

ORDINANCE NO. 174999

An ordinance adding Sections 12.10.5 and 12.11.5 to the Los Angeles Municipal Code (LAMC) to create new Residential/Accessory Services (RAS) Zones that will permit retail uses on the ground floors of multiple-family projects; and amending Sections 12.03, 12.04, 12.21, 12.21.1, 12.22, 12.23, 12.24, and 12.81 to further define the RAS Zones for technical and general purposes.

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

Section 1. Section 12.03 of the Los Angeles Municipal Code is amended by adding a new definition of the term **Ground Floor** in proper alphabetical order to read:

GROUND FLOOR. The story or basement within a portion of a building that has an access door that is directly accessible to and fronts on the street, and the elevation of the floor level is within three feet above or below the adjacent curb. The point on the adjacent curb is determined by drawing a line perpendicular to the door between the centerline of such door and the curb of the street. No portion of a ground floor can be located directly above or below another ground floor.

Sec. 2. A new Section 12.10.5 is added to the Los Angeles Municipal Code to read:

SEC. 12.10.5. RAS3 Residential/Accessory Services Zone Purpose Statement.

The purpose of this zone is to provide a mechanism to increase housing opportunities, enhance neighborhoods, and revitalize older commercial corridors. The RAS3 Zone is intended to provide a tool to accommodate projected population growth in mixed use and residential projects that is compatible with existing residential neighborhoods.

The following regulations shall apply in the RAS3 Residential/Accessory Services Zone:

A. Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the following uses:

1. Any use permitted in the AR3" Multiple Dwelling Zone.
2. The following uses when located on the ground floor of any residential building permitted in the AR3" Multiple Dwelling Zone when conducted in accordance with the limitations specified in Subsection B, below:

(a) Bakery goods shop;

- (b)** Bank;
- (c)** Barber shop or beauty parlor;
- (d)** Book or stationery store;
- (e)** Childcare facility;
- (f)** Clothes cleaning agency or pressing establishment (excluding chemical processing);
- (g)** Clothing store;
- (h)** Clubs or lodges, bridge clubs, fraternal or religious associations;
- (i)** Community facilities as defined in Section 13.09 B 3;
- (j)** Recreation centers owned and operated by governmental agencies;
- (k)** Confectionery stores;
- (l)** Counseling and referral facilities;
- (m)** Custom dressmaking or millinery stores;
- (n)** Drug stores or pharmacies;
- (o)** Dry goods or notions stores;
- (p)** Florist or gift shops;
- (q)** Grocery, fruit, or vegetable stores;
- (r)** Hardware or electric appliance stores (no repairs on premises);
- (s)** Jewelry stores;
- (t)** Joint Live/work quarters;
- (u)** Meat markets or delicatessens;
- (v)** Offices, business or professional;

(w) Photographer;

(x) Property management office;

(y) Restaurants, tea rooms or cafes (excluding dancing or entertainment and excluding restaurants with drive-through services);

(z) Schools;

(aa) Shoe stores or shoe repair stores;

(bb) Laundries or cleaning establishments or a self-service type, using only automatic machines with non-flammable cleaning fluid;

(cc) Other uses similar to the above list, when determined as provided for in Section 12.21 A 2;

(dd) Uses (not involving open storage) customarily incident to any of the above-named uses and accessory buildings (including storage garages) when located on the same lot. Automobile parking space required in connection with permitted uses as provided for in Section 12.21 A 4;

(ee) Facilities for the development of software (including the reproduction of software and data) and other computer and media-related projects and services, not including hardware.

3. Uses permitted in a Supplemental Use District when created pursuant to the provisions of Article 3 of this chapter.

B. Restrictions and Limitations.

1. All merchandise shall be new and shall be sold at retail only.

2. All activities are conducted wholly within an enclosed building, except that restaurants may have outdoor eating areas.

3. All products produced, whether primary or incidental, are sold on the premises, and not more than five persons are engaged in the production or in servicing of materials.

