigraphy, and biostratigraphy; and experience collecting vertebrate fossils in the field.

Sensitive Uses – Any of the uses as defined in LAMC Chapter 1A, Div. 14.3.

- Environmental Standards.** A Project that meets the criteria in an "Applicability Threshold" for any Environmental Standard provided below, shall comply with the associated "Standard" requirements.

Environmental Standard 1. Distribution Facility Health Risk Assessment

- Applicability Threshold.** Applicants for distribution centers in the Boyle Heights Community Plan area within 1,000 feet of any Sensitive Uses that require discretionary permits and/or would accommodate more than 100 truck trips or 40 TRUs per day.
- Standard.** Prior to Project approval, the applicant shall prepare a health risk assessment (HRA) in accordance with SCAGMD and OEHHA guidance to identify the potential for cancer and non-cancer health risks. If the HRA shows cancer risks do not exceed SCAGMD standards, no further action is necessary. If the HRA shows cancer risks exceeding SCAGMD standards, the applicant shall provide a plan to the City that identifies opportunities to reduce emissions and associated risks to the extent feasible. Methods may include, but are not limited to, limiting the number of trucks/TRUs accessing the site on a daily basis, locating distribution center entry and exit points as far as possible from Sensitive Uses, and routing truck traffic away from Sensitive Uses. Any operational measures identified to reduce emissions should be made conditions of approval on the project.

Environmental Standard 2. Paleontological Resources

- Applicability Threshold.** All discretionary projects that are excavating earth for two or more subterranean levels within previously undisturbed soils. For purposes of this threshold, it shall be presumed the soils are previously undisturbed absent the applicant providing evidence demonstrating otherwise.
- Standard.** A determination shall be made by a Qualified Paleontologist using all reasonable methods to determine the potential that paleontological resources are present on the Project site, including through searches of databases and records, and surveys. If there is a medium to high potential that paleontological resources are located on the Project site and it is possible that these resources will be impacted, a condition of approval shall be added to the project requiring monitoring to be conducted for all excavation, grading or other ground disturbance activities to identify any resources and avoid potential impacts to such resources include the following requirements as follows:
 - Paleontological Worker Environmental Awareness Program (WEAP).** Prior to the start of construction, the Paleontological Monitor shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff.
 - Fossil Discovery.** In the event of a fossil discovery by construction personnel, all work in the immediate vicinity of the find shall cease and a Qualified Paleontologist shall be contacted to evaluate the find before restarting work in the area. If it is determined that the fossil(s) is(are) scientifically significant, the Qualified Paleontologist or a Paleontological Monitor shall complete the next two steps in paragraphs c. and d., below.
 - Fossil Salvage.** The Qualified Paleontologist or Paleontological Monitor shall recover intact fossils. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Any fossils shall be handled and deposited consistent with a mitigation plan prepared by the Qualified Paleontologist or Paleontological Monitor.
 - Paleontological Resource Construction Monitoring.** Additional ground disturbing construction activities (including grading, trenching, foundation work and other excavations) in undisturbed sediments, below five feet, with high paleontological sensitivity shall be monitored on a fulltime basis by a Qualified Paleontologist or Paleontological Monitor during initial ground disturbance. If the Paleontological Monitor determines that full-time monitoring is no longer warranted, the Paleontological Monitor, may recommend that monitoring be reduced to periodic spot-checking or cease entirely. Monitoring shall be reinstated if any new or unforeseen deeper ground disturbances are required.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

HYDEE FELDMSTEIN SOTO, City Attorney

By 
KATHRYN PHELAN
Assistant City Attorney

Date June 3, 2026

File No. 23-0861

Pursuant to Charter Section 559, I disapprove this ordinance on behalf of the City Planning Commission and recommend that it be adopted.


VINCENT P. BERTONI, AICP
Director of Planning

Date 6-3-26

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK

MAYOR





Ordinance Passed July 1, 2026

Approved 07/15/2026

CNSB # 4062320



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LEGAL NOTICES

Continued from Page 39

BUSINESS

NOTICE OF APPLICATION FOR POLICE PERMIT

Notice is hereby given that application has been made to the Board of Police Commissioners for a permit to conduct a Mechanical Rides.
NAME OF APPLICANT: Davey Helm
DOING BUSINESS AS: Helm & Sons Amusements
LOCATED AT: 1536 Selby Ave., Los Angeles, CA 90024
Any person desiring to protest the issuance of this permit shall make a written protest before 08/05/2026 to the:
LOS ANGELES POLICE COMMISSION
100 West 1st Street
Los Angeles, CA 90012-4112
Upon receipt of written protests, protesting persons will be notified of date, time and place for hearing.
BOARD OF COMMISSIONERS
7/20, 7/27/26
DJ-4062173#

CIVIL

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 26STCV15829
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): AND ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN ADVERSE TO PLAINTIFF'S TITLE OR ANY CLOUD UPON PLAINTIFF'S TITLE HERETO, NAMED AS DOES 1 through 10, inclusive.
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Laurie Gordon, an individual
NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
[AVISO] Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. El nombre y dirección de la corte es: CENTRAL-STANLEY MOSK COURTHOUSE, 111 N. HILL ST. LOS ANGELES, CA 90012
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Kyle B. Marks, Esq.; Gibbs Giden Locher Turner Seneel LLP, 2801 Townsgate Road, Suite 212, Westlake Village, CA 91361; (310) 552-3400
DATE (Fecha): 06/24/2026
David W. Slayton, Clerk (Secretario), by H. García, Deputy (Adjunto) (SEAL)
NOTICE TO THE PERSON SERVED: You are served as an individual defendant. 7/20, 7/27, 8/3, 8/10/26
DJ-4062439#

