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).

RODRIGO A. CASTRO-SILVA County Counsel

Βv

CASEY YOURN

Senior Deputy County Counsel

Property Division

CY:II

Requested: 11-08-2021

Revised: 11-16-2021

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.

. . .

- D. Development Standards. All new development projects in Zone MXD shall be subject to the following development standards:
 - 1. Floor Area.
- <u>a.</u> 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

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

. . .

[2226030CYCC]

SECTION newspaper pri	N <u>2</u> This ordinance shall nted and published in the County	•	Greek
ATTEST:	den Semale	Helda J. Ables Chair	_
Celia Zavala			
Executive Officer -			
Clerk of the E	Board of Supervisors		
20anty 5. 25	ge.ee		
Lhorob	y certify that at its meeting of	November 30, 2021 the foregoing	
		risors of said County of Los Angeles by the	
following vote,			
	Ayes	Noes	
Supervisors	Hilda L. Solis	Supervisors None	
	Holly J. Mitchell	- None	_
-			_
-	Sheila Kuehl		_
-	Janice Hahn		_
-	Kathryn Barger		_
Effective Date		Celia Zavala Executive Officer - Clerk of the Board of Supervisors	_
I hereby quiffy the		County of Los Angeles	
I hereby certify that pur Section 25103 of the G	overnment Code.		
delivery of this docume	nt has been made	APPROVED AS TO FORM:	
CELIA ZAVALA Executive Officer Clerk of the Board of Supervisors		RODRIGO A. CASTRO-SILVA	
		County Counsel	
	nut	By llugh	_
	ALIFORNIA	Dawyn Harrison	