4. Notwithstanding the provisions of Section 12.21 A 7, each tenant space may only

have one exterior wall sign or projecting sign, not exceeding 20 feet square feet in area, provided the sign does not extend more than two feet beyond the wall of the building, and does not project above the floor of the story immediately above the ground floor. Signs shall not be internally illuminated.

5. Prior approval in accordance with the provisions of Section 12.24.1 shall be required for any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings.

C. Area. No building or structure nor the enlargement of any building or structure shall be erected or maintained unless the following yards and lot areas are provided and maintained in connection with the building, structure or enlargement.

1. Front Yard. There shall be a front yard of not less than five feet in depth, except that where the adjoining building on each side maintains a front yard of less than five feet in depth, the required front yard shall be the average of the front yards of the existing building or buildings.

2. Side Yard. Not required for the ground floor portion of buildings, when the ground floor is used exclusively for commercial purposes. For all portions of buildings erected and used for residential purposes, there shall be side yards of not less than five feet in width along the residential portion of the perimeter of the building.

3. Rear Yard. There shall be a rear yard of not less than 15 feet in depth when the subject property is located adjacent to property zoned RD or more restrictive, otherwise there shall be a rear yard of not less than five feet in depth.

4. Lot Area. Every lot shall have a minimum width of 50 feet and a minimum area of 5,000 square feet. The minimum lot area per dwelling unit shall be 800 square feet of lot area for each dwelling unit.

Provided, that where a lot has a width of less than 50 feet or an area of less than 5,000 square feet and was held under separate ownership or was of record as of September 23, 1956, and the lot was created in conformance with the Subdivision Map Act, the lot may be occupied by any use permitted in this section, except for those uses explicitly requiring more than 5,000 square feet of lot area, and the lot area per dwelling unit shall be not less than 800 square feet. In no case, however,

shall more than two dwelling units be permitted where a lot has an area of less than 4,000 square feet.

The minimum lot area per guest room shall be 200 square feet.

Exceptions to area regulations are provided for in Section 12.22C.

5. Loading Space. A loading space shall be provided in accordance with Section 12.21 C 6 for any building that contains a commercial use on the ground floor.

Sec. 3. A new Section 12.11.5 is added to the Los Angeles Municipal Code to read:

SEC. 12.11.5. RAS4 Residential/Accessory Services Zone Purpose Statement.

The purpose of this zone is to provide a mechanism to increase housing opportunities, enhance neighborhoods, and revitalize older commercial corridors. The RAS4 Zone is intended to provide a tool to accommodate projected population growth in mixed use and residential projects that is compatible with existing residential neighborhoods.

The following regulations shall apply in the RAS4 Residential/Accessory Services Zone:

A. Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained, except for the following uses,

1. Any use permitted in the AR4" Multiple Dwelling Zone.

2. The following uses when located on the ground floor of any residential building permitted in the AR4" Multiple Dwelling Zone when conducted in accordance with the limitations specified in Subsection B, below:

(a) Bakery goods shop;

(b) Bank;

(c) Barber shop or beauty parlor;

(d) Book or stationery store;

(e) Childcare facility;

(f) Clothes cleaning agency or pressing establishment (excluding chemical processing);

- (g)** Clothes store;
- (h)** Clubs or lodges, bridge clubs, fraternal or religious associations;
- (i)** Community facilities as defined in Section 13.09 B 3;
- (j)** Recreation centers owned and operated by governmental agencies;
- (k)** Confectionery stores;
- (l)** Counseling and referral facilities;
- (m)** Custom dressmaking or millinery stores;
- (n)** Drug stores or pharmacies;
- (o)** Dry goods or notions stores;
- (p)** Florist or gift shops;
- (q)** Grocery, fruit, or vegetable stores;
- (r)** Hardware or electric appliance stores (no repairs on premises);
- (s)** Jewelry stores;
- (t)** Joint Live/work quarters;
- (u)** Meat markets or delicatessens;
- (v)** Offices, business or professional;
- (w)** Photographer;
- (x)** Property management office;
- (y)** Restaurants, tea rooms or cafes (excluding dancing or entertainment and excluding restaurants with drive-through services);
- (z)** Schools;
- (aa)** Shoe stores or shoe repair stores;