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 24TRCV03648
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Sharon Sweeney, a California limited liability company, Cole Express Diagnostics, Inc., Antoin M. D. AMC, Ryan Peterson, MD, K. Rad Payman, MD, Expert MRI, Greg S. Khoungnang MD, Care Ambulance Center, David Ramin, M.D., Dr. Lexi Welanetz-Bursin, Advantage Psychological Services, Inc., Beverly Hills Advanced Pain and Spine Express Diagnostics, Inc., Medical Clinic, Prestige Surgery Center, Kelly Manda, N.P., Brotman Medical Anesthesia Group, Greg S. Khoungnang, MD, and M.D. Rabban, M.D., Advanced Physical Therapy Inc., Sherman Oaks Surgery Center, Northridge Specialty Imaging Center, Ridge Surgical Center, Royal Penelope Valley Medical Hospital, Virella NeuroSurgery, Avantgard Surgery Center, PIH Health Hospital - Downey, Parehjian & Vartzar Chiro, Inc., UMH-Maywood, Radiance Anesthesia Services, Inc., Cole Medical Inc., Bell Gardens Chiropractic, California Sports & Spine Center, South Pacific Physical Therapy-Lancaster, Buena Vista Pharmacy, David W. Slayton, Clerk (Secretario), by H. García, Deputy (Adjunto) (SEAL)
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Downtown LA Law Group
NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
[AVISO] Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. El nombre y dirección de la corte es: CENTRAL-STANLEY MOSK COURTHOUSE, 111 N. HILL ST. LOS ANGELES, CA 90012
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Kyle B. Marks, Esq.; Gibbs Giden Locher Turner Seneel & Wittbrodt LLP, 2801 Townsgate Road, Suite 212, Westlake Village, CA 91361; (310) 552-3400
DATE (Fecha): 06/24/2026
David W. Slayton, Clerk (Secretario), by H. García, Deputy (Adjunto) (SEAL)
NOTICE TO THE PERSON SERVED: You are served as an individual defendant. 7/20, 7/27, 8/3, 8/10/26
DJ-4062446#

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 26STCV15829
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): The heirs and devisees of EDITH T. LOAN, deceased, and all persons claiming by, through, or under said decedent
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Laurie Gordon, an individual
NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
[AVISO] Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer

que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.
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The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Herbert R. Kraft, 1500 Rosebush Ave Ste 500 Manhattan Beach, CA 90266 310-905-8865
DATE (Fecha): 10/31/2024
David W. Slayton, Clerk (Secretario), by C. Nava, Deputy (Adjunto) (SEAL)
7/20, 7/27, 8/3, 8/10/26
DJ-4062342#

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 25STCV03959
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Dina Polanco, an individual, Uber Technologies, Inc., a Delaware Corporation; and Does 1 through 50, inclusive
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Christina Cucurullon, an individual
NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on

you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
[AVISO] Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. El nombre y dirección de la corte es: Superior Court - Los Angeles Inglewood Courthouse, One Regent Street, Inglewood, CA 90301
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Hattokf & Minassian, 18757 Burbank Blvd., 100 Tarzana, CA 91356, (818) 990-5180
DATE (Fecha): 02/23/2026
David W. Slayton, Clerk (Secretario), by C. Nash, Deputy (Adjunto) (SEAL)
7/20, 7/27, 8/3, 8/10/26
DJ-4062324#

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 26PSCV01528
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): ROSIE M. GONZALEZ, individually and as Trustee of The Rosie M. Gonzalez Revocable Trust Dated August 20, 2025, The Estate of Rosie M. Gonzalez; All Persons Unknown, Claiming Any Legal Or Equitable Right, Title, Estate, Lien Or Interest In The Property Described In The

Complaint Adverse To Plaintiff's Title, Or Any Cloud On Plaintiff's Title Thereto, and DOES 1 to 100, inclusive.
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): CATHY GONZALEZ, an individual
NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
[AVISO] Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. El nombre y dirección de la corte es: (El nombre y dirección de la corte es): Anthony W. Burton AWE LAW, P.C. G39-3000 2040 Main Street, Suite 500, Irvine, CA 92614 (949) 244-4207
DATE (Fecha): 04/29/2026
DAVID W. SLAYTON, Clerk (Secretario), by J. GONZALEZ, Deputy (Adjunto) (SEAL)
7/13, 7/20, 7/27, 8/3/26
DJ-4060393#

SUMMONS (CITACION JUDICIAL)

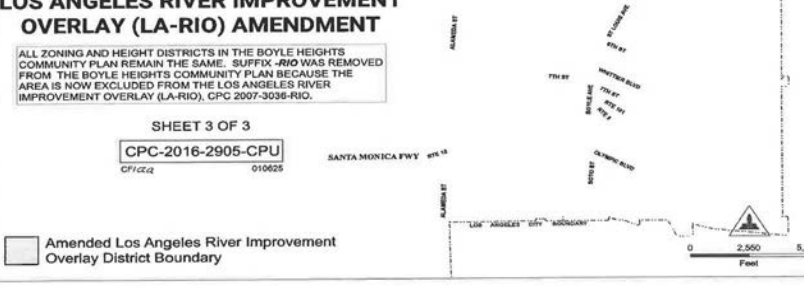
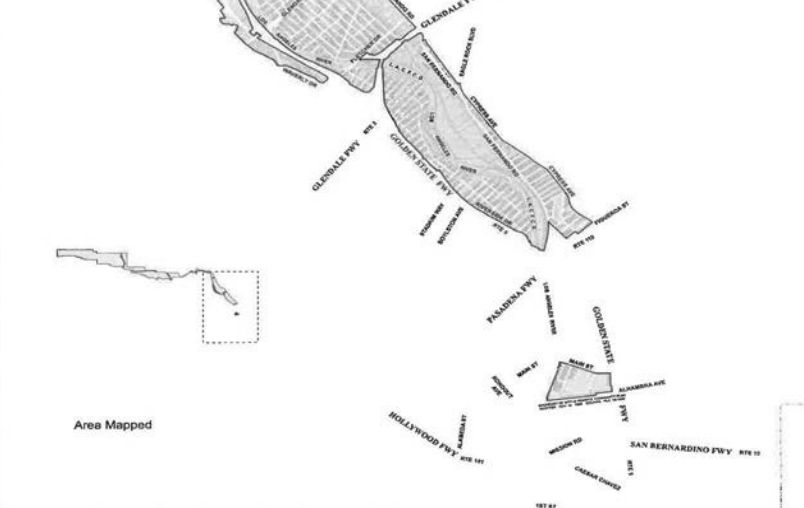
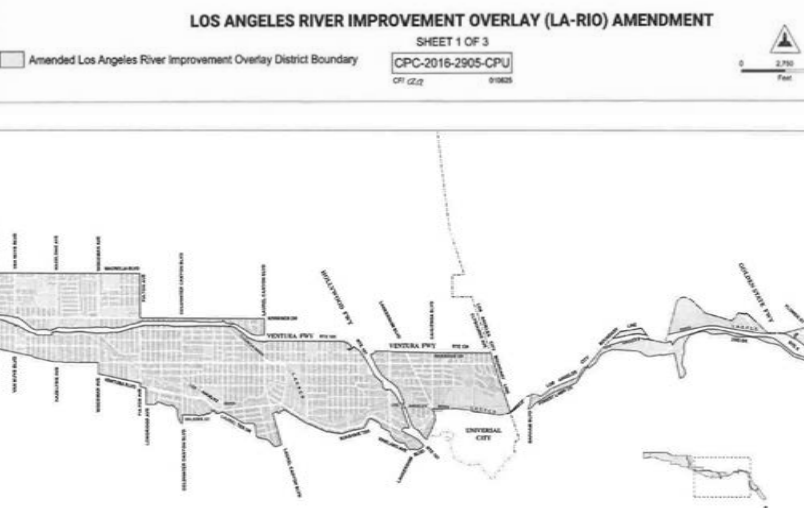
CASE NUMBER (Número del Caso): 26NWCV01206
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): CHRISTIAN JAVIER ZARAGOZA, an individual; and DOES 1 through 10, inclusive
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): KINECTA FEDERAL CREDIT UNION
NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
[AVISO] Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. El nombre y dirección de la corte es: (El nombre y dirección de la corte es): KATHRYN PHELAN Assistant City Attorney
Date June 3, 2026
File No. 23-0861
M:\Real Prop_Env_Land Use\Land Use\Kathryn Phelan\Ordinances\Boyle Heights CPU\Drafts\RIO Ord, Maps\pRtRIO

