

ANALYSIS

This ordinance amends the Los Angeles County Code, Title 22 – Planning and Zoning, to add development standards pertaining to floor area dedicated to residential use in mixed-use projects in the Mixed Use Development Zone (MXD) to ensure that sites designated for mixed uses in the Housing Element Update rezoning program meet the requirements set forth in California Government Code section 65583.2(h).

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ORDINANCE NO. 2021-0065

An ordinance amending the Los Angeles County Code, Title 22 – Planning and Zoning, to add development standards pertaining to floor area dedicated to residential use in mixed-use projects in the Mixed Use Development Zone (MXD) to ensure that sites designated for mixed uses in the Housing Element Update rezoning program meet the requirements set forth in California Government Code section 65583.2(h).

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

SECTION 1. Section 22.26.030 is hereby amended to read as follows:

22.26.030 Mixed Use Development Zone.

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D. Development Standards. All new development projects in Zone MXD shall be subject to the following development standards:

1. Floor Area.

a. _____ Floor Area Ratio (FAR). The maximum allowable FAR shall be 3.0 for commercial-only, mixed use, and joint live and work developments.

b. _____ Minimum Floor Area for Residential Use in Mixed Use Developments. At least two-thirds of the square footage of the mixed-use development shall be designated for residential use. For the purpose of this Subsection D.1.b:

i. _____ The two-thirds calculation is based upon the proportion of gross square footage of residential space and related facilities to gross development building square footage for an unrelated commercial use;

ii. "Related facilities" means any manager's units and any and all common area spaces that are included within the physical boundaries of the development, including, but not limited to, common area space, walkways, balconies, patios, clubhouse space, meeting rooms, laundry facilities, and parking areas that are exclusively available to residential users, except any portions of the overall development that are specifically commercial space; and

iii. Additional density, floor area, or units granted, pursuant to Chapter 22.120 (Density Bonus) are excluded from this calculation.

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