(bb) Laundries or cleaning establishments or a self-service type, using only automatic machines with non-flammable cleaning fluid;

(cc) Other uses similar to the above list, when determined as provided for in Section 12.21 A 2;

(dd) Uses (not involving open storage) customarily incident to any of the above-named uses and accessory buildings (including storage garages) when located on the same lot. Automobile parking space required in connection with permitted uses as provided for in Section 12.21 A 4;

(ee) Facilities for the development of software (including the reproduction of software and data) and other computer and media-related projects and services, not including hardware.

3. Uses permitted in a Supplemental Use District when created pursuant to the provisions of Article 3 of this chapter.

B. Restrictions and Limitations.

1. All merchandise shall be new and shall be sold at retail only.

2. All activities are conducted wholly within an enclosed building, except that restaurants may have outdoor eating areas.

3. All products produced, whether primary or incidental, are sold on the premises, and not more than five persons are engaged in the production or in servicing of materials.

4. Notwithstanding the provisions of Section 12.21 A 7, each tenant space may only have one exterior wall sign or projecting sign, not exceeding 20 feet square feet in area, provided the sign does not extend more than two feet beyond the wall of the building, and does not project above the floor of the story immediately above the ground floor. Signs shall not be internally illuminated.

5. Prior approval in accordance with the provisions of Section 12.24.1 shall be required for any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

C. Area. No building or structure nor the enlargement of any building or structure shall be erected or maintained unless the following yards and lot areas are provided and maintained in connection with the building, structure or enlargement.

1. Front Yard. There shall be a front yard of not less than five feet in depth, except that where the adjoining building on each side maintains a front yard of less than five feet in depth, the required front yard shall be the average of the front yards of the existing building or buildings.

2. Side Yard. Not required for the ground floor portion of buildings, when the ground floor is used exclusively for commercial purposes. For all portions of buildings erected and used for residential purposes, there shall be side yards of not less than five feet in width along the residential portion of the perimeter of the building.

3. Rear Yard. There shall be a rear yard of not less than 15 feet in depth when the subject property is located adjacent to property zoned RD or more restrictive, otherwise there shall be a rear yard of not less than five feet in depth.

4. Lot Area. Every lot shall have a minimum width of 50 feet and a minimum area of 5,000 square feet. The minimum lot area per dwelling unit shall be 400 square feet of lot area for each dwelling unit.

Provided, that where a lot has a width of less than 50 feet or an area of less than 5,000 square feet and was held under separate ownership or was of record as of September 23, 1956, and the lot was created in conformance with the Subdivision Map Act, the lot may be occupied by any use permitted in this section, except for those uses explicitly requiring more than 5,000 square feet of lot area, and the lot area per dwelling unit shall be not less than 400 square feet. In no case, however, shall more than two dwelling units be permitted where a lot has an area of less than 4,000 square feet.

The minimum lot area per guest room shall be 200 square feet.

Exceptions to area regulations are provided for in Section 12.22C.

5. Loading Space. A loading space shall be provided in accordance with Section 12.21 C 6 for any building that contains a commercial use on the ground floor.

Sec. 4. Subsection A of Section 12.04 of the Los Angeles Municipal Code is amended to read:

A. In order to regulate the use of property, as provided for in this article, the City is divided into the following Zones:

1. OS Open Space Zone;
2. A1 Agricultural Zone;
3. A2 Agricultural Zone;
4. RA Suburban Zone;
5. RE Residential Zone;
6. RS Suburban Zone;
7. R1 One-Family Zone;
8. RU Residential Urban Zone;
9. RZ Residential Zero Side Yard Zone;
10. RW1 One-Family Residential Waterways Zone;
11. R2 Two-Family Zone;
12. RD Restricted Density Multiple Dwelling Zone;
13. RMP Mobile Home Park Zone;
14. RW2 Two-Family Residential Waterways Zone;
15. R3 Multiple Dwelling Zone;
16. RAS3 Residential/Accessory Services Zone;
17. R4 Multiple Dwelling Zone;
18. RAS4 Residential/Accessory Services Zone;
19. R5 Multiple Dwelling Zone;
20. P Automobile Parking Zone;