ORDINANCE NO. 189002

An ordinance amending Section 12.04 of the Los Angeles Municipal Code (LAMC) and Section 1.5.2 of Chapter 1A of the LAMC and Ordinance No.183,144 (as amended by Ordinance No. 188,422, to remove the Boyle Heights Community Plan Area from the Los Angeles River Improvement Overlay District and amend the zoning map accordingly.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The City Zoning Map, pursuant to LAMC Section 12.04 and LAMC Chapter 1A Section 1.5.2, shall be amended to show that the boundaries of the River Implementation Overlay (RIO) District, established in Ordinance No. 183,144 and amended in Ordinance No. 188,422, are as shown in the attached maps (4 plan sheets) in the shaded areas inside the solid line identified in the legend as "Amended Los Angeles River Improvement Overlay District Boundary".



Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted.

Approved as to Form and Legality
HYDEE FELDSTEIN SOTO, City Attorney

By KATHRYN PHELAN Assistant City Attorney

By VINCENT P. BERTONI, AICP Director of Planning

Date June 3, 2026

File No. 23-0861

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

CITY CLERK MAYOR

Ordinance Passed July 1, 2026 Approved 07/15/2026

CNSB # 4062317

LEGAL NOTICES

Continued from Page 40

(SEAL)
7/13, 7/20, 7/27, 8/3/26

DJ-4060341#

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 25VCV00304

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): KIRAN KAIRAB a/k/a KIRAN FERRANDINO, ALEXANDRIA FILIPOVSKI a/k/a "FLPY," "ALEX F.," and "POPPY S.," MARIA FERNANDA GUTIERREZ; EVIE BLACK a/k/a "NOIRE JADE" (IG @noirjades) and "evyljade," ROBERT NEVAREZ; and DOES 1 through 20, inclusive.

YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): MARC MCKINNEY p/k/a SKYLER LEXX

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for the response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or

arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. The name and address of the court is (El nombre y dirección de la corte es): LA SUPERIOR COURT VAN NUYS COURTHOUSE EAST, 6320 SYLMAR AVE, VAN NUYS, CA 91401 The name, address, and telephone

number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): MARC MCKINNEY p/k/a SKYLER LEXX 29160 HEATHERCLIFF ROAD, UNIT 4088, MALIBU CA 90265 (310) 927-5555 DATE (Fecha): JULY 2, 2026 David W. Slayton, Executive Officer/ Clerk of Court, (Secretario), by A. MIRZOYAN, Deputy (Adjunto) (SEAL) 7/13, 7/20, 7/27, 8/3/26

DJ-4060300#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 26LBCP00225 Superior Court of California, County of Los Angeles

Petition of: Mindy Effie Allen for Change of Name

TO ALL INTERESTED PERSONS: Petitioner Mindy Effie Allen filed a petition with this court for a decree changing names as follows:

Mindy Effie Allen to Saffron Keys

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 08/21/26, Time: 8:30 am, Dept.: S27, Room: 5400 The address of the court is 275 Magnolia Ave Long Beach, CA 90802 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: Daily Journal Date: JUN 03 2026 Mark C. Kim Judge of the Superior Court 7/13, 7/20, 7/27, 8/3/26

DJ-4060020#

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 25TRCV0322

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Terry Seymour Jr. YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Pakom Wangchoosanti

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for the response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la

corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. The name and address of the court is (El nombre y dirección de la corte es): SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES, TORRANCE COURTHOUSE 825 MAPLE AVE, TORRANCE CA 90503 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Into Bo Champon (Bar # 159802), Into Champon & Assoc., A Law Corporation, 1909 W Valley Boulevard, Alhambra, CA 91803, (626) 943-9999 DATE (Fecha): 09/19/2025 David W. Slayton Clerk (Secretario), by C. Nava, Deputy (Adjunto) (SEAL)

NOTICE TO THE PERSON SERVED: You are served

STATEMENT OF DAMAGES Case Number: 25TRCV0322

To: Terry Seymour Jr. Plaintiff: Pakom Wangchoosanti seeks damages in the above-entitled action, as follows:

General Damages	\$30,000.00
Pain, suffering, and inconvenience	\$30,000.00

SPECIAL DAMAGES
Actual expenses (to date) \$26,235.00, c. Loss of earnings (to date) \$2,450.00, e. Property damage \$60.00 Punitive Damages: Plaintiff reserves the right to seek punitive damages in the amount of (specify), \$80,000.00 when pursuing a judgment in the suit filed against you. DATE: 01/15/2026

Si into Bo Champon & Asoc., A Law Corporation, 1909 W Valley Boulevard, Alhambra, CA 91803, (626) 943-9999 7/13, 7/20, 7/27, 8/3/26

DJ-4060005#

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 25STCV03304

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Caterina Kalocheits YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): State Farm Mutual Automobile Insurance Company

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for the response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. The name and address of the court is (El nombre y dirección de la corte es): CENTRAL-STANLEY MOSK COURTHOUSE 111 N. HILL ST. LOS ANGELES CA 90012 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Richard L. Mahfouz #1 3333 Camino Del Rio South, #120, San Diego, CA 92108 (619) 488-6666 DATE (Fecha): 2/6/2025 David W. Slayton Clerk (Secretario), by D. Williams, Deputy (Adjunto) (SEAL)

before the court will dismiss the case. **¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

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NOTICE TO THE PERSON SERVED: You are served as an individual defendant. 7/13, 7/20, 7/27, 8/3/26

DJ-4059988#

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 25TRCV00304

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): DR CARFIX LLC, a limited liability company; LINDSAY BATISTE, and DOES 1 through 20, inclusive. YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): CAN CAPITAL, INC.

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for the response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

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DJ-4058004#

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 25AVCV00304

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): JOHN BLEEM, an individual, INNOVATIVE ELECTRIC SOLAR, LLC, a California limited liability company, and DOES 1-100 INCLUSIVE. YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): JUDY JOHNSTON, an individual.

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for the response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

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DJ-4058004#

ORDINANCE NO. 189004

An ordinance amending the Redevelopment Plan for the Adelante Eastside Redevelopment Project Area pursuant to Los Angeles Municipal Code Chapter 1A Section 13B.12.6.

WHEREAS, the Redevelopment Plan for the Adelante Eastside Redevelopment Project was approved and adopted by City Council of the City of Los Angeles on March 24, 1999, by Ordinance No. 172,514, and was amended on October 31, 2003, by Ordinance No. 175,608 (pursuant to Senate Bill 1045), and on September 8, 2009, by Ordinance No. 180,879, (referred to as the Redevelopment Plan); and

WHEREAS, on June 27, 2012, the State enacted Assembly Bill 1484, which added, in part subdivision (i) to Section 34173 to the Health and Safety Code, which allows any city, county, or city and county, that did not elect to become the successor agency to its former redevelopment agency, to request the transfer of all land use related plans and functions of the former redevelopment agency; and

WHEREAS, the City of Los Angeles did not elect to be a successor agency to the Former Community Redevelopment Agency of the City of Los Angeles (CRA) after the passage of Assembly Bill X1 26, the Dissolution Law; and

WHEREAS, on September 24, 2019, the City Council of the City of Los Angeles adopted a resolution requesting transfer of all land use related plans and functions pursuant to Health and Safety Code Section 34173(i); and

WHEREAS, the City requested the transfer in part to streamline the approval of housing in the City as every project in a redevelopment plan area was required to be reviewed by the CRA/LA-DLA, in addition to review under City entitlement review; and

WHEREAS, the Adelante Eastside Redevelopment Project Area covers portions of the Boyle Heights Community Plan Area and the Northeast Los Angeles Community Plan Area; and

WHEREAS, the City initiated an update (Boyle Heights Community Plan Update) to the Boyle Heights Community Plan (Community Plan) to establish the City's goals, policies, and programs to implement the City's vision for the development of the Community Plan Area consistent with the Framework Element, the Mobility Plan, and the City's other General Plan elements; and

WHEREAS, the Boyle Heights Community Plan Update includes a comprehensive review and update to the Community Plan and all City zoning ordinances and other applicable land use plans that implement the updated Community Plan, including without limitation amendments to the Zoning Map to rezone the zone and height districts in the Community Plan Area, amendments to the River Implementation Overlay District and the Clean Up Green Up Ordinance, and the adoption of the Boyle Heights Community Plan Implementation Overlay District; and

WHEREAS, the City Council adopts the findings in the City Council file dated June 10, 2024, titled "Attachment to Communication dated 6-10-24 – Exhibit B City Charter, LAMC, GP Findings," which among other things finds the Adelante Eastside Redevelopment Plan is in conflict with the Boyle Heights Community Plan Update by adding burdensome and unnecessary regulations and processes to the development of desirable housing and employment serving uses; and

WHEREAS, to the fullest extent of the City's authority over the land use related plans and functions of the former Community Redevelopment Authority, the City now desires to amend the Adelante Eastside Redevelopment Plan to make the Adelante Eastside Redevelopment Plan have no further force or effect in the Boyle Heights Community Plan area.

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Sec 1. The purpose of this Ordinance is to ensure that from the effective date of this Ordinance, the Adelante Eastside Redevelopment Plan shall not regulate or have any further force and effect over: (i) the use and development of land within the Boyle Heights Community Plan Area, and (ii) any other land use related plan or function within the Boyle Heights Community Plan Area.

Sec 2. Notwithstanding anything to the contrary in the Adelante Eastside Redevelopment Plan, upon the effective date of this ordinance, the Land Use Related Plan or Function in the Adelante Redevelopment Plan, including but not limited to Sections 405, 405.1, 405.2, 405.3, 405.4, 406, 407, 407.1, 407.2, 407.3, 409, 409.1, 409.2, 409.3, 409.4, 500, 501, 502, 503, 503.1, 503.2, 503.3, 503.4, 503.5, 503.6, 504, 504.1, 504.2, 504.3, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 700, 800, 900, 1000, and 1100, shall be of no further force and effect in the Boyle Heights Community Plan area (as shown in the City of Los Angeles General Plan Land Use Map). This section shall be read liberally to fulfill the intended purpose expressed in Section 1.

Sec. 3. The Adelante Eastside Redevelopment Plan (adopted by Ordinance No. 172,514, and amended by Ordinance Nos. 175,608 and 180,879) is amended to add the following section 1:

§ 1 ORDINANCE NO. - RESCINDING LAND USE PLANS AND FUNCTIONS IN THE BOYLE HEIGHTS COMMUNITY PLAN AREA.