- 21. PB Parking Building Zone;**
- 22. CR Limited Commercial Zone;**
- 23. C1 Limited Commercial Zone;**
- 24. C1.5 Limited Commercial Zone;**
- 25. C2 Commercial Zone;**
- 26. C4 Commercial Zone;**
- 27. C5 Commercial Zone;**
- 28. CM Commercial Manufacturing Zone;**
- 29. MR1 Restricted Industrial Zone;**
- 30. M1 Limited Industrial Zone;**
- 31. MR2 Restricted Light Industrial Zone;**
- 32. M2 Light Industrial Zone;**
- 33. M3 Heavy Industrial Zone;**
- 34. PF Public Facilities Zone; and**
- 35. SL Ocean-Submerged Land Zone.**

The order of restrictiveness of these zones, the first being the most restrictive and last being the least restrictive, is as follows:

OS, A1, A2, RA, RE, RS, R1, RU, RZ, RW1, R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5, CR, C1, C1.5, C4, C2, C5, CM, MR1, M1, MR2, M2, M3 and PF.

In addition, there shall be the following Specific Plan Zones:

- 1. CCS Century City South Studio Zone;**
- 2. CM (GM) Commercial Manufacturing (Glencoe/Maxella) Zone;**
- 3. CW Central City West Specific Plan Zone;**

4. WC Warner Center Specific Plan Zone;
5. ADP Alameda District Specific Plan Zone; and
6. LASED Los Angeles Sports and Entertainment District Specific Plan Zone.

Sec. 5. Paragraph (f) of Subdivision 5 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(f) Driveway Width. Every access driveway shall be at least nine feet in width in the A, RE, RS, R1, RU, RZ, R2, RMP, and RW Zones, and ten feet in width in the RD, R3, RAS3, R4, RAS4, R5, P, PB, C and M Zones; provided, however, every access driveway serving a parking area or garage having a capacity of more than 25 automobiles or trucks shall be at least 19 feet in width, or in lieu thereof, there shall be two access driveways, each of which is at least ten feet in width; provided further, however, that an access driveway serving an apartment house erected in the R2 Zone shall be at least ten feet in width.

Sec. 6. Subparagraph (2) of Paragraph (h) of Subdivision 5 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(2) In a private garage or private parking area serving an apartment house, apartment hotel, hotel, two-family dwelling in an RW Zone, two-family dwelling in an RD, R3, RAS3, R4, RAS4, or R5 Zone on a lot with a frontage of less than 40 feet, or multiple or group dwelling, where the tandem parking is not more than two cars in depth, and provided that at least one parking stall per dwelling unit and all of the parking stalls required for any guest rooms are individually and easily accessible.

Sec. 7. The third unnumbered paragraph of Paragraph (g) of Subdivision 1 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is amended to read:

All portions of the required front yard of two family dwellings, multiple dwellings or group dwellings, apartment houses, hotels, motels, apartment hotels and retirement hotels in the RD, R3, RAS3, R4, RAS4, R5, or C Zones not used for necessary driveways and walkways, including decorative walkways, shall be landscaped, and shall not otherwise be paved. This landscaping shall be in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Department of City Planning. At least one tree shall be provided for each 500 square feet of unpaved area. These trees shall be at least 15 gallon in size and at least six feet in height at the time of planting. All landscaped areas shall be equipped with an automatic irrigation system and shall be properly maintained.

Sec. 8. Sub-subparagraphs (iv) and (v) of Subparagraph (1) of Paragraph (a) of Subdivision 2 of Subsection G of Section 12.21 of the Los Angeles Municipal Code are amended to read:

(iv) Constitute at least 50% of the total required usable open space in developments built at an R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone.

(v) Be located at the grade level or first habitable room level, except in developments built at an R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone.