Notwithstanding anything to the contrary in this Redevelopment Plan, inclusive of all prior amendments, upon the effective date of Ordinance No. _____, the land use related plan or function in this Redevelopment Plan, including but not limited to Sections 405, 405.1, 405.2, 405.3, 405.4, 406, 407, 407.1, 407.2, 407.3, 409, 409.1, 409.2, 409.3, 409.4, 500, 501, 502, 503, 503.1, 503.2, 503.3, 503.4, 503.5, 503.6, 504, 504.1, 504.2, 504.3, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 700, 800, 900, 1000, and 1100, shall be of no further force and effect in the Boyle Heights Community Plan area (as shown in the City of Los Angeles General Plan Land Use Map). This provision shall be read liberally to meet its intended purpose to ensure that the Adelante Eastside Redevelopment Plan shall not regulate or have any further force and effect over: (i) the use and development of land within the Boyle Heights Community Plan Area, and (ii) any other land use related plan or function within the Boyle Heights Community Plan Area.

Sec. 4. Nothing in this ordinance is intended to rescind, affect or impair any authority or obligation of the City (including acting through LAHD under the CRL in the Adelante Eastside Redevelopment Plan within the Boyle Heights Community Plan area that is: (1) not a Land Use Related Plan or Function; or (2) an Enforceable Obligation; or (3) deemed necessary to the full satisfaction and payment of any Enforceable Obligation. If any section or provision of the Adelante Eastside Redevelopment Plan listed in Section 2 or Section 3 of this ordinance is found by a court of competent jurisdiction in any challenge to this ordinance to be: (1) not a Land Use Related Plan or Function; or (2) an Enforceable Obligation; or (3) deemed necessary to the full satisfaction and payment of any Enforceable Obligation, that

section or that provision of the Adelante Eastside Redevelopment Plan shall be severed from Sections 2 and 3 in this ordinance.

Sec. 5. Nothing in this ordinance is intended to rescind, affect, or impair any authority or obligation of the City (including acting through the LAHD under the CRL), in the Adelante Eastside Redevelopment Plan that: (1) provides for or restrict the expenditure of moneys in LAHD's LMIH Asset Fund; or (2) provides for or restricts the disposition or use of any Housing Assets transferred from CRA/LA or the Former Agency to LAHD, or related proceeds from the sale or other disposition or use of such assets; or (3) provides for or restricts any provision of the Housing Transfer Agreement. If any section or provision

LEGAL NOTICES

Continued from Page 41

If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. The name and address of the court is (El nombre y dirección de la corte es): Michael D Antonovich Antelope Valley Courthouse 42011 4th Street West, Lancaster, CA 93534 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): John W. Noland, Esq., 28494 Westinghouse Place, Suite 311, Valencia, CA 91355, (855) 675-2901 **DATE (Fecha):** 03/07/2025 **DAVID W. SLAYTON, Clerk (Secretario),** by D.**

Simon, Deputy (Adjunto) (SEAL) COMPLAINT FOR DAMAGES 1. BREACH OF CONTRACT 2. FINANCIAL ELDER ABUSE (UNLIMITED CIVIL CASE) COMES NOW, plaintiff, JUDY JOHNSTON, an individual ("Plaintiff") who complains of defendants, JOHN BLEEM, an individual; INNOVATIVE ELECTRIC SOLAR ("Defendants"), and DOES 1-100 inclusive (collectively "Defendants"), and allege, upon information and belief, by her counsel, as follows:

THE PARTIES 1. At all times herein mentioned, plaintiff JUDY JOHNSTON was an individual residing in the City of Palmdale, in the County of Los Angeles, State of California. 2. Plaintiff is an 80-year-old woman who was born on August 19, 1944. 3. Plaintiff is informed and believes and thereon alleges that at all relevant times, the defendant John Bleem was an individual residing in the City of Long Beach, in the County of Los Angeles, State of California. 4. Plaintiff is informed and believes and thereon alleges that at all relevant times, the defendant Innovative Electric Solar, LLC was, and still is, a limited liability company doing business in the City of Palmdale, County of Los Angeles, State of California. 5. The true names and/or capacities whether individual, corporate associate or otherwise, of Defendants DOES 1-100 inclusive, are unknown to Plaintiff who therefore sues said Defendants by such fictitious names. Said DOE Defendants may include, but do not necessarily include, individuals, businesses, corporations, partnerships, associations, joint ventures, Defendants that are governmental in nature, as well as product manufacturers, medical providers, professionals, contractors, estates, administrators of estates, trusts and/or all other types of entities and/or individuals, as discovery in this matter may reveal. Regardless, Plaintiff alleges that each of the Defendants designated herein as a DOE is legally responsible in some manner for the events and happenings herein referred to, and legally caused injury and damages proximately thereby to Plaintiff and each of them as herein alleged. 6. At all times herein mentioned, each of the Defendants was the agent, servant, employee, partner, alter ego, and/or joint ventures of each of the remaining Defendants and at all times alleged hereinafter mentioned, Defendants were acting within the purpose and scope of said agency, employment, partnership, alter ego, and/or joint venture, and each Defendant has ratified and approved the acts of the remaining Defendants. To the extent a corporate defendant, it is believed that any such Defendant's corporate officers and directors ratified and approved any wrongful conduct alleged in this complaint or were directly responsible for perpetrating such conduct. 7. This Court has jurisdiction over this entire action as this is a civil action wherein the matter in controversy, exclusive of interest and costs, exceeds the jurisdictional minimum of the Court. The acts and omissions complained of in this action took place in whole or in part, in the State of California; the injuries suffered by