Sec. 9. Sub-subparagraphs (ii) and (iii) of Subparagraph (4) of Paragraph (a) of Subdivision 2 of Subsection G of Section 12.21 of the Los Angeles Municipal Code are amended to read:

(ii) Roof decks in developments built at an R3 or an RAS3 density, regardless of the underlying zone, may be used as common open space, excluding that portion of the roof within ten feet from the parapet wall.

(iii) Roof decks in developments built at an R4, RAS4, and/or R5 density, regardless of the underlying zone, may be used in their entirety as common open space.

Sec. 10. The first paragraph of Subparagraph (2) of Paragraph (b) of Subdivision 2 of Subsection G of Section 12.21 of the Los Angeles Municipal Code is amended to read:

(2) In developments built at an R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone, private open space may be provided above the first habitable room level. When so provided, it shall:

Sec. 11. The first paragraph of Subdivision 3 of Subsection G of Section 12.21 of the Los Angeles Municipal Code is amended to read:

3. Director's Decision. If a development proposed with an R3, RAS3, R4, RAS4, or R5 density, regardless of the underlying zone, fails to meet the open space standards of this subsection, an applicant may apply to the Director of Planning for a Director's Decision. The applicant shall file an application in the public office of the Department of City Planning upon a form prescribed for that purpose and pay a filing fee equivalent to that established for a Miscellaneous Plan Approval. This fee is set forth in Section 19.01 I of this Code. The application shall be accompanied by architectural, landscape and structural plans for the development,

and other information as required by the Director of Planning. All open space areas for the development shall be clearly identified in the materials submitted.

Sec. 12. The fourth unnumbered paragraph of Section 12.21.1 of the Los Angeles Municipal Code is amended to read:

In the CR Zone and those portions of the RD, R3, and RAS3 Zones, which are in Height District Nos. 2, 3 or 4, no building or structure shall exceed six stories nor shall it exceed 75 feet in height. However, a building designed and used entirely for residential purposes or a residential building in the RAS3 Zone that has commercial uses on the ground floor, shall only be limited as to the number of feet in height.

Sec. 13. The second paragraph of Subdivision 1 of Subsection A of Section 12.21.1 of the Los Angeles Municipal Code is amended to read:

Portions of Height District No. 1 may be designated as being in an AL@ Limited Height District, and no building or structure in Height District No. 1-L shall exceed six stories, nor shall it exceed 75 feet in height. Portions of Height District No. 1 may be designated as being in a AVL@ Very Limited Height District, and no building or structure in Height District No. 1-VL shall exceed three stories, nor shall it exceed 45 feet in height. Notwithstanding that limitation, portions of Height District No. 1-VL that are also in the RAS3 or RAS4 zones shall not exceed 50 feet in height. Portions of Height District No. 1 may also be designated as being in an AXL@ Extra Limited Height District, and no building or structure in Height District No. 1-XL shall exceed two stories, nor shall the highest point of the roof of any building or structure located in such District exceed 30 feet in height.

Sec. 14. The Exception in Subdivision 1 of Subsection A of Section 12.21.1 of the Los Angeles Municipal Code is amended to read:

EXCEPTION:

A building in Height District Nos. 1-XL, 1-VL, designed and used entirely for residential purposes, or in the RAS3 or RAS4 Zones shall be limited as to the number of feet in height, but not as to the number of stories.

Sec. 15. The Subdivision 2 of Subsection B of Section 12.21.2 of the Los Angeles Municipal Code is amended to read:

2. The total floor area contained in all the main buildings on a lot in Height District No. 1 shall not exceed three times the buildable area of said lot. Portions of Height District No. 1 may be designated as being in an AL@ Limited Height District and no building or structure in Height District No. 1-L shall exceed six stories nor shall it exceed 75 feet in height. Portions of Height District No. 1 may be designated as being in a AVL@ Very Limited Height District and no building or structure in Height District No. 1-VL shall exceed three stories nor shall it exceed 45

feet in height. Notwithstanding that limitation, portions of Height District No. 1-VL that are also in the RAS3 or RAS4 zones shall not exceed 50 feet in height.