Plaintiff were suffered in California; and, the Defendants have their principal place of business in, addresses in, do business in, and are domiciled or otherwise reside in the State of California. 8. Venue is proper in this judicial district pursuant to California Code of Civil Procedure section 395 because the subject incident and the related events giving rise to the causes of action alleged herein, occurred in the State of California, County of Los Angeles, where Defendants have their principal place of business in, addresses in, do business in, and are domiciled or otherwise reside in. 9. The facts COMMON TO ALL CAUSES OF ACTION AND GENERAL ALLEGATIONS 9. On or about February 27, 2024, Plaintiff, Judy Johnston and Defendants John Bleem and Innovative Electric Solar entered into a contract for services (hereinafter "CONTRACT") in the City of Palmdale, County of Los Angeles, in the State of California. 10. The written CONTRACT's terms were clear enough that Plaintiff and Defendant could understand what each was required to do. 11. Pursuant to the CONTRACT, Defendant agreed to provide the installation of solar panels and associated equipment on Plaintiff's home located in Palmdale, California. 12. Plaintiff and Defendant agreed to the terms of the CONTRACT as evidenced by Plaintiff's and Defendant's execution of the CONTRACT by each of their authorized representatives or agents. 13. Plaintiff performed all, or substantially all, of the duties as required by the CONTRACT. 14. On or about February 27, 2024, Defendant breached the CONTRACT by failing to perform the work as required under the CONTRACT for the services money paid by the Plaintiff. 15. Plaintiff has made payments on the account in the amount of \$43,892.00. 16. Plaintiff has performed all, or substantially all, of the duties as required by the CONTRACT. 17. The contract provided that the work agreed upon would commence on or about March 15, 2024, and be completed on or about March 30, 2024. Defendant breached the CONTRACT by failing to perform any of the work as required under the CONTRACT for the money rendered by Plaintiff. 18. Defendant's failure to perform any of the required work on the date due has caused Plaintiff harm and Defendant's breach of the CONTRACT was a substantial factor in causing Plaintiff's harm. 19. The obligation sued upon is commercial in nature and is not subject to the provisions of Civil Code § 2984.4, nor Civil Code § 1812.10. 20. By reason of the foregoing, Plaintiff has been damaged in sums which exceed the jurisdictional limits of all lower courts which would otherwise have jurisdiction, which amounts will be shown according to proof at time of trial. FIRST CAUSE OF ACTION: FOR BREACH OF CONTRACT (By Plaintiff as Against All Defendants and DOES 1-100 Inclusive) 21. Plaintiff hereby incorporates by reference each and every allegation and statement contained in all preceding paragraphs 1-20 of this complaint, and incorporates them by reference in their entirety, as though fully set forth herein. 22. At all times mentioned herein, Plaintiff was, and now is a corporation duly organized and existing under and by virtue

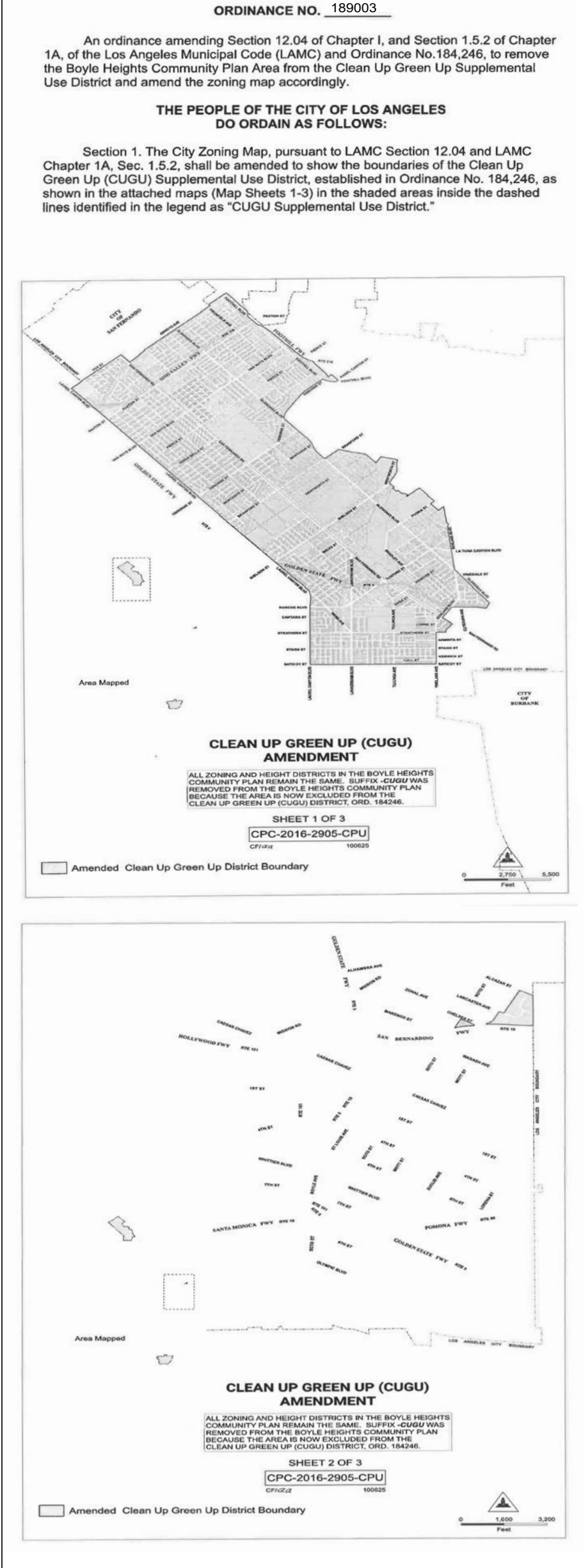
of the laws of the state of its incorporation. 23. The true names and capacities of Defendants, DOES 1-100, inclusive, are unknown to Plaintiff at this time, who therefore sues said Defendants by such fictitious names. 24. Plaintiff is informed and believes, and thereon alleges, that each Defendant named as a DOE is responsible for each and every obligation hereinafter set forth. 25. Plaintiff is informed and believes, and thereon alleges, that each Defendant named in this Complaint, was at all times herein mentioned, and now is, the agent and employee of each of the other Defendants herein, and was at all such times acting within the course and scope of said agency and employment. 26. The obligation hereinafter referred to was entered into and is payable in the above-cited Judicial District. 27. On or about February 27, 2024, Defendant John Bleem and Defendant Innovative Electric Solar, LLC, entered into the CONTRACT with Plaintiff for the purpose of defendants providing and installing solar panels and associated equipment on Plaintiff's home located in Palmdale, California. 28. Thereafter and thereafter, Plaintiff performed, or was excused from performing all of the terms and conditions of the CONTRACT required to be performed by Plaintiff. Defendants breached the terms of the CONTRACT as set forth herein below. 29. The CONTRACT provided that the installation and all associated work would commence on or about March 15, 2024 and was scheduled to be completed by March 30, 2024. 30. By reason of the foregoing, Plaintiff has been damaged in sums which exceed the jurisdictional limits of all lower courts which would otherwise have jurisdiction, which amounts will be shown according to proof at time of trial. SECOND CAUSE OF ACTION: FINANCIAL ELDER ABUSE (By Plaintiff as Against All Defendants and DOES 1-100 Inclusive) 31. Plaintiffs hereby incorporate by reference each and every allegation and statement contained in all preceding paragraphs 1-30 of this complaint, and incorporates them by reference in their entirety, as though fully set forth herein. 32. Plaintiff is 80 years old, residing in Palmdale, California and is over the age of 65, making her an elder under California Welfare and Institutions Code § 15610.27. 33. Defendant, by wrongful means, including but not limited to fraud, undue influence, misrepresentation, or coercion, has taken, appropriated, concealed, or retained Plaintiff's property or funds for a wrongful use and/or with intent to defraud or for their own personal benefit. 34. Defendants engaged in the following wrongful acts: Misappropriation of Plaintiff's funds/property for Defendant's benefit; Use of fraud, misrepresentation, coercion, or undue influence to obtain Plaintiff's property or financial resources; and Withholding or concealing Plaintiff's assets with the intent to defraud or deprive Plaintiff of their rightful use. 35. Defendants knew or should have known that their conduct was likely to cause harm to the Plaintiff. 36. As a direct and proximate result of Defendant's actions, Plaintiff has suffered financial loss, emotional distress, and other damages, including but not limited to: loss of financial assets or income; emotional and psychological distress; and cost incurred in attempting to recover misappropriated funds. 37. Defendant took, secreted, appropriated, obtained,