Sec. 16. The second unnumbered paragraph of Subsection A of Section 12.21.3 of the Los Angeles Municipal Code is amended to read:

Portions of Height District No. CRA 1 may be designated as being in an AL@Limited Height District, and no building or structure in Height District No. CRA 1L shall exceed six stories, nor shall it exceed 75 feet in height. Portions of Height District No. CRA 1 may be designated as being in a AVL@Very Limited Height District, and no building or structure in Height District No. CRA 1-VL shall exceed three stories, nor shall it exceed 45 feet in height. Notwithstanding that limitation, portions of Height District No. CRA 1-VL that are also in the RAS3 or RAS4 zones shall not exceed 50 feet in height. Portions of Height District No. CRA 1 may also be designated as being in an AXL@Extra Limited Height District, and no building or structure in Height District No. CRA 1-XL shall exceed two stories, nor shall the highest point of the roof of any building or structure located in such District exceed 30 feet in height.

Sec. 17. The Exception in Subsection A of Section 12.21.3 of the Los Angeles Municipal Code is amended to read

EXCEPTION: A building in Height District Nos. CRA 1-XL, CRA 1-VL and CRA 1CL designed and used entirely for residential purposes, or in the RAS3 or RAS4 Zones, shall be limited as to the number of feet in height, but not as to the number of stories.

Sec. 18. The second unnumbered paragraph of Subsection A of Section 12.21.4 of the Los Angeles Municipal Code is amended to read:

Portions of Height District No. EZ 1 may be designated as being in an AL@Limited Height District, and no building or structure in Height District No. EZ 1-L shall exceed six stories, nor shall it exceed 75 feet in height. Portions of Height District No. EZ 1 may be designated as being in a AVL@Very Limited Height District, and no building or structure in Height District No. EZ 1-VL shall exceed three stories, nor shall it exceed 45 feet in height. Notwithstanding that limitation, portions of Height District No. EZ 1-VL that are also in the RAS3 or RAS4 zones shall not exceed 50 feet in height. Portions of Height District No. EZ 1 may also be designated as being in an AXL@Extra Limited Height District, and no building or structure in Height District No. EZ 1-XL shall exceed two stories, nor shall the highest point of the roof of any building or structure located in such District exceed 30 feet in height.

Sec. 19. The Exception in Subsection A of Section 12.21.4 of the Los Angeles Municipal Code is amended to read:

EXCEPTION: A building in Height District Nos. EZ 1-XL, EZ 1-VL and EZ 1-L designed and used entirely for residential purposes, or in the RAS3 or RAS4 Zones, shall be limited as to the number of feet in height, but not as to the number of stories.

Sec. 20. The second unnumbered paragraph of Subsection A of Section 12.21.5 of the Los Angeles Municipal Code is amended to read:

Portions of Height District No. CSA 1 may be designated as being in an AL@Limited Height District, and no building or structure in Height District No. CSA 1-L shall exceed six stories, nor shall it exceed 75 feet in height. Portions of Height District No. CSA 1 may be designated as being in a AVL@Very Limited Height District, and no building or structure in Height District No. CSA 1-VL shall exceed three stories, nor shall it exceed 45 feet in height. Notwithstanding that limitation, portions of Height District No. CSA 1-VL that are also in the RAS3 or RAS4 zones shall not exceed 50 feet in height. Portions of Height District No. CSA 1 may also be designated as being in an AXL@Extra Limited Height District, and no building or structure in Height District No. CSA 1-XL shall exceed two stories, nor shall the highest point of the roof of any building or structure located in such District exceed 30 feet in height.

Sec. 21. The Exception in Subsection A of Section 12.21.5 of the Los Angeles Municipal Code is amended to read:

EXCEPTION:

A building in Height District Nos. CSA 1-XL, CSA1-VL and CSA1-L designed and used entirely for residential purposes, or in the RAS3 or RAS4 Zones, shall be limited as to the number of feet in height, but not as to the number of stories.