or retained real or personal property belonging to Plaintiff for wrongful use, with intent to defraud, or through undue influence, in violation of California Welfare and Institutions Code § 15610.30. 38. Defendant's wrongful conduct was done knowingly, willfully, and with reckless disregard for Plaintiff's rights. 39. Plaintiff suffered damages as a result of Defendant's financial abuse, including the loss of funds, emotional distress, and legal costs. PRAYER Wherefore, Plaintiffs pray for judgment against the Defendants, for all Causes of Action hereinabove, as follows: As to the First Cause of Action: 1. For the principal sum of \$43,892.00 2. Prejudgment interest; 3. For costs of suit incurred herein; 4. For such other and further relief as the Court may deem just and proper. As to the Second Cause of Action: 1. For all financial losses suffered by Plaintiff due to Defendants' wrongful conduct; 2. For General Damages related to emotional distress and psychological suffering; 3. For Punitive Damages pursuant to California Welfare and Institutions Code, section 15657.5. 4. For such other relief as the Court may deem just and proper. DATED: March 7, 2025 NP LAW FIRM, APC BY: /s/ John W. Noland John W. Noland, Esq. Lee W. Previant, Esq. Attorneys for Plaintiff Judy Johnston 7/6, 7/13, 7/20, 7/27/26 DJ-4057719#

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número del Caso): 24CHLC26479 NOTICE TO DEFENDANT (AVISO AL DEMANDADO): ROBSON ALVES VIEIRA aka ROBSON A. VIEIRA aka ROBSON VIEIRA, an individual; and DOES 1 through 10, inclusive YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): FIRST ENTERTAINMENT CREDIT UNION NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. The name and address of the court is (El nombre y dirección de la corte es): SUPERIOR COURT OF THE STATE OF CALIFORNIA COUNTY OF LOS ANGELES, CHATSWORTH COURTHOUSE, LIMITED JURISDICTION 9425 Penfield Ave. Chatsworth, CA 91311 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): BARRY A. SMITH (SEN: 48697) BUCHALTER, LLP Telephone No. 213 891-0700 / Fax No. 213 896-0400 1000 Wilshire Blvd., Suite 1500 Los Angeles, CA 90017 DATE (Fecha): 07/08/2024 DAVID W. SLAYTON, Clerk (Secretario), by E. LEYVA, Deputy (Adjunto) (SEAL) 6/29, 7/6, 7/13, 7/20/26 DJ-4056383#**

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número del Caso): 25NNVC03316 NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Kendrick L. Scott YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Apple Federal Credit Union NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. The name and address of the court is (El nombre y dirección de la corte es): County of Los Angeles 12720 Norwalk Blvd. Norwalk, CA 90650 Norwalk Courthouse The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Dimitris Kostelidis, Esq. (SEN 351466) 1835 W. Olympic Blvd., Suite 800, Los Angeles, CA 90064, 213-226-6922 Silverman Theologou, LLP DATE (Fecha): 09/17/2025 DAVID W. SLAYTON, Executive Officer/ Clerk of Court, Clerk (Secretario), by L. LEYVA, Deputy (Adjunto) (SEAL) 6/29, 7/6, 7/13, 7/20/26 DJ-4056319#**

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número del Caso): 25NNVC02821 NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Valentín Herrera-Baltazar; Valentín Herrera-Baltazar, dba VM Transport; and DOES, 1 to 100, inclusive YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Jose Guadalupe Medina Godínez NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. The name and address of the court is (El nombre y dirección de la corte es): Norwalk Courthouse, 12720 Norwalk Blvd. Norwalk, CA 90650 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre y dirección de la corte es): VINCENT P. BERTONI, AICP Director of Planning 07/15/2026 Approved**



ORDINANCE NO. 189003

An ordinance amending Section 12.04 of Chapter I, and Section 1.5.2 of Chapter 1A, of the Los Angeles Municipal Code (LAMC) and Ordinance No.184,246, to remove the Boyle Heights Community Plan Area from the Clean Up Green Up Supplemental Use District and amend the zoning map accordingly.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The City Zoning Map, pursuant to LAMC Section 12.04 and LAMC Chapter 1A, Sec. 1.5.2, shall be amended to show the boundaries of the Clean Up Green Up (CUGU) Supplemental Use District, established in Ordinance No. 184,246, as shown in the attached maps (Map Sheets 1-3) in the shaded areas inside the dashed lines identified in the legend as "CUGU Supplemental Use District."

Area Mapped

CLEAN UP GREEN UP (CUGU) AMENDMENT

ALL ZONING AND HEIGHT DISTRICTS IN THE BOYLE HEIGHTS COMMUNITY PLAN REMAIN THE SAME. SUFFIX -CUGU WAS REMOVED FROM THE BOYLE HEIGHTS COMMUNITY PLAN BECAUSE THE AREA IS NOW EXCLUDED FROM THE CLEAN UP GREEN UP (CUGU) DISTRICT, ORD. 184246.

SHEET 1 OF 3

CPC-2016-2905-CPU

CF/22/2 100625

Amended Clean Up Green Up District Boundary

Area Mapped

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SHEET 2 OF 3

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ALL ZONING AND HEIGHT DISTRICTS IN THE BOYLE HEIGHTS COMMUNITY PLAN REMAIN THE SAME. SUFFIX -CUGU WAS REMOVED FROM THE BOYLE HEIGHTS COMMUNITY PLAN BECAUSE THE AREA IS NOW EXCLUDED FROM THE CLEAN UP GREEN UP (CUGU) DISTRICT, ORD. 184246.

SHEET 3 OF 3

CPC-2016-2905-CPU

CF/22/2 100625

Amended Clean Up Green Up District Boundary

Area Mapped

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CF/22/2 100625

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CLEAN UP GREEN UP (CUGU) AMENDMENT

ALL ZONING AND HEIGHT

LEGAL NOTICES

Continued from Page 43

representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 09/02/26 at 8:30AM in Dept. 620 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
RAQUEL CRUZ - SBN 256399
RAQUEL CRUZ, INC., APLC
4010 WATSON PLAZA DR., SUITE 200
LAKEWOOD CA 90712
Telephone (562) 972-3577
7/20, 7/21, 7/27/26

DJ-4062131#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DAVID NEIL MCNAUGHT CASE NO. 26STPB07679

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DAVID NEIL MCNAUGHT.

A PETITION FOR PROBATE has been filed by MELISSA MCIVER in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that MELISSA MCIVER be appointed as Special Administrator with general powers to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 08/12/26 at 8:30AM in Dept. 614 located at 111 N. HILL ST., LOS ANGELES, CA 90012

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
W. VITO LANUTI - SBN 86302
W. VITO LANUTI & ASSOCIATES, PC
6621 E. PACIFIC COAST HWY., #260
LONG BEACH CA 90803
Telephone (562) 592-5001
BSC 228774
7/17, 7/20, 7/24/26

DJ-4061957#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: PETER LAWRENCE AMY CASE NO. 26STPB07499

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of PETER LAWRENCE AMY.

A PETITION FOR PROBATE has been filed by ERIC KINDALL in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that ERIC KINDALL be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent

administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 08/07/26 at 8:30AM in Dept. 240 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
TAYLOR F. WILLIAMS-MONIZ, ESQ. - SBN 281331
ODOM LAW GROUP

A PROFESSIONAL LEGAL CORPORATION
24801 PICO CANYON ROAD, STE. 100
STEVENSON RANCH CA 91381
Telephone (661) 367-1699
7/13, 7/14, 7/20/26

DJ-4060446#

NOTICE OF PETITION TO ADMINISTER ESTATE OF EMILY SUZANNE COMADURAN, aka EMILY COMADURAN CASE NO. 26STPB07326

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of EMILY SUZANNE COMADURAN, aka EMILY COMADURAN

A PETITION FOR PROBATE has been filed by CHRISTINE ERICKSON-TAUBE in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that CHRISTINE ERICKSON-TAUBE be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on AUGUST 3, 2026 at 8:30 A.M. in Dept. "244" located at: 111 N. Hill Street, Los Angeles, CA Stanley Mosk Courthouse

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

OTHER CALIFORNIA statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a formal Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

PAUL D. VELASCO, ESQ., SB# 192421

VZ LAW, LLP

333 W. Broadway, Suite 100

Long Beach, CA 90802

PNSB# 107505

7/13, 7/14, 7/20/26

DJ-4060375#

NOTICE OF PETITION TO ADMINISTER ESTATE OF DONG WON SHIN AKA DONG W. SHIN CASE NO. 24STPB08548

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: DONG WON SHIN, AKA DONG W. SHIN

A Petition for Probate has been filed by ARLENE LANGSON in the Superior Court of California, County of LOS ANGELES.

The Petition for Probate requests that ARLENE LANGSON be appointed as personal representative to administer the estate of the decedent.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on 7/31/26 at 8:30 am in Dept. 600 located at 111 N. Hill St., Los Angeles, CA 90012, Probate.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent

creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: MEGAN GOOING, 19200 VON KARMAN AVE., 6TH FLOOR, IRVINE, CA 92612, Telephone: (949) 351-2400. 7/13, 7/14, 7/20/26

DJ-4060024#

LEGAL NOTICES

NOTICE OF SERVICE OF PROCESS BY PUBLICATION

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
IN THE GENERAL COURT OF JUSTICE

SUPERIOR COURT DIVISION
BEFORE THE CLERK

26SP001401-590

COUNTY OF MECKLENBURG, A Body
Politie and Corporate, Plaintiff,

ROBERT C. JOHNSON et al., Defendants.
AMY JAMISON, TRUSTEE OF THE 2701
REMINGTON TRUST, Petitioner,

vs.
ROBERT C. JOHNSON, LOMAS
MORTGAGE USA, INC. a/k/a THE
LOMAS & NETTLETON COMPANY,
CITY OF CHARLOTTE, CHARLOTTE-
MECKLENBURG HOSPITAL AUTHORITY,
STATE OF NORTH CAROLINA, UNITED
STATES OF AMERICA INTERNAL
REVENUE SERVICE, and COASTAL
FEDERAL CREDIT UNION, Respondents.

TO: Robert C. Johnson, Respondent
TAKE NOTICE that a pleading seeking
relief against you has been filed in the
above-entitled action. The nature of the
relief being sought is as follows: Petition
to recover surplus proceeds of sale with
regard to the tax foreclosure instituted by
the County of Mecklenburg identified as
20CVS001410-590, in the Office of the
Clerk of Superior Court for Mecklenburg
County, North Carolina.

You are required to make defense to such
pleading not later than September 4, 2026,
upon your failure to do so, the parties
seeking service against you will apply to
the Court for the relief sought.

This is the 20th day of July, 2026.

CRANFORD, BUCKLEY, SCHULTZE,
TOMCHIN, ALLEN & BUIE, P.A.
By: Sarah J. Imbarlina
Sarah J. Imbarlina

7257 Pineville-Matthews Road, Suite 2100
Charlotte, NC 28226
(704) 442-1010
State Bar No. 60936

7/20, 7/27, 8/3/26

DJ-4062073#

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