Sec. 22. The first unnumbered paragraph of Subdivision 10 of Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended to read:

10. Model. Notwithstanding any other provision of this article, a model or models, as defined in Article 7 of Chapter 1 of this Code, may be erected and maintained on any lot or site designated by the Advisory Agency as a site for a model or models on an approved or conditionally approved tentative map, in the A, RE, RS, R1, RU, RZ, RMP, or RW1 Zones with respect to one-family homes, and in the R2, RD, RW2, R3, RAS3, R4, RAS4, or R5 Zones with respect to multiple unit structures, i.e., buildings containing more than one dwelling unit, for a period of time as determined by the Advisory Agency, provided that:

Sec. 23. Subdivision 25 of Subsection C of Section 12.22 of the Los Angeles Municipal Code is amended to read:

25. Zero Side and Rear Yard Development in Multiple Residential Zones. In the R2, RD, R3, RAS3, R4, RAS4, and R5 Zones, lots may be developed with either attached dwellings crossing lot lines or detached dwellings not crossing lot lines. These dwellings may contain one dwelling unit on a lot and may observe the lot width, yard, passageway and other requirements for development in the RZ Zone. Every lot so developed shall have a minimum lot area of 2,500 square feet. No lots may be developed in accordance with this subdivision unless the lots and uses are approved in connection with a preliminary parcel map, tentative tract map or modification approved subsequent to January 1, 1985. Development so approved shall meet the density requirement of the zone in which the lots are located.

Sec. 24. Sub-subparagraph (2) of Paragraph (c) of Subdivision 1 of Subsection B of Section 12.23 of the Los Angeles Municipal Code is amended to read:

(2) A nonconforming industrial use may be changed to any use permitted in a more restrictive industrial zone, as provided in this section. Except as provided above, in the M, C or R Zones, the use of any nonconforming building may be changed to any use which is permitted in a more restrictive zone. The sequence of these zones, the first being the most restrictive and the last being the least restrictive, is as follows: OS, A1, A2, RA, RE, RS, R1, RU, RZ, RW1, R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5, CR, C1, C1.5, C4, C2, C5, CM, MR1, M1, MR2, M2, M3 and PF. When the use of a nonconforming building is changed to a use, which is permitted in a more restrictive zone, the nonconforming building shall not thereafter be occupied by a use, which is permitted only in a less restrictive zone.

Sec. 25. The first unnumbered paragraph of Subdivision 38 of Subsection W of Section 12.24 of the Los Angeles Municipal Code is amended to read:

38. Reduced on-site parking for housing developments occupied by persons 62 years of age or older in the RD, R3, RAS3, R4, RAS4, or R5 Zones, CR, C1, C1.5, C2, C4 or C5 Zones, provided that:

Sec. 26. The first unnumbered paragraph of Subsection A of Section 12.81 of the Los Angeles Municipal Code is amended to read:

A. Notwithstanding any provisions of this article to the contrary, during any period or periods, not totaling more than 120 days between November 1 and March 31, for which the Mayor and/or the City Council has declared a shelter crisis within the meaning of Government Code Section 8698, *et seq.*, a shelter for the homeless (as defined in Section 12.03 of this Code) may be established and operated in the R3, RAS3, R4, RAS4, R5, C2, C4, C5, CM, M1, M2, and M3 Zones without regard to the number of beds or number of persons served, if the shelter is operated by a non-profit, charitable organization and the shelter is located on property owned or leased by that organization. Before a shelter may be established or operated, the City Council, or a City official or body authorized to do so by resolution of the Council, must find that:

Sec. 27. 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 in the Main Street lobby to the City Hall; one copy on the bulletin board located at the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles of November 19, 2002, and was passed at its meeting of November 26, 2002.

J. MICHAEL CAREY, City Clerk
By Maria Kostrencich, Deputy
Approved December 5, 2002
JAMES K. HAHN, Mayor
Approved as to Form and Legality
November 19, 2002
Rockard J. Delgadillo, City Attorney
By Sharon Siedorf Cardenas
Assistant City Attorney
C.F. 02-1240

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

November 19, 2002

see attached report.

CON HOWE
Director of Planning